

**TAIX FRENCH RESTAURANT**

1911-1929 West Sunset Boulevard; 1910-2018 West Reservoir Street  
CHC-2020-5524-HCM  
ENV-2020-5525-CE

Agenda packet includes:

1. [Under Consideration Staff Recommendation Report](#)
2. [Historic-Cultural Monument Application](#)
3. [Correspondence from Property Owner](#)
4. [Historic Resource Assessment Report](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

**CASE NO.:** CHC-2020-5524-HCM  
ENV-2020-5525-CE

**HEARING DATE:** October 15, 2020  
**TIME:** 10:00 AM  
**PLACE:** Teleconference (see agenda for login information)

Location: 1911-1929 West Sunset Boulevard;  
1910-2018 West Reservoir Street  
Council District: 13 - O'Farrell  
Community Plan Area: Silver Lake - Echo Park - Elysian Valley  
Area Planning Commission: East Los Angeles  
Neighborhood Council: Echo Park  
Legal Description: Lake Side Tract, Lot 1, Arb 2;  
Lot 2; Lot 3, Arbs 1-2; Lot 4,  
Arbs 1-2; Lot 5A

**EXPIRATION DATE:** The original 30-day expiration date of October 18, 2020 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

**PROJECT:** Historic-Cultural Monument Application for  
TAIX FRENCH RESTAURANT

**REQUEST:** Declare the property an Historic-Cultural Monument

**OWNERS:** 1911 Sunset Investors LLC  
c/o Chris Riha  
1675 South Marlow Avenue, Suite 404  
Portland, OR 97225

Raymond M. and Tony R. Taix et al.  
3586 East California Boulevard  
Pasadena, CA 91107

**APPLICANT:** Annie Sperling  
Silver Lake Heritage Trust  
2568 Griffith Park Boulevard, #277  
Los Angeles, CA 90039

**PREPARER:** Charles J. Fisher  
140 South Avenue 57  
Highland Park, CA 90042

### **RECOMMENDATION** That the Cultural Heritage Commission:

1. **Take the property under consideration** as an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Ken Bernstein, AICP, Principal City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Shannon Ryan, Senior City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Melissa Jones, City Planning Associate  
Office of Historic Resources

Attachment:                   Historic-Cultural Monument Application

## **SUMMARY**

Taix French Restaurant is a one and two-story commercial building with a large surface parking lot to the west located on West Sunset Boulevard between North Alvarado Street and West Reservoir Street in the Echo Park neighborhood of Los Angeles. Constructed in 1929 by Edgar E. Butler, the property was originally designed in a commercial vernacular style and served as home to Botwin's Restaurant until 1960. The building changed ownership in 1962, becoming Taix French Restaurant, and was altered to exhibit qualities of the French Norman Revival architectural style. Established in 1927, Taix French Restaurant was originally located on Commercial Street in Downtown Los Angeles. Since moving to the subject property, Taix has remained in continuous operation for nearly 60 years.

Marius Taix, Sr. immigrated from France in 1884 and by 1894, he was part-owner of the Taix Bros. French Bakery at 321 Commercial Street in a French enclave of Downtown Los Angeles. In 1912, Taix demolished the bakery and commissioned the three-story Champ d'Or Hotel on the same site. He leased the first floor to a French restaurant, the ownership of which was taken over by his son, Marius Taix, Jr, following Marius Sr.'s death in 1926, and was renamed Taix French Restaurant. The restaurant gained popularity, seating guests at family-style tables and selling "novel food with unique service" at affordable prices. As Downtown continued to develop, the character of the surrounding neighborhood changed and the Taix family relocated their business to the subject property in 1962. Called Les Frères Taix ("The Taix Brothers") until the original location closed and was demolished in 1964, the new Sunset Boulevard location converted to private booth and table seating but retained the same menu offerings. At some point, the restaurant's name was simplified to Taix French Restaurant, evoking the earlier iteration of Taix, and the restaurant's bar was named the 321 Lounge in honor of the restaurant's original location on Commercial Street. Since moving to its current Sunset Boulevard location, Taix French Restaurant has remained in continuous operation under the same family ownership.

Situated on a trapezoidal lot, the building is irregular in plan and is of wood-frame construction with smooth stucco cladding and decorative half-timbering. It has a flat roof with a parapet and a faux-mansard roof with front-facing gable and composition shingle roofing. The primary, south-facing elevation features three decorative towers, two roof vents with a hipped metal roof and flared eaves, and a slightly off-centered main entrance consisting of double wooden plank doors adjacent to a stone veneer-clad wall. The west-facing elevation has a projecting canopy with masonry piers and a mansard roof clad in composition shingles and a second main entrance. On the southwest corner of the building there is a large square tower with a sloped pyramidal roof and an attached illuminated blade sign that reads "TAIX French." Other signage includes a neon sign reading "TAIX" on the roof of the canopy, a neon blade sign reading "COCKTAILS" on the tower to the west of the front gable, and a large neon sign spelling "TAIX" on the east side of the building. Decorative planters with clinker brick accents line the south- and west-facing elevations. There are several secondary entrances, all consisting of single wood doors. Fenestration consists primarily of fixed and double-hung windows. The interior features arched ceilings, wooden half-timbering, crown molding, smoked mirrors, and a flagstone fireplace.

The subject property has experienced alterations over the years that include: a one-story brick addition in 1938; a masonry addition, a wood-frame addition, and the enlargement of the kitchen in 1946; an addition in 1947; the enlargement of the dining room and addition of the roof sign in 1949; the addition of the porte-cochere in 1950; the addition of stucco and half-timbering to the elevations in 1962; a two-story addition in 1963; the suspension of the ceiling in 1964; the addition of the water tank to the roof in 1966; one-story and partial basement additions in 1968; interior changes in 1971, 1975 and 1979; and the remodel of the storefront and the addition of a porte cochere roof sign and two wall signs in 2000.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under Los Angeles' local designation program, and found it to be significant under the theme of "Commercial Identity," as the long-term location of Taix French Restaurant.

### **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

### **FINDINGS**

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

### **BACKGROUND**

On September 18, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of October 18, 2020 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Taix French Restaurant</b>		Current name of property	
Other Associated Names: <b>Botwin's Cafe, Les Freres Taix</b>			
Street Address: <b>1911 W. Sunset Boulevard &amp; 1980 Reservoir Street</b>		Zip: <b>91411</b>	Council District: <b>4</b>
Range of Addresses on Property: <b>1907-29 Sunset Bl. &amp; 1910-2018 Reservoir St.</b>		Community Name: <b>Echo Park</b>	
Assessor Parcel Number: <b>5404-001-034 &amp; 007</b>	Tract: <b>Lakeside Tract</b>	Block: <b>N/A</b>	Lot: <b>ARB 2</b>
Identification cont'd: <b>SW 50 Feet of Lot 1, all of Lots 2, 3, 4 &amp; 5A</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>1926</b>	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? <b>Private Development</b>
Architect/Designer: <b>Edgar E Butler/Nielson, Moffatt &amp; Wolverton</b>	Contractor: <b>Owners/Harold Simpson/Andre V. Pastor</b>	
Original Use: <b>Restaurant</b>	Present Use: <b>Restaurant</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>French Provincial</b>		Stories: <b>2</b>	Plan Shape: <b>Irregular</b>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: <b>Masonry</b>	Type: <b>Wood</b>	
CLADDING	Material: <b>Stucco, smooth</b>	Material: <b>Select</b>	
ROOF	Type: <b>Hipped</b>	Type: <b>Select</b>	
	Material: <b>Clay tile, rounded</b>	Material: <b>Select</b>	
WINDOWS	Type: <b>Casement</b>	Type: <b>Fixed</b>	
	Material: <b>Wood</b>	Material: <b>Wood</b>	
ENTRY	Style: <b>Off-center</b>	Style: <b>Select</b>	
DOOR	Type: <b>Paneled, unglazed</b>	Type: <b>Select</b>	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

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

1938	Brick addition for cocktail lounge and restrooms & additional 26' X 30' brick addition.
1946	24' X 30' masonry addition and 28' X 125' frame addition. Kitchen enlarged.
1947	1-story 38' X 131' addition.
1949	Small dining room enlarged with knotty pine walls. Roof sign added, repositioned in 1964.
1950	Steel porte cochere added.
1962	Front facade redesigned with stucco and half timbering. 1963 Second story tower added.
1964	Suspended ceiling. 1966 Water tank on roof. 1968 43' X 134' add & partial basement.
1971	Quarry tile floor. 1975 & 79 int. changes, wine shop to banquet room. 2000 Exterior chgs.

## 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): Survey LA through the Hollywood Redevelopment Area Survey (2010)
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: Annie Sperling	Company: Silver Lake Heritage Trust		
Street Address: 2568 Griffith Park Boulevard #277	City: Los Angeles	State: CA	
Zip: 90039	Phone Number: 213-407-1783	Email: info@silverlakeheritage.org	

### *Property Owner*

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

Name: 1911 Sunset Investors LLC, Attn: Chris Riha	Company: Holland Partner Group c/o Oregon Law Group PC		
Street Address: 1675 SW Marlow Avenue, Suite 404	City: Portland	State: OR	
Zip: 97225	Phone Number: 971-285-4262	Email: None	

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

## 10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher

08-24-2020

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](http://preservation.lacity.org)

# Taix French Restaurant

## Architectural Description

Set on an irregular shaped lot at a bend in Sunset Boulevard, the Les Freres Taix restaurant building is a French Normandy design, originally built on a rectangular plan stretching between Sunset Boulevard and Reservoir Street. The mostly single story building sits to the East of a large parking lot with the main entrance being a set of large vertical plank wooden double doors under a porte-cochere, supported by two rectangular decorative brick faced pillars, that extends out from the West side of the building. A second double door entrance is at the front of the building, facing Sunset Boulevard. The walls are clad in smooth stucco with wooden half timbering. The front facade and part of the West side, including the porte-cochere, have a low faux-mansard type roof, with the exception of a gable located above the front entrance, which is flanked by two smaller square open roof towers at each end of a stucco parapet wall set behind that gable. A larger square tower is topped with a sloped pyramidal roof, capped with an arrowhead shaped finial. The open box atop each of the smaller towers is also festooned with a sloped pyramidal roof and an arrowhead shaped finial.

The building has had several additions and is now more irregular in shape, in keeping with its irregular lot shape. A two story addition, topped with a large neon sign spelling "TAIX" is located at the East side of the building. An illuminated blade sign having "TAIX" staked atop "French" is attached to the larger tower and a smaller neon "TAIX" sign is on the front face of the porte-cochere. A smaller "TAIX" sign is on the front facade to the East of the front entry. A neon blade sign saying "cocktails" is attached to the smaller tower to the left of the front gable. A decorative brick planter with clinker brick accents serves as a bulkhead along the front facade with the wall to the West of the front entry being in rough stone.

Other details include closed eaves, with the wider eaves being supported by angular steel poles at the East end of the front façade, small lights at regular intervals in the wider eave, and dormer vents toward the West end of the front facade. There are numerous secondary entrances, and several service entrances on all facades, consisting of single wood doors.

The entire building has numerous alterations, most done during the 1960s and early 1970s, when the Taix Brothers redesigned it from the original boxy café to the French Normandy building that exemplifies the restaurant that has occupied the building for almost 70 years. The extent of the alterations are shown in the building permits which are documented and described as a part of this nomination.

The main entrance to the building is on the West side, under the porte-cochere. Patrons step down three treads inside the door to a hallway that carries on the half-timbering and brick bulkhead of the exterior, topped by an arched ceiling, illuminated with soffit lighting. The walls also have doors and windows, as well as small porchlights and display cabinets for menus and some of the business memorabilia. The main central hall, which continues the brick bulkhead and vertical scalloped wood half timbering, opens to a main dining room, the 321 lounge, banquet rooms and the restrooms.

The main dining room has a decorative tin ceiling, crystal chandeliers (recently covered with shades), a decorative crown molding, square pilasters with offset lighting between booths, which are under a patterned metal covered inset area under the crown molding and recently installed smoked mirrored walls and sconces. A second dining room has a flagstone fireplace, soffit lighting over a lowered central ceiling, windowed panels leading to an extension with an outdoor themed mural painted on a half-timbered wall.

The 321 lounge, named after the original Commercial Street address, has wood and brick paneled walls, large scalloped (almost Googie style) overhangs above the bar and the front wall. The walls are covered with memorabilia of the history of the restaurant and the Taix Family.

# Taix French Restaurant

## 1911 Sunset Boulevard

### Significance Statement

Originally established in 1927, Taix French Restaurant is notable as one of the oldest and most famous French Restaurants in Los Angeles. The business was an outgrowth of a thriving French community that had been a part of Los Angeles since the Mexican period. More particularly, it is the culmination of a family business history that began with the arrival of the 24 year old Marius Taix, Sr. in the United States on February 25, 1884.

Taix was born to a family of bakers in Lays, Hautes-Alpes in Southeastern France, in 1859. Upon arriving in Los Angeles, he opened a bakery on land that he had bought at 321 Commercial Street in what was then a thriving French community soon to reach a population of over 4,000. Marius was later joined by two of his younger brothers, Adrien in 1886 and Ernest, in 1889. His brothers established the "European Bakery", at 511 E. First Street. Records vary as to when Marius' original bakery was established. Historic narratives state that the bakery was opened in 1882, but immigration and census records show that he arrived two years later. It first appears in Maxwell's Los Angeles City Directory in 1894, but may have been established before that date.

In 1912, Marius demolished the bakery and built the three-story Champ d'Or Hotel on the site, leasing part of the first floor to a French restaurant. He and his family, who had previously lived above the bakery, moved into a suite of rooms in the hotel. His son, Marius Taix, Jr., who was born at the family home above the bakery in Los Angeles on June 13, 1893, was educated in France and was a pharmacist by training. After serving in the U. S. Army Hospital Corps during World War I, he first worked in the Hidalgo Pharmacy, eventually owning the "French-Mexican Drug Company" as late as 1942.

The senior Marius Taix passed away on January 23, 1926, leaving his holdings to his wife, Angele, and his son. The following year, Marius Taix Jr. had an

argument with the restaurateur in the building when Prohibition agents raided the place due to the sale of alcoholic beverages. The argument ended when the restaurant owner threw the keys of the business at Marius yelling “Do it yourself”, before storming out. Taix decided to run the business himself, along with his business partner, Paul Louis Larquier. This arrangement remained in place until July 13, 1964, when Larquier passed away suddenly in his office at the Commercial Street location.

Taix French Restaurant soon became a popular place within and without the French community, which by the 1930s, was beginning to disappear as an actual location in Los Angeles. The French enclave in Los Angeles began in 1827, when Louis Bauchet, a former soldier under Napoleon Bonaparte, came to the little pueblo and planted the first vineyard in California four years later. Within a short time, other French vintners came to the town and “Frenchtown”, as it was later known, was created just to the North of the Plaza. The French community became active in civic affairs and produced three of the city’s early American mayors, Damien Marchessault, Joseph “Jose” Muscarel and Prudent Beaudry. Actually, only Muscarel was originally from France, the two others being born in Quebec.

By the time the Taix Brothers arrived, the community was approaching its zenith, which lasted until Frenchtown began to shrink as the original immigrants passed away and their descendants assimilated into the greater community. This was also happening to “Little Italy”, which was adjacent to Frenchtown. After the construction of Union Station uprooted Old Chinatown, the former French and Italian enclaves were rebuilt into New Chinatown.

According to an October 6, 2016 article by Hadley Meares in LA Weekly: “The French quarter soon became a popular place for all Angelenos to eat, drink and be merry. Numerous French-owned hotels and boarding houses clustered around the intersection of Alameda and Aliso Streets. At the large Pyrenees Hotel, Angelenos of all ethnicities played *rebote* (handball) on the side of the building. Fashionable women shopped at Madame Fusenot’s Ville de Paris, one of the finest suppliers of clothing and accessories in the city. The best bread could be found at the Franco-American Baking Company, for a time the area’s largest bakery. At bars in

lodgings like Charles Faure's Hotel de Alpes, city officials and visiting merchants imbibed great quantities of wine, for which owners were charged extraordinarily high taxes.

And, of course, there were the restaurants. Initially, these adobe-style eateries served hearty French country fare like onion soup and cassoulet. But in the 1870s, the food became more sophisticated and gourmet. There was the Oriental Café, considered the "most European" restaurant in town. Across the street, at the famed Pico House, the hotel restaurant was run by a chef named "French Charlie." At the Commercial Restaurant, haute cuisine was introduced to L.A. by Victor Dol, a chef who had trained in Paris. 'The first oasis in this self-made desert of atrocious food was the Commercial Restaurant,' the *Los Angeles Times* intoned in 1912. 'To a town used to dirt floors and barefoot cooks, the Commercial, reached through an inner court with a fountain in the center, seemed almost unbelievable'."

The article went on to report "In 1882, Marius Taix opened the Taix French Bread Bakery, and would later build the Hotel du Champ d'Or in its place on Commercial Street. Years later, his son, Marius Jr., opened the famed Taix Restaurant in the hotel (it moved to its present home in Echo Park in 1964)." This reference contained an inaccuracy that appears to have carried over in several of the earlier histories, as the 1882 date of the bakery is unlikely due to Marius Taix, Sr. not arriving until two years later.

Continuing on: "Every year on July 14, French colonists from all over Southern California flooded the French quarter to celebrate Bastille Day, the French Republic's Independence Day. 'At 10 a.m., a procession marched from Aliso Street, down Los Angeles to First, to Main, to [the] Plaza, thence countermarching to the hall of the Creole Francaise, where interesting exercises were held," the *Los Angeles Times* reported in 1885. "About 8 p.m. there was a pleasing display of fireworks from the balcony of the hall (the old Merced Theater) and an immense crowd packed Main Street to watch the whizzing rockets and sputtering Roman candles.' In 1892, the *Times* reported on the celebration, which stretched from an afternoon parade to evening entertainments at Hazard's Pavilion."

By the end of World War II, Frenchtown and Little Italy had both faded into history, however, several of the old restaurants in the area continued to thrive. Philippe's and Taix from the French enclave and Little Joes and the Costa Grill

from Little Italy all survived into the 1960s. Today only Philippe's remains near its original site.

Taix was always a popular location for the Downtown lunch and dinner crowd. The restaurant became the site of organizational meetings and important talks. In 1941, after the fall of France to Nazi Germany, the restaurant hosted the crew from the French cruiser "Le Triomphant", which had escaped the enemy and remained active for the Free French Navy, while the ship was undergoing an overhaul in San Diego. Louis Larquier, Taix's partner, was later presented with the French Chevalier of the Legion of Honor for his work on behalf of the French people during the war.

The restaurant was doing well. A 1957 article in the Los Angeles Times noted that 7,000,000 meals had been served at Taix in 30 years of business. However, the neighborhood was vanishing. The buildings to the North of Aliso Street were removed in the late 1940s to accommodate the construction of the Hollywood Freeway, splitting historic Frenchtown in two. The demise of Taix's historic location was sealed in 1961, when the United States government approved the construction of the new Federal Building adjacent to the old hotel. Over the next several years, the surrounding property was bought and the historic Frenchtown buildings were demolished until only the Champ d'Or Hotel remained.

As the end on Commercial Street became more eminent, Marius Taix's two sons, Raymond and Pierre, along with his son-in-law, John August Narp (married to Lucille Cordelia Taix) bought the property that had housed Botwin's Restaurant on Sunset Boulevard from 1929 through the end of the 1950s. By 1960, Rafael's Restaurant was occupying the building. The brothers brought in their uncle, Louis Claude Sangouard, who was the chef at Taix, in as an equal partner in the venture, which they named "Les Freres Taix". Over the next two years, Raymond managed the original location and Pierre took care of the new venue. One major change was in the method of seating. The original restaurant used the "family-style" seating with long tables shared frequently by non-related parties. The new location provided the more intimate "booth and tablecloth" service that is found in most fine sit-down restaurants today.

The name of the new restaurant, Les Freres Taix, loosely translated “The Brothers Taix”, represented the two brothers and the brother-in-law that established the new location. It was also used to differentiate the new location from the original, which remained open until the building was taken by eminent domain and that site closed on October 12, 1964. That building was demolished to accommodate a six level parking structure for the Federal building, which was later razed for the construction of the Metropolitan Detention Center. Marius Taix Jr. had hope of opening another Downtown location for his restaurant if he could find a suitable property, but that dream ended with his death on March 3, 1967, at the age of 73. His wife, the former Claudia Sangouard, passed on February 5, 1995.

Louis Sangouard died on December 8, 1973. John Narp sold his interest to the Taix Brothers after a 1984 divorce. Pierre Leon Taix passed away on February 8, 1986 just three days short of his 59<sup>th</sup> birthday. Raymond Taix was left the sole owner and he changed the name of the restaurant back to Taix French Restaurant in honor of the original business. The bar in the restaurant is named the 321 Lounge, to commemorate the original 321 Commercial Street address. Most of the patrons from Commercial Street soon became regulars on Sunset, and Taix continued to thrive.

Many organizations held their meetings at the original restaurant and the practice continued with the new venue. Little notes of upcoming events appeared in local newspapers, ranging from the annual installation for the officers of the Los Angeles Times Masonic Club in 1929, or Walter O’Malley describing to the Optimist club the growing pains of moving the Dodgers to Los Angeles in 1958, or a discussion of the problem of Africa to the American Society for Public Administrators in 1960 or a benefit for HOMING, a Los Angeles shelter for homeless women, in 1986.

Once the Taix Brothers bought the Sunset property, plans were quickly laid to expand the Botwin’s building and make it their own.

The original building had been constructed in 1929 from a design by the architect Edgar E. Butler for Mrs. Ona W. Spaulding. The building was quickly leased to 30 year old to Noah S. Botwin, who ran it for the next three decades.

The son of a Russian immigrant father, Noah Samuel Botwin was born in Stockton, California, on July 4, 1899. A decade later, the family was living on 23<sup>rd</sup> Street, in Los Angeles. At the age of 18, Noah was working in shipbuilding, and, on November 27, 1918, married Eva Grace Rockwell. By 1920, he was working as a chauffeur. Botwin's Restaurant was a steak and seafood establishment, distinguished by a large three-sided rooftop sign as seen on the establishment's menu. Botwin retired from his business around 1960 and the restaurant closed its doors. He passed away on November 13, 1966, at the age of 77.

The site was briefly occupied by Rafael's Restaurant, until the property was bought by the Taix Brothers. The Taix's quickly began a building plan to make the square Botwin's structure into their own, through a series of additions, new signage, and other changes, to give the building its present French Normandy look. Botwin's, however, was not stagnant during their tenure in the building, with additions in 1934 and 1949, the removal of two houses for parking in 1949, the construction of the fireplace also in 1949 and the beginning of the porte-cochere, in 1950. Many of the rooms of the building had been enlarged as well, prior to Taix coming in 1962.

The Taix Brothers first redid the facade of the building, adding stucco and half timbering and reconfiguring the flat roof with gables transforming it into a French Normandy design. They enlarged the entrance and redid the signage. In 1963 they added the building's iconic two-story tower. By 1968 they had retained the architectural firm of Nelson, Moffatt & Wolverton to do several additions, including a partial basement and changes to the office and dining room by relocating the interior staircase for fire safety. A quarry tile floor was installed in 1971. The current signage configuration dates from 2000 (although the wording on some of the signs has changed several times), as do the most recent minor exterior changes. The result of the building program is a well-defined edifice that is readily recognized and associated with the Taix brand.

The French Normandy or French Norman style is named for architecture found in the Normandy province of France, starting in the Middle Ages. At the time, people in Normandy and the Loire Valley of France attached their farm silos to the main living quarters rather than a separate barn. The style is generally considered residential in nature and is rarely used in commercial buildings in the United States. During the 1920s and 1930s, an American revivalist movement romanticized the traditional French farmhouse, constructing buildings that take their cues from ancient French rural residences. Many plans include a small round tower topped by a cone-shaped roof, resembling the grain silos of the ancient Normandy style. The architecture is characterized by steep, conical roofs or hipped roofs and round stair-towers. They frequently have stone walls and an asymmetrical plan. Like Tudor style houses, 20th-century French Normandy homes may have decorative half-timbering. Unlike Tudor style homes, houses influenced by French styles generally do not have a dominant gable in the front. There are a range of building styles these homes can resemble. Some appear to be cozy and romantic cottages, while others have more of a castle-like presentation. This feeling of romanticism is what the design of the Sunset building conveys as a welcome home away from home.

Several variations from the general French Normandy design is the use of squared rather than round towers, as well as the exterior having a mostly stucco surface with the stone work being a decorative element. The low front gable is the other major variation on the standard design. The building has a unique and instantly recognizable look that has made it a very visible landmark on Sunset Boulevard for over half a century.

Raymond Marcell Taix filled the restaurant with memorabilia from the original Commercial Street venue and in doing so combined the full history of the business at both sites, with the Sunset location becoming the embodiment of that legacy. The business and its history were recognized in a resolution by the Los Angeles City Council, on August 14, 1987. The intersection of Sunset and Park Avenue, directly in front of the restaurant was designated “Taix Square” by the Los Angeles

City Council under a motion by then 13<sup>th</sup> District Councilman Eric Garcetti, on October 16, 2012.

Raymond Taix passed away on October 10, 2010, leaving the business to his second wife, Toni Rae Bruno, an attorney. She passed on May 1, 2012 leaving her interest to her brother, Joseph Jon Bruno, the Bishop of the Episcopal Diocese of Los Angeles. On March 11, 2016 he deeded his interest to Raymond's son, Michael Taix. On July 3, 2019, Michael and his wife, Karri, deeded the property to 1911 Sunset Investors LLC, a subsidiary of Holland Partners, which has plans to raze the existing building and construct two multistory buildings, placing the restaurant in a 6,000 square foot area on the first floor of one of the structures.

Taix is one of Los Angeles' most visible legacy businesses, being well known in the very distinctive building that it has occupied for almost six decades. The building is an important component of the Taix legacy. It has been noted as being eligible for HCM listing by Survey LA.

The Los Angeles Conservancy has commissioned a report by Historic Resources Group on the building. The preliminary report, released in January 2020, concurs with the Survey LA recommendation. The LAC report is attached to this nomination as an appendix. Additional recent articles on the restaurant and the historic Frenchtown community also help to relate the story. Historian C. C. DeVere has been instrumental in compiling much of the early history of the French community that has been used for this nomination.

Taix French Restaurant is significant as one of the oldest and most enduring businesses in Los Angeles. The dining establishment has remained in continuous operation between 1927 and the present in its two locations, and remains one of the city's most iconic and beloved local businesses, as well as one of the last vestiges of historic Frenchtown. Generations of Angelinos have shared the common experience of patronizing the establishment, soaking in its nostalgic interior, both for the long standing French cuisine or the other local dishes that have become a part of the historic menu, as well as decompressing and socializing amid a friendly, low-key setting. ("Taix Legacy Business Stories" is a series of testimonies to these

foods and the dining experience compiled by Annie Sperling as a part of this application.)

The following language found in the Architectural Resources Group Historic Cultural Monument application for Tom Bergins (HCM 1182) are an equally appropriate description of the significance of Taix:

*“In Los Angeles and elsewhere, well-established and long-lived businesses take on important social qualities and often, over time, they organically mature into iconic and revered cultural institutions. Their endurance becomes ingrained into a community’s collective memory and plays an integral role in defining a community’s sense of cultural and commercial identity. Businesses such as these “have the power to bring people together, provide a sense of continuity with the past, and lend [cities] a rich and layered identity” that is rooted in aspects of their history. Though the reasons belying their significance are typically rooted in tradition, culture, and other intangible qualities, these businesses are important because they build a very tangible bridge linking the present with the past.”*

Taix qualifies as a Los Angeles Historic Cultural Monument as being *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 a legacy business that evokes the history of Los Angeles’ now lost French enclave known as “Frenchtown”. It is also important for its association with the Taix Family, which was a major contributor to the early French history in Los Angeles. Even though it is not on its original site, it has established itself as a historic venue at its current location, just as “The Original Pantry” (HCM 255), which was relocated to its current building in the 1950s. In addition, the building *embodies the distinctive characteristics of a style, type, period, or method of construction* as a good example of the rare use of French Normandy style in commercial architecture.

# Taix French Restaurant

## Bibliography

### Books:

Gleye, Paul.....The Architecture of Los Angeles.....©1981, Rosebud Books  
Loyer, Fernand EtAl....Le Guide Francais de L A et du Sud de la Californie.....©1932, Franco American Pub. Co.

### Reports:

Historical Resources Assessment Report for Taix, 1911 W Sunset Blvd...Historic Resources Group, 2020

### Los Angeles Times Articles:

The French Celebration.....July 15, 1885, Page 4  
“Viva La France!” .....July 15, 1892, Page 6  
Masonic Club Inaugurates.....December 18, 1929, Page A7  
Lee Side o’ L. A. *by Lee Shippey*.....September 7, 1931, Page A4  
Southland Cafes *by Marian Manners*.....April 19, 1940, Page B25  
De Gaulle Sailors to be Feted Today.....August 30, 1941, Page 3  
Free French Sailors Dined by Colony in Los Angeles.....August 31, 1941, Page 12  
Taix Restaurant at 7,000,000-Meal Mark.....October 17, 1957, Page B7  
O’Malley to Speak.....July 28, 1958, Page 27  
Problems of Africa Will be Discussed.....November 15, 1960, Page B3  
Senate Group Approves Federal Building Here.....July 26, 1961, Page 10  
U. S. ‘Giant’ Erases Old Landmarks *by Ray Herbert*.....January 9, 1963, Page A1  
Roundabout *by Art Ryon*.....March 25, 1963, Page C10  
Original Bargain Duplicated *by Art Ryon*.....November 3, 1963, Page B34  
Taix Carries on Tradition.....June 19, 1964, Page E19  
Larquier, Co-Owner of Taix Restaurant, Dies.....July 14, 1964, Page B14  
Taix French Restaurant to Become Parking Lot *by Jack Smith*.....August 14, 1964, A1

Taix French Restaurant Announces Closure on Commercial Street.....October 13, 1964, Page C10  
Marius Taix, Restaurateur, Rites Planned.....March 5, 1967, Page H7  
Les Freres Taix.....May 26, 1988, Page GD6  
L. A. Scene, The City Then and Now on Taix *by Cecilia Rasmussen*.....June 1, 1992, Page B3  
Claudia S. Taix Obituary.....February 9, 1995, Page WVA26  
The Best Kept Wine Secret in L.A. *by Dan Berger*.....May 21, 1989, Page M109  
Owner of L.A. French Restaurant *by Valerie J. Nelson*.....October 17, 2010, Page A41  
Taix Restaurant, an L.A. Institution, is Sold to a Luxury Apartment Builder.....August 22, 2019, Page B1

### **On-line Articles:**

Meares, Hadley.....L. A. Used to have a French Quarter—Now We Call it Chinatown.....LA Weekly, Oct 6, 2016  
Lloyd, Annie.....A History of Echo Park’s Iconic Taix Restaurant on its 90<sup>th</sup> Anniversary.....Race in LA, Oct 4, 2017  
Kang, Matthew....Echo Park’s Iconic Taix French Restaurant Sells Property...LA Restaurant News, August 22, 2019  
Thiery, Clément....Frenchtown The Forgotten History of Los Angeles’ French Community..March 5, 2020  
De Vere, C. C.....We Need to Talk About Taix.....Posted to Twitter & Facebook, March 12, 2020  
Shatkin, Elina.....Feel Free to Cry When You See the New Plans for Taix. We Did.....Race in LA, May 19, 2020  
Taix, Mike.....Keeping Taix French Restaurant Open .....The Eastsider Viewpoints, May 28, 2020  
De Vere, C. C.....Brief History of French Restaurants in LA.....Email to C. Fisher, June 4, 2020

### **Additional Data Sources:**

California Birth Index

California Death Index

Find a Grave

France Census (1876)

Los Angeles City Building Permits (Attached)

Los Angeles City Directories

Los Angeles County Assessors Records

Los Angeles County Subdivision Maps

Social Security Death Index

United States Census Records (1900-1940)

United States Naturalization documents

World War I Draft Registration Records

World War II Draft Registration Records



TAIX

WERE AVAILABLE FOR TAKE OUT AND DELIVERY

ONLY ONLY ONLY

Sunset Bl

TAIX SQUARE

COCKTAILS



TAIX  
Fresh  
Restaurant

COFFEE  
SPECIALS

TAIX

Sunset Bl

We need your recycling

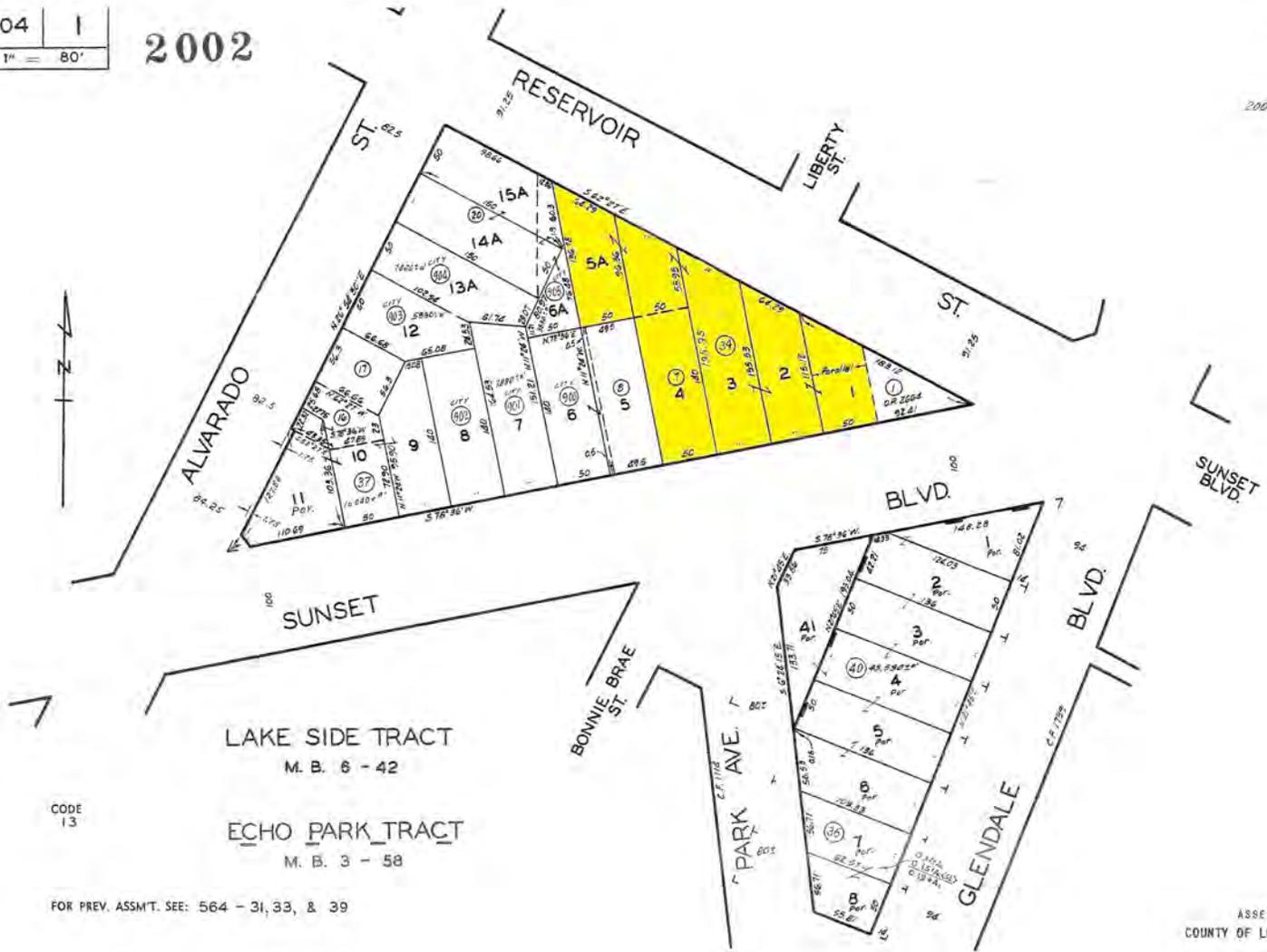
The Sound of Music  
Romantic Theatre

TAIX  
READERS' CHOICE  
Award

5404 | 1  
SCALE 1" = 80'

2002

REVISED 7-12-62  
680206  
690912508  
69210809  
700, 71, 750, 2  
750, 750, 1  
750, 750, 1  
51618  
200109200010201-25



CODE 13

FOR PREV. ASSMT. SEE: 564 - 31, 33, & 39

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

City of  
**Los Angeles**  
State of California

RESOLUTION

**LES FRERES TAIX**

WHEREAS, MEMBERS OF THE TAIX FAMILY CAME FROM THE FRENCH ALPS TO LOS ANGELES MORE THAN A CENTURY AGO, BRINGING A WORK ETHIC AND CULINARY TALENTS THAT WOULD GRACE AND SATISFY THE PALATES OF A GROWING CITY; AND

WHEREAS, THE TAIX BROTHERS - LES FRERES TAIX - PLUNGED INTO LIFE IN THEIR NEW ENVIRONMENT, COMMITTING THEIR SKILLS TO WHATEVER ENTREPRENEURIAL ENTERPRISE WAS NECESSARY TO SURVIVE, OFTEN TIMES DIFFERENT FROM THEIR TRAINING AS BAKERS; AND

WHEREAS, THOSE VERSATILE YEARS - DURING WHICH PARTNERSHIPS WERE FORMED, LAND AND PROPERTIES WERE ACQUIRED AND SHUFFLED AND FAMILY MEMBERS SEPARATED - FOCUSED IN ON 1927 WHEN THE SON OF ONE OF THE PIONEERING BROTHERS, MARIUS TAIX JR., TOOK OVER MANAGEMENT OF A RESTAURANT IN DOWNTOWN LOS ANGELES NEARBY THE THEN-NEW LOS ANGELES CITY HALL; AND

WHEREAS, THE DYNAMICS OF TIME AND GROWTH, HOWEVER, LEFT NO ROOM FOR THE RESTAURANT THAT FOR 35 YEARS WAS TO BE POPULAR WITH CIVIC CENTER HABITEUS, AND THE RESTAURANT WAS FORCED TO MOVE; AND

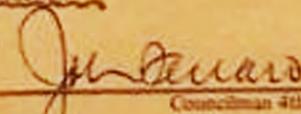
WHEREAS, MARIUS TAIX JR., AND HIS SONS PIERRE AND RAYMOND, ALONG WITH PARTNERS LOUIS SANGUARD AND JOHN NARP, DID NOT MOVE FAR, ACQUIRING PROPERTY ON SUNSET BOULEVARD NEAR ALVARADO STREET, TO CONTINUE THE TRADITION OF LE FRERES TAIX, A RESTAURANT OF SUPERLATIVE CUISINE, UNMATCHABLE HOSPITALITY AND GRACIOUS CORDIALITY; AND

WHEREAS, LES FRERES TAIX THIS YEAR CELEBRATES ITS 60TH ANNIVERSARY AS A LOS ANGELES TRADITION WITH RAYMOND TAIX AS THE PATRIARCH RESTAURANTIER, AND MICHAEL TAIX AND JON BRUNO MANAGING WITH THE SAME GUSTO THAT FIRST BROUGHT THE RESTAURANT TO THE ATTENTION OF A PATRONAGE THAT APPRECIATED CLASS AND STYLE; AND

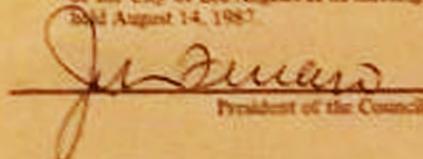
WHEREAS, CIRCUMSTANCES, TIME AND PLACES HAVE CHANGED DURING THE PAST SIX DECADES, BUT THE WARMTH, CAMARADERIE AND SIMPLY GOOD FOOD AND SERVICE REMAIN THE SAME, THE SPIRIT OF THE BROTHERS - LE FRERES - LIVES.

NOW, THEREFORE, BE IT RESOLVED THAT BY ADOPTION OF THIS RESOLUTION, THE LOS ANGELES CITY COUNCIL CONGRATULATES LES FRERES TAIX ON ITS 60 ANNIVERSARY AS ONE OF THE PREMIER RESTAURANTS IN LOS ANGELES AND ON THE WEST COAST.

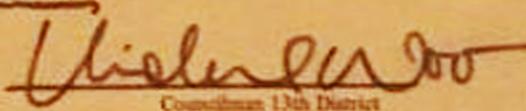
RESOLUTION BY

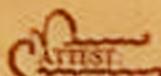
  
Councilman 4th District

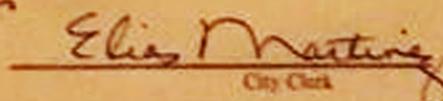
I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Los Angeles at its meeting held August 14, 1987.

  
President of the Council

SECONDED BY

  
Councilman 13th District

  
ARTIST

  
City Clerk



## TAIX legacy business stories

Annie Sperling <213annie@gmail.com>

Tue 8/18/2020 3:12 PM

To: Charles Historian Fisher <arroyoseco@hotmail.com>; Carol Cetrone <perpetua33@gmail.com>; CHRISTINE KANTNER <christinekantner@mac.com>

Hello

here are some excerpts people sent to FRIENDS OF TAIX

### **1. ZUHAITZ DE INDA**

I Love Taix, and yes i knwo they sold.. is sad, i'll love to have Taix in the same place forever and also the parking spot for cars! love that frenchy stile and all is cool in there! great food and drinks quality in the right place for the right price and allways with a smile in the face! much love, Zuhaitz

### **2. Arianna de Leon**

My first visit to Taix was when I was 4 or 5 years old. My grandparents loved the restaurant, and they took me everywhere with them.

I must have been 5 when I had my first taste of escargot at Taix. My grandfather, being of partial French descent, loved escargot, and he would always offer some to me. I was open to eating whatever he had on his plate! Dad frequently met his oldest friends and business associates there.

I don't want to forget to comment on Taix's architecture. It is not just a Los Angeles and Echo Park landmark, it is also one of the dwindling number of throwbacks to the halcyon days of Los Angeles' magical themed architecture.

To sum it up, where do we find a restaurant that is a Los Angeles historical landmark, with consistently excellent French country food and a relaxing atmosphere, where wait staff are valued and appreciated to the extent they keep their jobs for decades? And how many restaurants, in business for nearly a century, take note of societal changes and welcome in new local music....to the tune of becoming the hub of Echo Park Rising every year?

I have seen countless punk, blues and local music shows of all kinds at Taix over the years. So many fun memories of music and friends!

Taix has always had its feelers out on the community it serves. That and everything else about it makes it a true treasure to our city.

Sincerely,

Arianna de Leon

### **3. Azalia Snail**

I had my first date with my now husband Dan West in the lounge. Every time my mother Helaine would visit me from the East Coast, we would go to Taix, where Helaine and Bernard would innocently flirt and talk about old Hollywood. One of these bike rides led me to my first meeting with my beloved Dan West. By that time, I had worked on some promotion for the electric scooter company and they had given me a second E-Road! Together Dan and I would roar down the avenue, wind at our backs, and enjoy a Salade Nicoise for lunch or an evening of camaraderie and drinks with our fellow music revelers.

Viva Taix! ~~ and boo hiss to the developers that constantly crush our joie de vivre delights. We need to protect and treasure our neighborhood landmarks and call out and halt the greedy developers who have no regard for what really matters in life.

~ Azalia Snail

### **4. CATHERINE COOPER**

My father, John Thomas Cooper, worked in downtown Los Angeles. He drove to work every morning on the 60 freeway from La Habra for over 25 years. He loved the quiet. And he loved the old world formality of the wait staff.

And they knew his name.

John Thomas hailed from Mississippi.

The TAIX detail to manners really pleased the Southern Gentleman in him. My father loved the salmon.

I loved, and continue to, love the soup. And that is my memory.

Foundational.

### **5. Dan West**

Taix restaurant in Echo Park has been host to many of the most important moments in my life.

I can close my eyes and remember the distinct smell of the cuisine which wafted through the corridors between banquet and dining rooms.

The first date with my now wife Azalia Snail, album release parties and countless performances in the lounge, business lunches, my father's 87th and 88th birthday celebrations, practicing my limited French language skills with Phillipe and Bernard, Jill the floor manager always taking a moment to catch up and serve my father his birthday mousse au chocolate.

To tear down a structure with such rich history, countless memories and that distinct French charm is to end an era and a lifeline stretching back to the beginnings of L.A.'s story. My father remembers eating at both Taix restaurants and his first meal at the current Echo Park location in 1965 with my mother who is no longer with us.

The sights, sounds and savory culinary delights offered up by this historic restaurant will be sorely missed by all who have had the pleasure of experiencing its old school warmth and charm.

I just hope enough of our memories can save what has been not just a cultural landmark but a hall of many of our fondest memories.

Dan West

#### **6. D. Briker**

As a pet time Echo Park resident Taix was by far my favourite go to place in Los Angeles. It was the coolest place for any occasion and I've never had a bad visit. Very sad if the place closes or loses its unique atmosphere.

A few years ago I did a little gouache painting of a couple on a romantic lunch date at Taix and have a print to the restaurant.

D. Briker



#### **7. Dionne Barends**

Taix is a place where memories have been made since 1927. It has been written about countless times as an Echo Park landmark. I have been going to Taix since I was a teenager in the 90's. I remember my first visit was a planning meeting for the Silverlake/Sunset Junction Street Fair. A small group of us met there, and I remember having the delicious French Onion soup, the big deep red inviting booths and the friendly service that still remains today. As a young person I learned that people come together and plan community events in a place like Taix. Taix has since been a place for celebrations, birthdays, business meetings, dinners and all things late night steadily in my life. Not just my life, but EVERYONE I know, knows Taix! On any given night it is lively, full and bustling. It is open when everything else is closed, It is a neighborhood establishment that is like a good friend you can always count on.

### **8 Jonathon Stearns**

One of my favorite memories of those shows was when there was a table of middle aged ladies who were hoong and hollering the whole me w e played. Later I cha. ed with them and found out they were tourists from New Orleans, and were so thrilled we were playing those songs, they said they were amazed at their good fortune as they had just randomly gone there. That to me is what makes Taix great. Not the insider crowds comprised of people in other bands like you'd play for at Spaceland or Silver Lake Lounge, it was a place where the "real" LA converged with that insider scene and gave things this unpredictability that made it super magical. It didn't ma er that there was no actual stage, that we had to delay our start me unl the Dodg er game ended and the tables were cleared, it didn't ma er we got paid with food vouchers or that the parking lot guy was an asshole. It was a pure strain of Los Angeles that could never be duplicated.

The last thing LA needs is more ugly, overpriced bee hive residenal c omplexes, let's stop and think what we want for LA in 10 or 20 years. Will there be anywhere left we can take our kids we had been to ourselves when we were young?

Jonathon Stearns

### **9. LENA KOUYOUMDJIAN**

I love Taix! When I was 18 and had just moved to LA to attend USC, my mom and I were driving past Taix on Sunset Blvd when she exclaimed "wait a sec, I've been here!" In the late 60's, while at Scripps College in Claremont, she came to eat there with friends when they would drive into LA for a night out. What stands out in her memory is the soup.

After college, I moved to Silverlake, and then a year later Echo Park. I have made more memories at Taix over the last 10 years than I can count. It has become the place I go to celebrate good news (a new job!) or when I'm feeling sad (I got dumped!), or what has come to be my favorite-- all the small things in between: the hilarious end-cap to an awkward BBQ; when an obligatory "drinks with work acquaintance" turned into hours of gossip; the date my friend Ryan was trying to go on that I accidentally crashed; when it's Wednesday and my boyfriend and I are bored; when we've had the perfect dinner and I've realized just how much I love my friends.

I've had different "usual" orders over the years, but it has always included at least one Tito's martini with 3 olives, and a mountain of fries with a side of mayonnaise. One of the things that I've missed during quarantine is the feeling of being immersed in something; being able to step into another world or experience, like a movie theatre or play. Taix was one of those places for me. Whatever was happening outside had no bearing on what was happening inside, where it was always dark, always martini-time, and I could always make the same joke every time I pulled out one of the rolly chairs in the bar: "time for the board meeting!" (I didn't say it was a good joke!!)

I really hope Taix continues to be celebrated as the historic anchor of the neighborhood that it is, not least of all because I was planning to host a holiday dinner there later this year. It is first on my list of places to go when we're out of this quarantine.

### **10. Mackenzie Yeager**

Taix,

So many important memories at your classic yet quirky establishment. I don't know what I will do for major holidays if you leave us... You are my go-to for all important events. Every year my friends and I say the same thing after going through New Year's Eve party possibilities, "... Let's just go to TAIX." We loved it when we were in our early 20s and it was a fun, unique place to go that wasn't trying to be a club or fit into the "cool" silver lake area. They were always classic and elegant and fun. We still go, now in our 30s, where the clientele is now closer to our age! Where will go with my best friend for every Valentine's Day? It's a tradition our Valentines Days are a romantic dinner at TAIX, with flowers, your Valentines Dinner with martinis (of course!), gifts, and a photo shoot in the bathroom.

Please let me know if there's anything we can do to keep you alive and going.

xoxo

Mackenzie Yeager



**11. Mikki Saurer**

I can't tell you how many holidays with friends or family or both, birthdays, and other celebrations I've gone to or hosted at Taix. Or the countless nights in the bar when musician friends performed there. In a city rich with history, Los Angeles is also known for its disregard for so much of its architectural and cultural icons. Taix is an institution of historical significance and needs to be recognized and respected as such. Thank you, Friends of Taix for trying to keep this beauty alive and well.

Mikki Saurer

**12. TRU**

8/20/2020

Mail - Charles Fisher - Outlook

Hello, I love Taix, too!

In Taix there is a mural painting by Silvia Janson and myself. I had my baby Beata there while we painted.

There is a certain sheep different from the other in the scene with a letter B painter on it for Bernard, who had requested us to include a special sheep for him.

Another memory was on my birthday, going there for dinner turned out we never left the cocktail room. I swear I only had two double martinis, but I don't remember much after that.

All I know is I just barely recovered in time to get to the airport the next day to fly to Paris.



PRELIMINARY ASSESSMENT REPORT – DISCUSSION DRAFT

# Taix, 1911 W. Sunset Boulevard, Los Angeles

*January 16, 2019*

HISTORIC RESOURCES GROUP

PREPARED FOR

Los Angeles Conservancy  
523 W. Sixth Street, Ste. 826  
Los Angeles, CA 90014

PRELIMINARY ASSESSMENT REPORT

**Taix, 1911 W. Sunset Boulevard, Los Angeles**

HISTORIC RESOURCES GROUP

TABLE OF CONTENTS

4	Executive Summary
5	Property Location
6	Regulatory Framework
7	Previous Evaluations/Designations
8	Property Description
10	Site History
14	SurveyLA Contexts/Themes
16	Evaluation of Eligibility
18	Conclusion
19	Sources

*Appendix A: Building Permit Chronology*

*Appendix B: Photographs of Evaluated Resource*

*Appendix C: Sanborn Fire Insurance Maps*

*Appendix D: Historic Photographs and Drawings*

*Appendix E: Reference Articles*

PRELIMINARY ASSESSMENT REPORT

**Taix, 1911 W. Sunset Boulevard, Los Angeles**

HISTORIC RESOURCES GROUP

**INTRODUCTION**

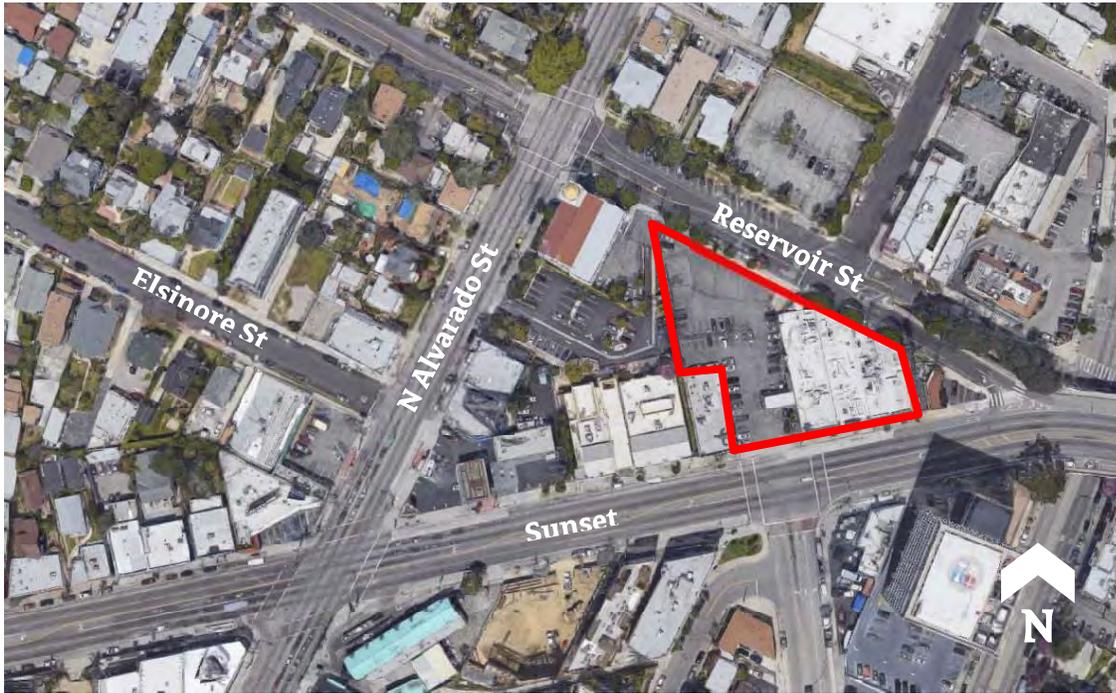
We have completed a preliminary assessment of Taix restaurant, located at 1911 W. Sunset Boulevard (alternate address: 1980 Reservoir Street) in the Echo Park neighborhood of the City of Los Angeles, California, for potential historic significance. This evaluation is based on a review of the relevant historic contexts, existing survey data for the property, primary and secondary source research, and an analysis of the eligibility criteria and integrity thresholds for listing as a City of Los Angeles Historic-Cultural Monument.

Evaluating properties that are significant for their use is difficult, and the guidelines and eligibility standards are relatively subjective in comparison to the established thresholds for evaluating other types of significance. However, based on the precedent established during SurveyLA for evaluating properties that are significant under the “commercial development” theme, Taix appears eligible for local designation. It meets the eligibility standards established by SurveyLA, and comparatively it is similar to other properties that were identified as eligible for local designation under theme. Architectural significance is not included as a consideration under commercial identity, and the loss of integrity from the original design of the building is not relevant as the alterations were made during Taix’s occupancy of the building.

**PROPERTY LOCATION**

Taix at 1911 W. Sunset Boulevard is located on the north side of W. Sunset Boulevard, between Reservoir Street and N. Alvarado Street in the Silver Lake-Echo Park-Elysian Valley Community Plan Area (“CPA”) of the City of Los Angeles. The two contiguous parcels (APN 5404-001-034 and 5404-001-007) are flat, and are developed with a two-story commercial building and associated surface parking lot.

**FIGURE 1: SITE MAP**



1911 W. Sunset Boulevard outlined in red.

Historic resources may be designated at the federal, state, and local levels. Current landmark designations available for properties located in Los Angeles include: listing in the National Register of Historic Places, the California Register of Historical Resources, and as City of Los Angeles Historic-Cultural Monuments. While all designation programs place emphasis on architectural character, they also use basic criteria relating to a property's place in important events or patterns of development, association with important personages, and architectural significance. This report evaluates the subject property's eligibility for designation as a City of Los Angeles Historic-Cultural Monument.

### **City of Los Angeles Historic-Cultural Monument**

The City of Los Angeles Cultural Heritage Ordinance, first enacted in 1962 and updated in 2018, allows for the designation of buildings and sites as individual local landmarks in the City of Los Angeles. These landmarks are known as "Historic-Cultural Monuments."

Section 22.171.7 of Article 1, Chapter 9, Division 22 of the City of Los Angeles Administrative Code defines a Historic-Cultural Monument as "any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles." A proposed Monument may be designated by the City Council upon the recommendation of the Cultural Heritage Commission if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

Designation as a Historic-Cultural Monument is "reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature."<sup>1</sup> For

<sup>1</sup> City of Los Angeles, Department of City Planning, "Historic-Cultural Monuments: What Makes a Resource Historically Significant?," Los Angeles: Office of Historic Resources, <https://preservation.lacity.org/commission/what-makes-resource-historically-significant> (accessed August 2018).

integrity purposes, resources eligible for local designation should retain enough of their historic character or appearance to convey the reasons for their significance.

#### PREVIOUS EVALUATIONS/DESIGNATIONS

##### **SurveyLA**

SurveyLA is the City of Los Angeles' citywide survey of historic resources, conducted in accordance with the standards and guidelines set forth by the National Park Service and the California State Office of Historic Preservation. Properties surveyed as part of SurveyLA were evaluated for eligibility for listing in the National Register of Historic Places, the California Register of Historical Resources, and for designation as a Los Angeles Historic-Cultural Monument.

The Echo Park neighborhood where the Subject Property is located was surveyed in 2014 by GPA Consulting, Inc. as part of the Silver Lake-Echo Park-Elysian Valley CPA. 1911 W. Sunset Boulevard was identified as potentially eligible for local designation under the context "Commercial Development, 1850-1980," and theme, "Commercial Identity, 1850-1980," as the site of Taix French Restaurant since 1962. The survey finding notes, "Established in 1927, the restaurant was originally located downtown in the Champ D'Or Hotel, which itself was founded in 1912 by the Taix family. However, it appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility." It was assigned a status code of 5S3, meaning "Appears to be individually eligible for local listing or designation through survey evaluation."<sup>2</sup>

<sup>2</sup> City of Los Angeles, Department of City Planning, "Individual Resources," *Historic Resources Survey Report: Silver Lake-Echo Park-Elysian Valley Community Plan Area*, prepared by GPA Consulting, Inc., May 2014.

#### PRELIMINARY ASSESSMENT REPORT

## Taix, 1911 W. Sunset Boulevard, Los Angeles

#### HISTORIC RESOURCES GROUP

**Current Setting**

The subject property at 1911 W. Sunset Boulevard occupies two adjacent parcels, one a flat, irregularly-shaped parcel and the other a flat, rectangular parcel, in the Echo Park neighborhood. The property is located on the north side of W. Sunset Boulevard, between Reservoir Street and N. Alvarado Street. Sunset Boulevard is a major thoroughfare characterized by heavy traffic and primarily commercial buildings of varying types and sizes. The property is flanked on each side by one-story commercial buildings. Directly across from the subject property, on the south side of Sunset Boulevard, are a one-story restaurant and an eight-story bank building. Directly across from the subject property, on the north side of Reservoir Street, is a two-story institutional building.

**Architectural Description**

The restaurant building at 1911 W. Sunset Boulevard was originally constructed in 1929. It is located flush to the sidewalk with no front setback; there is a large surface parking lot to the west and north of the building. The building is one- and two-stories over basement. It has an irregular plan, complex massing, and asymmetrical composition. There is a flat roof with parapet, clad in built-up roofing, and a faux-mansard roof with front-facing gable and composition shingle roofing. There are three decorative towers and two roof vents with hipped metal roof and flared eaves at the primary (south) façade. There is a projecting canopy with masonry piers and mansard roof clad in composition shingles and built-up roofing extending from the west façade. Exterior walls are clad primarily in cement plaster, with faux timbering at the south and west facades, and stone veneer at the south façade. Fenestration consists primarily of fixed and double-hung windows, located at the north (rear) façade. The primary entrance recessed on the south (primary) façade, and consists of a pair of wood doors accessed by a concrete path. There are numerous secondary entrances, notably one beneath the projecting canopy on the west façade, and several service entrances at all façades, consisting of single wood doors. There is a large neon roof sign reading "TAIX" at the northeast corner of the building, a wall sign reading "TAIX" at the projecting canopy, a projecting wall sign at the east end of the primary façade reading "TAIX," and a projecting wall sign at the center of the primary façade reading "COCKTAILS." There is a brick planter with clinker brick accents spanning the full width of the primary façade.

Alterations

The restaurant at 1911 W. Sunset Boulevard was originally constructed in 1929 by Mrs. Ona Spaulding. The original tenant was Botwin's Restaurant, which occupied the space until approximately 1960. During that time, several alterations were made to the building. These

include an 8'x17' addition in 1929,<sup>3</sup> a one-story brick cocktail lounge and toilet room addition in 1938,<sup>4</sup> a 28'x 125' addition in 1946,<sup>5</sup> and the enlargement of the small dining room and addition of a fireplace in 1949.<sup>6</sup> In 1960, Rafael's Restaurant occupied the space. In 1962, Les Freres Taix moved into the space. The building has since undergone a number of alterations, including:

- 8'6"x12' exit vestibule addition<sup>7</sup>
- Addition of stucco and wood trim to the primary façade<sup>8</sup>
- 690 square foot 2-story addition<sup>9</sup>
- Water tank added to roof<sup>10</sup>
- One story and partial basement addition<sup>11</sup>
- Office and dining room altered by relocation of stair<sup>12</sup>
- Wine shop converted to banquet room<sup>13</sup>
- Façade and storefront remodel<sup>14</sup>

<sup>3</sup> City of Los Angeles, Department of Building and Safety, Building Permit 12016, May 2, 1929.

<sup>4</sup> City of Los Angeles, Department of Building and Safety, Building Permit 22987, July 22, 1938.

<sup>5</sup> City of Los Angeles, Department of Building and Safety, Building Permit 9047, March 29, 1946.

<sup>6</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA27115, November 10, 1949.

<sup>7</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA13318, June 19, 1962; City of Los Angeles, Department of Building and Safety, Building Permit LA14263, June 29, 1962.

<sup>8</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA 14014, June 18, 1962.

<sup>9</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA53386, December 2, 1963.

<sup>10</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA19282, February 18, 1966.

<sup>11</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA70274, January 11, 1968.

<sup>12</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA16239, November 4, 1975.

<sup>13</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA77720, February 15, 1979.

<sup>14</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA05481, October 24, 2000.

#### PRELIMINARY ASSESSMENT REPORT

## Taix, 1911 W. Sunset Boulevard, Los Angeles

HISTORIC RESOURCES GROUP

**Echo Park**

Echo Park<sup>15</sup> was initially developed by real estate developer Thomas Kelley and other investors. They purchased 70 acres of land, including what is now Echo Park Lake, and named it the Montana Tract. The first lots were put up for sale in 1887. The availability of public transportation made the area easily accessible from downtown Los Angeles and encouraged residential development. In 1886, the Ostrich Farm Railway (later to become Sunset Boulevard) was laid out. It ran through the middle of what became the Washington Heights Tract, created the next year. Two other tracts making up what is now Echo Park are the Echo Park Tract, subdivided in 1903, and the Lake Side Tract, also subdivided in 1903.

The community of Echo Park thrived in the late 19<sup>th</sup> century due to the oil industry. In 1892, a major oil field was discovered south of what is now Temple Street in the southernmost portion of the CPA. Ties to the early film industry also encouraged development. The Edendale area of Echo Park became home to a number of early film studios, which were established along Glendale Boulevard in the 1910s. Early studios included Disney (HCM #163), Talmadge (later ABC), and Mack Sennett's Keystone Studios (HCM #256), which produced the comedy "Keystone Cops." The area was also frequently used for filming on location; for example, the Laurel and Hardy film "The Music Box" was filmed in the area.

Development continued in the first decade of the 20<sup>th</sup> century with the subdivision of tracts such as Sunset Boulevard Heights, northeast of what is now Sunset Boulevard and Echo Park Avenue. The area began to develop in earnest in the 1920s, a period when the city at large experienced a development boom. Due to the hillside terrain, the area is home to numerous public stairways (including one where "The Music Box" was filmed), which were first constructed of wood and later replaced with concrete stairs. The presence of the Pacific Electric Red Car line along Sunset Boulevard encouraged commercial development along the street in the 1910s and 1920s. There are individual commercial buildings along Sunset Boulevard that reflect the influence of the streetcar system on the development of Los Angeles.

<sup>15</sup> History of Echo Park excerpted and adapted from City of Los Angeles, Department of City Planning, *Historic Resources Survey Report: Silver Lake-Echo Park-Elysian Valley Community Plan Area*, prepared by GPA Consulting, Inc., May 2014.

Marius Taix, Sr. immigrated to Los Angeles in 1884 from southeastern France, where his family were shepherders and bakers. By 1894, he was part-owner of Taix Bros. French Bakery at 321 ½ Commercial Street.<sup>17</sup> In 1912, he constructed a hotel on the former bakery site, and named it Champ d'Or.<sup>18</sup> The property was located within Los Angeles' French settlement of approximately 4,000 French people, centered west of Alameda and south of Aliso Street.<sup>19</sup> Marius Taix, Sr. died in 1926.

In 1927, Taix's son, Marius Taix, Jr., along with federal agents, confronted the operator of the restaurant on the hotel's first floor for selling alcohol on the property.<sup>20</sup> The restaurateur tossed Taix the keys and told him to "do it yourself."<sup>21</sup> That year, Taix and Paul Louis Larquier founded Taix French Restaurant at 321 E. Commercial St. Taix was a pharmacist, working variously for Hidalgo Pharmacy (1921), himself (1930), a drug store (1940), and the French-Mexican Drug Company (1942).<sup>22</sup> He allegedly had an arrangement with a wine dealer in Oregon to supply "medicinal" wines to his business, drawing a wide-ranging customer base during Prohibition.<sup>23</sup> The restaurant served chicken dinners at family-style tables, with private booths available for an additional fee.<sup>24</sup> The Taix's "novel food, unique service and affordable prices [made] it a Los Angeles institution."<sup>25</sup>

<sup>16</sup> The history of the early Taix family and its various enterprises, including the early history of the original Taix French Restaurant, is largely anecdotal.

<sup>17</sup> 1894 Los Angeles City Directory; Annie Lloyd, "A History of Echo Park's Iconic Taix Restaurant On Its 90<sup>th</sup> Anniversary," *LAist*, October 4, 2017, [https://laist.com/2017/10/04/90\\_years\\_taix.php](https://laist.com/2017/10/04/90_years_taix.php) (accessed January 2019); Ray Herbert, "U.S. 'Giant' Erases Old Landmarks," *Los Angeles Times*, January 9, 1963. Another French bakery, owned by Urbain Taix, was founded in the 1880s.

<sup>18</sup> "History," Taix French Country Cuisine, <http://taixfrench.com/sample-page/> (accessed January 2019).

<sup>19</sup> Ray Herbert, "U.S. 'Giant' Erases Old Landmarks," *Los Angeles Times*, January 9, 1963; Cecilia Rasmussen, "L.A. Scene: The City Then and Now," *Los Angeles Times*, June 1, 1992.

<sup>20</sup> Cecilia Rasmussen, "L.A. Scene: The City Then and Now," *Los Angeles Times*, June 1, 1992.

<sup>21</sup> Cecilia Rasmussen, "L.A. Scene: The City Then and Now," *Los Angeles Times*, June 1, 1992.

<sup>22</sup> 1930 and 1940 United States Federal Census data; 1921 Los Angeles City Directory; U.S. World War II Draft Registration Card for Marius Taix, 1942. Marius Taix owned the French-Mexican Drug Company in 1942; presumably, he owned it at least beginning in 1930, which is the earliest mention of him being self-employed as a pharmacist.

<sup>23</sup> Macdonald Harris, "Real Food in L.A.," *New York Times*, March 4, 1990, <https://www.nytimes.com/1990/03/04/magazine/real-food-in-la.html> (accessed January 2019).

<sup>24</sup> Annie Lloyd, "A History of Echo Park's Iconic Taix Restaurant On Its 90<sup>th</sup> Anniversary," *LAist*, October 4, 2017, [https://laist.com/2017/10/04/90\\_years\\_taix.php](https://laist.com/2017/10/04/90_years_taix.php) (accessed January 2019).

<sup>25</sup> "History," Taix French Country Cuisine, <http://taixfrench.com/sample-page/> (accessed January 2019).

In 1962, Taix's sons, Raymond and Pierre, and his son-in-law, John Narp, purchased Botwin's Restaurant at 1911 W. Sunset Boulevard (constructed 1929) in Echo Park.<sup>26</sup> They remodeled the building, adding stucco and faux timbering to the exterior, and opened a restaurant named Les Frères Taix, "carrying on a family tradition dating to the early days of the city."<sup>27</sup> Louis Sangouard, a relative of the Taix family, was the chef at both the original Taix French Restaurant and Les Frères Taix.<sup>28</sup> In 1963, Raymond served as manager of Taix French Restaurant, while Pierre managed Les Frères Taix.

By 1963, much of the neighborhood surrounding Taix was demolished to clear a site for a new Federal building (300 N. Los Angeles Street). Taix was the "only business with a French flavor left" in the area.<sup>29</sup> At the time, the *Los Angeles Times* referred to the restaurant as an "eating landmark" in Los Angeles,<sup>30</sup> and the restaurant served 28,000 meals per month.<sup>31</sup>

The original Taix French Restaurant went out of business on Monday, October 12, 1964.<sup>32</sup> At the time of the closing, Marius Taix told the *Los Angeles Times* that he would "open another downtown restaurant if he [could] find a suitable lot."<sup>33</sup> Taix restaurant and the adjacent hotel building were demolished later that year to make way for a six-level parking garage (now the site of the Metropolitan Detention Center) for the nearby Federal building.<sup>34</sup>

By 1967, Raymond Taix, Pierre Taix, John Narp, and Louis Sangouard were equal partners in Les Frères Taix, carrying on the legacy of the original Taix French Restaurant.<sup>35</sup> Marius Taix, Jr. died that year, at the age of 73.<sup>36</sup> On August 14, 1987, the City of Los Angeles, by resolution, congratulated Les Frères Taix on its 60<sup>th</sup> anniversary "as one of the premier restaurants in Los Angeles and on the west coast."<sup>37</sup> In 1990, writer Macdonald Harris, who had visited the original Taix French Restaurant as a child, wrote of Les Frères Taix, "The Taix family is still in

<sup>26</sup> Art Ryon, "Roundabout...with Art Ryon," *Los Angeles Times*, March 25, 1963.

<sup>27</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA14014, June 27, 1962; "Taix Carries on Tradition," *Los Angeles Times*, June 19, 1964.

<sup>28</sup> Jack Smith, "Taix French Restaurant to Become Parking Lot," *Los Angeles Times*, August 14, 1964.

<sup>29</sup> Ray Herbert, "U.S. 'Giant' Erases Old Landmarks," *Los Angeles Times*, January 9, 1963.

<sup>30</sup> Art Ryon, "Roundabout...with Art Ryon," *Los Angeles Times*, March 25, 1963.

<sup>31</sup> Ray Herbert, "U.S. 'Giant' Erases Old Landmarks," *Los Angeles Times*, January 9, 1963.

<sup>32</sup> Joseph Jares, "Old Taix Restaurant Goes Out of Business," *Los Angeles Times*, October 13, 1964.

<sup>33</sup> Joseph Jares, "Old Taix Restaurant Goes Out of Business," *Los Angeles Times*, October 13, 1964.

<sup>34</sup> Joseph Jares, "Old Taix Restaurant Goes Out of Business," *Los Angeles Times*, October 13, 1964.

<sup>35</sup> "Taix Restaurant," *Los Angeles Times*, June 16, 1967.

<sup>36</sup> "Marius Taix, Restaurateur, Rites Planned," *Los Angeles Times*, March 5, 1967.

<sup>37</sup> *Les Frères Taix*, Resolution (honorary), City of Los Angeles, State of California, August 14, 1987.

charge, and a good many of the customers, to judge from their white heads, come there because they still remember the former establishment."<sup>38</sup> Raymond Taix eventually became the sole proprietor, and simplified the restaurant's name to Taix French Restaurant, evoking the earlier iteration of Taix.<sup>39</sup>

<sup>38</sup> Macdonald Harris, "Real Food in L.A.," *New York Times*, March 4, 1990, <https://www.nytimes.com/1990/03/04/magazine/real-food-in-la.html> (accessed January 2019).

<sup>39</sup> Valerie J. Nelson, "Raymond Taix dies at 85; owner of L.A. landmark French restaurant," *Los Angeles Times*, October 17, 2010.

Los Angeles' citywide historic context statement (HCS) provides the framework for identifying and evaluating the city's historic resources. The Office of Historic Resources has been the lead in the development of the HCS as part of SurveyLA.

To evaluate potential significance under Criterion A/1/1, the following context and theme from the SurveyLA HCS would apply:

Context: Commercial Development, 1850-1980

Theme: Commercial Identity, 1850-1980

Taix was identified as individually eligible for local designation under local Criterion 1 under the "Commercial Identity" theme of the "Commercial Development" context of Los Angeles' citywide historic context statement.

### **Commercial Identity**

Los Angeles has a wide range of long-term businesses that have served residents, visitors, and tourists for decades. Properties identified as significant within this theme relate to the particular goods and services provided by a business and the role a business played in local commerce. Examples in Los Angeles range from small mom and pop neighborhood businesses, to companies that became regional in importance, to national franchises. While many are well-known legacy businesses coveted by neighborhood locals, others are far-reaching in reputation, serving as popular tourist destinations and icons of Los Angeles culture. And still others reflect associations with corporate identities and prototypes.

Property types evaluated under this theme include food service, retail stores, and service related businesses. Identified examples include restaurants, bakeries, bars and taverns, mortuaries, nurseries, dry cleaners, hardware stores, and neighborhood markets. A large percentage of the businesses recorded under the Commercial Identity theme are food related.

Many of the properties recorded under this theme are highly significant within a neighborhood context. Because determining eligibility of properties for the National and California registers typically includes in-depth comparative analysis with similar resources, most properties under this theme were evaluated under City Historic-Cultural Monument criteria only.

The Commercial Identity theme is used to evaluate resources that are significant in the area of commerce as the founding or long-term location of a business that made a significant contribution to the commercial history of Los Angeles. Resources related to commercial identity are generally food service, retail stores, and service-related businesses. Property types also include commercial historic districts, and particularly those associated with ethnic groups. The period of significance begins in 1920, which is the date of the earliest recorded resource

under this theme, and ends in 1980, the end date for SurveyLA, which may be extended over time.

For a property to be eligible for its commercial identity, it must meet the following eligibility standards:

- Is associated with a business that made an important contribution to commercial growth and development in Los Angeles
- Is the founding or the long-term location of a business significant in commercial history

Integrity considerations include:

- Should retain integrity of Location, Design, Feeling, Materials, and Association
- Setting may have changed (surrounding buildings and land uses)
- Some alterations may be acceptable if they were made during the period of significance for a business and if significance is not also based on architectural quality

Taix French Restaurant at 1911 W. Sunset Boulevard is evaluated below using eligibility criteria and integrity thresholds for listing as a City of Los Angeles Historic-Cultural Monument for its commercial identity.

### **Criterion 1**

Taix has been located at 1911 W. Sunset Boulevard since 1962, a period of approximately 57 years. Originally named Les Frères Taix, the restaurant was renamed Taix French Restaurant in the 1990s, evoking the original Taix French Restaurant, founded at 321 Commercial Street in downtown Los Angeles in 1927.

The original Taix operated between 1927 and 1964, when it went out of business after 37 years. The building and adjacent hotel, which were constructed in 1912 by Marius Taix, Sr., were demolished to make way for a multi-story parking garage for a nearby Federal building it is now the site of the Metropolitan Detention Center.

Les Frères Taix was founded two years prior to the closing of the original Taix French Restaurant by the Marius Taix's sons, Raymond and Pierre, along with their brother-in-law, John Narp. Louis Sangouard, Raymond and Pierre's uncle, was the executive chef at both Taix family restaurants. He joined the partnership at Les Frères Taix by 1967, after the original restaurant had closed.

Though the present Taix French Restaurant is not the same entity as the original Taix, it carries on the legacy begun at the original restaurant in 1927 and serves much the same menu as that of the original restaurant. As a result, the present restaurant has capitalized on the commercial identity originally established at Taix French Restaurant 92 years ago. The restaurant is a fixture in the Echo Park community, a popular outpost of French wine and French-inspired cuisine in Los Angeles. The 90<sup>th</sup> anniversary celebration, held at 1911 W. Sunset Boulevard in 2017, commemorated the founding of the original Taix French Restaurant. Many patrons and food critics are unaware that the Taix French Restaurant they enter was founded in 1962 and not in 1927; indeed, the restaurant's interior is covered in memorabilia from the original restaurant and the Taix family's various Los Angeles-based food service pursuits since the 19<sup>th</sup> century, and menus note that Taix was founded in 1927.

Taix French Restaurant at 1911 W. Sunset Boulevard continues to serve as a vibrant community restaurant, drawing Los Angeles residents from across the city and from various generations. Many patrons have visited the restaurant since they were children; still others are attracted to its status as an iconic Los Angeles restaurant. The City of Los Angeles recognized the restaurant in 1987, the 60<sup>th</sup> anniversary of the founding of the original Taix French Restaurant, and the intersection of Sunset Boulevard and Park Avenue has been named "Taix Square" in honor of the original Taix French Restaurant. As a community cultural icon, Taix

French Restaurant at 1911 W. Sunset Boulevard appears eligible for designation as a City of Los Angeles Historic-Cultural Monument for its commercial identity as a long-standing Echo Park restaurant, and as the second generation of a French restaurant established in Los Angeles in 1927.

### **Evaluation of Integrity**

As discussed above, historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”<sup>40</sup> The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling, and association*. The period of significance begins in 1962, when Taix was established at the current location, where it remains in operation. The evaluation of integrity is for the building’s ability to convey its significance as the long-term home of Taix.

- **Location:** The building remains in its original location. Therefore, it retains integrity of location.
- **Design:** Although the building has undergone significant alterations over time, they either preceded Taix’s occupancy of the building, or were undertaken by Taix during the period of significance. 1911 W. Sunset Boulevard was originally constructed in 1929 as a 26’ x 66’ restaurant building with stone tile walls. Between the building’s original construction and 1962, when Les Frères Taix moved in to the building, the building underwent significant alterations, including several large additions. When the Taix family purchased the property, the building occupied much of its current footprint, but had a variety of fenestration on the primary and secondary façades, and smooth cement plaster wall cladding with a tiled bulkhead. Before the restaurant opened, the Taix family added stucco and wood trim to the primary façade to match the French cuisine served in the restaurant. Throughout the years, they have enlarged the entry vestibule, added a second-story addition at the rear, made various structural alterations, removed or enclosed much of the fenestration, and remodeled the façade and storefront. These alterations reflect the expansion of Taix at this location. Therefore, the building retains integrity of design as it relates to the building’s ability to convey its significance as the long-term home of the restaurant.

<sup>40</sup> *National Register Bulletin 16A*.

- **Setting:** At the time of its establishment at 1911 W. Sunset Boulevard, Taix was located along a high-traffic commercial corridor. Sunset Boulevard retains this character; therefore, the restaurant retains integrity of setting.
- **Materials:** As noted above, though the building has undergone significant alterations over time, they either preceded Taix's tenure in the building or occurred during the period of significance associated with Taix. These alterations, including the addition of the stucco and wood trim to the primary façade, reflect the use and expansion of Taix at this location. Therefore, the building retains integrity of materials as it relates to the building's ability to convey its significance as the long-term home of the restaurant.
- **Workmanship:** As noted above, though the building has undergone significant alterations over time, they either preceded Taix's tenure in the building or occurred during the restaurant's occupancy of the building as the business expanded. Therefore, it retains integrity of workmanship as it relates to the building's ability to convey its significance as the long-term home of the restaurant.
- **Feeling:** The building retains integrity of location, design, setting, materials, and workmanship, and thus retains the physical features that convey its historic character as Taix French Restaurant (originally named Les Frères Taix). It therefore retains integrity of feeling.
- **Association:** The building retains integrity of location, design, setting, materials, workmanship, and feeling, and thus conveys its association with Taix French Restaurant, which has existed at this location since 1962. The property therefore retains integrity of association.

#### CONCLUSION

Based on an observation of existing conditions, research related to the history of the property, review of the relevant historic contexts, and an analysis under the eligibility criteria and integrity thresholds established by SurveyLA for local designation of properties significant under the "commercial identity" theme, Taix French Restaurant at 1911 W. Sunset Boulevard appears eligible for designation as a City of Los Angeles Historic-Cultural Monument. It is significant as a long-standing Echo Park restaurant that is an important commercial institution in the community, and the long-term home of the second generation of Taix Restaurant, originally established in Los Angeles in 1927 and at the current location since 1962.

## SOURCES

19

California Historical Resources Inventory. August 15, 2011.

City of Los Angeles Department of Building and Safety. Building Permits.

City of Los Angeles. Department of City Planning. *Historic Resources Survey Report: Silver Lake-Echo Park-Elysian Valley Community Plan Area*. Prepared by GPA Consulting, Inc. May 2014.

City of Los Angeles, Department of City Planning. "Historic-Cultural Monuments: What Makes a Resource Historically Significant?" Los Angeles: Office of Historic Resources. <https://preservation.lacity.org/commission/what-makes-resource-historically-significant>. Accessed November 2018.

City of Los Angeles directories.

City of Los Angeles. *SurveyLA: Historic Context Statement Outline*. Revised July 2018.

Cultural Heritage Ordinance: Section 22.120 et. seq. of the Administrative Code. Department of City Planning, Los Angeles, California.

Harris, Macdonald. "Real Food in L.A." *New York Times*. March 4, 1990. <https://www.nytimes.com/1990/03/04/magazine/real-food-in-la.html>. Accessed January 2019.

Herbert, Ray. "U.S. 'Giant' Erases Old Landmarks." *Los Angeles Times*. January 9, 1963.

"History." Taix French Country Cuisine. <http://taixfrench.com/sample-page/>. Accessed January 2019.

Jares, Joseph. "Old Taix Restaurant Goes Out of Business." *Los Angeles Times*. October 13, 1964.

*Les Frères Taix*. Resolution (honorary), City of Los Angeles, State of California. August 14, 1987.

Lloyd, Annie. "A History of Echo Park's Iconic Taix Restaurant On Its 90<sup>th</sup> Anniversary." *LAist*. October 4, 2017. [https://laist.com/2017/10/04/90\\_years\\_taix.php](https://laist.com/2017/10/04/90_years_taix.php). Accessed January 2019.

"Marius Taix, Restaurateur, Rites Planned." *Los Angeles Times*. March 5, 1967.

Nelson, Valerie J. "Raymond Taix dies at 85; owner of L.A. landmark French restaurant." *Los Angeles Times*. October 17, 2010.

## PRELIMINARY ASSESSMENT REPORT

# Taix, 1911 W. Sunset Boulevard, Los Angeles

HISTORIC RESOURCES GROUP

- Rasmussen, Cecilia. "L.A. Scene: The City Then and Now." *Los Angeles Times*. June 1, 1992.
- Ryon, Art. "Roundabout...with Art Ryon." *Los Angeles Times*. March 25, 1963.
- Sanborn Fire Insurance Maps. 1950, 1955.
- Smith, Jack. "Taix French Restaurant to Become Parking Lot." *Los Angeles Times*. August 14, 1964.
- State of California Department of Parks and Recreation. "California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison." Sacramento, CA: Office of Historic Preservation, 2011.
- "Taix Carries on Tradition." *Los Angeles Times*. June 19, 1964.
- "Taix Restaurant," *Los Angeles Times*. June 16, 1967.
- United States Federal Census data.
- United States World War II Draft Registration cards.
- U.S. Department of the Interior. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." Washington D.C.: National Park Service, 1995.
- U.S. Department of the Interior. "National Register Bulletin 16: How to Complete the National Register Registration Form." Washington, D.C.: National Park Service, 1997.

**APPENDIX A: BUILDING PERMIT CHRONOLOGY**

DATE	PERMIT NUMBER	WORK PERFORMED	ARCHITECT/CONTRACTOR	OWNER
3/25/1929	7853	New 26' x 66' restaurant with a concrete foundation, stone tile walls, and metal lath and plaster partitions	Edgar E. Butler	Mrs. Ona Spaulding
4/23/1929	11098	Place steel frame for illuminated sign	Neosign Co.	J.W. Botwin
5/2/1929	12016	8x17 addition of stone tile for vegetable room and restaurant	Ed. E. Butler	Ona W. Spaulding
11/5/1934	15001	Erection of sign according to accompanying plans	Mann Sign Co	Noah Botwin
6/10/1935	9700	11'-4" x 15'-6" toilet building	George J. Fosdyke	N. Botwin
7/22/1938	22987	Erect a one-story brick building to be an addition to present restaurant and be used for a cocktail lounge and a toilet room.	C.F. Plummer	Ona W. Spaulding
8/3/1938	24277	One story brick addition to existing building	Charles F. Plummer	Botwin's Cafe
10/7/1938	33073	Tile bulkhead	P.H. Millar	Spaulding
10/18/1938	34615	Move existing neon roof sign from end of roof to center of roof	Luminous Display Co	Noah Botwin
3/21/1946	4833	Add 24x30 addition		Ona W Spaulding
3/29/1946	9047	Add 28x125 to existing building		Ona W Spaulding
8/12/1949	LA18812	To complete work authorized on permit #16797 (1947, expired) and make corrections listed on final correction sheet dated Jan 21, 1949. No additions.	Owner	O.W. Spaulding
10/25/1949	LA25240	New canopy at front of building	J.M. Samson	Botwin
11/10/1949	LA27115	Enlarge small dining room, construct fireplace and cover walls of both cocktail lounge and small dining room with knotty pine	Owner	Botwin's Restaurant
12/16/1949	LA29768	Erect sign on roof	][illegible]	H. Botwin
1/10/1950	LA 2535	Construct steel canopy at side of bldg. 6x8 and increase size of dining room #2 as shown on plan	H. Sampson	O.W. Spaulding

**PRELIMINARY ASSESSMENT REPORT**

**Taix, 1911 W. Sunset Boulevard, Los Angeles**

**HISTORIC RESOURCES GROUP**

DATE	PERMIT NUMBER	WORK PERFORMED	ARCHITECT/CONTRACTOR	OWNER
4/20/1950	LA9050	Increase length of roof sign required under permit 2535/1950 from 20 to 23	Owner	H. Botwin
8/28/1961	LA96294	Metal and plastic neon projecting wall sign	Brite Lite Neon	Rafael's
6/19/1962	LA13318	Interior alterations and 8'x10' addition (exit vestibule)	Mr. Sampson	Mr. Taix
6/27/1962	LA14014	Stucco and wood trim front only	Harold Samson	Taix Brothers
6/29/1962	LA14263	Change size of existing vestibule to 8'6" x 12' on LA13318/62	Mr. Simpson [sic]	Mr. Taix
7/6/1962	LA14737	Revising permit 14014/62 (exterior changes)	Mr. Sampson	Taix Brothers
1/29/1963	LA29582	Metal and plastic neon signs	G.M. Neon Corp.	La Casita
12/2/1963	LA53386	Add 690 s.f. 2 story (enlarge exist. restaurant)	Owner	Les Feres [sic] Restaurant
1/14/1964	LA56176	Revise footing-LA53386/63	Owner	Les Freses [sic] Taix Restaurant
2/27/1964	LA59825	222 sq. ft. illuminated roof sign being relocated	Nite & Day Sign Co.	Lese Freres Taix Restaurant
4/16/1964	LA63902	Suspended ceiling, first floor	Owner	Pierre Taix
2/18/1966	LA19282	Erect water tank on roof	Owner	Les Freres Taxix [sic] Restaurant
1/11/1968	LA01569	One story and partial basement addition	Nielsen, Moffatt & Wolverton/Owner	Les Freres Taix
7/23/1968	LA70929	Shoring for installation of new basement	Nielsen, Moffatt and Wolverton	Les Freres Taix Restaurant
3/17/1969	LA84312	Projecting sign	Three Star Sign Co.	Taix Restaurant
5/29/1970	LA9687	Install steel beam in intr. kitchen non brg. masonry wall opening (previously cut)	Andre V. Pastor	Taix Restaurant
1/4/1971	LA1171	Ceramic tile, walls and quarry tile floor	Andre Pastor	Taix Brothers
11/4/1975	LA16239	Alter existing office and dining room by relocation of stair	Nielsen, Moffatt & Wolverton/McCormick Const.	Les Freres Taix Restaurant
2/15/1979	LA77720	Int. alterations – convert wine shop to banquet rm – change use – int. work only	R. C. Nielsen	P. Taix

PRELIMINARY ASSESSMENT REPORT

## Taix, 1911 W. Sunset Boulevard, Los Angeles

HISTORIC RESOURCES GROUP

DATE	PERMIT NUMBER	WORK PERFORMED	ARCHITECT/CONTRACTOR	OWNER
4/3/1990	VN79218	Wall sign	3 Star Signs	Taix Restaurant
7/30/1991	LA78691	Remodel 2 bathrooms to comply with HC	Royce Const	Mike Taix
10/24/2000	LA05462	One porte cochere roof sign states "Taix French Restaurant," one illuminate dbl sides projecting sign, two wall signs	Victor Montgomery/Owner	Raymond M and Toni R Taix, et al
10/25/2000	LA05481	Façade and storefront remodel (see PCIS comments). Work including cosmetic finish repair, add (4) metal trellis with concrete footing, (3) wood trellis, and (10) wood shutters.	Victor Montgomery/Owner	Raymond M and Toni R Taix, et al

PRELIMINARY ASSESSMENT REPORT

## Taix, 1911 W. Sunset Boulevard, Los Angeles

HISTORIC RESOURCES GROUP

**APPENDIX B: PHOTOGRAPHS OF EVALUATED RESOURCE**



South (primary) façade, view facing northwest.



South (primary) façade and surface parking lot, view facing northeast.

**PRELIMINARY ASSESSMENT REPORT**

# **Taix, 1911 W. Sunset Boulevard, Los Angeles**

**HISTORIC RESOURCES GROUP**



Detail view of primary entrance from Sunset Boulevard, view facing north.



West façade and projecting canopy, view facing northeast.

PRELIMINARY ASSESSMENT REPORT

## Taix, 1911 W. Sunset Boulevard, Los Angeles

HISTORIC RESOURCES GROUP



North (rear) and west façades and surface parking lot, view facing southeast.



North façade and surface parking lot, view facing southeast.

PRELIMINARY ASSESSMENT REPORT

## Taix, 1911 W. Sunset Boulevard, Los Angeles

HISTORIC RESOURCES GROUP



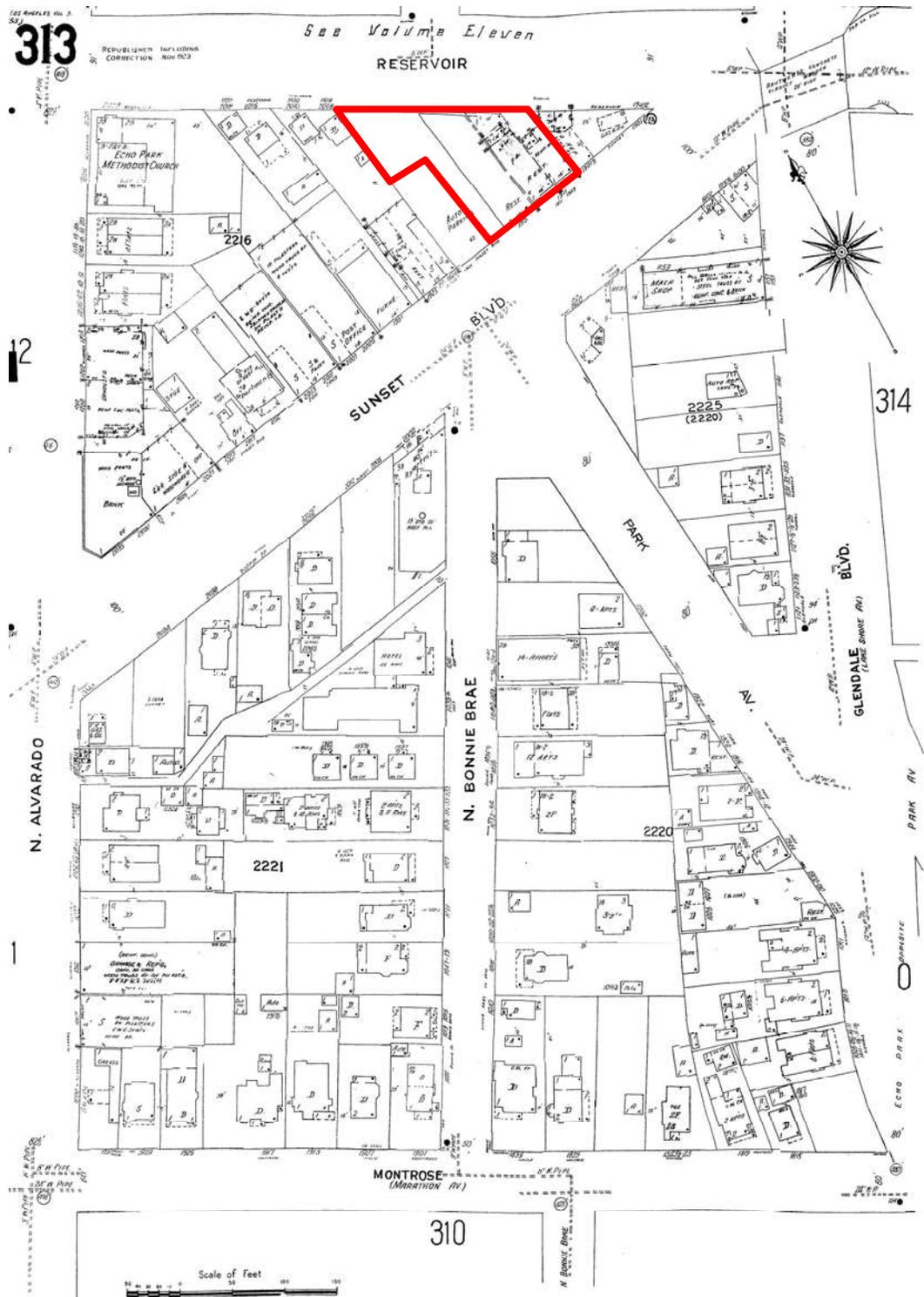
Two-story rear addition with "TAIX" roof sign, view facing southwest.

PRELIMINARY ASSESSMENT REPORT

## Taix, 1911 W. Sunset Boulevard, Los Angeles

HISTORIC RESOURCES GROUP

APPENDIX C: SANBORN FIRE INSURANCE MAP

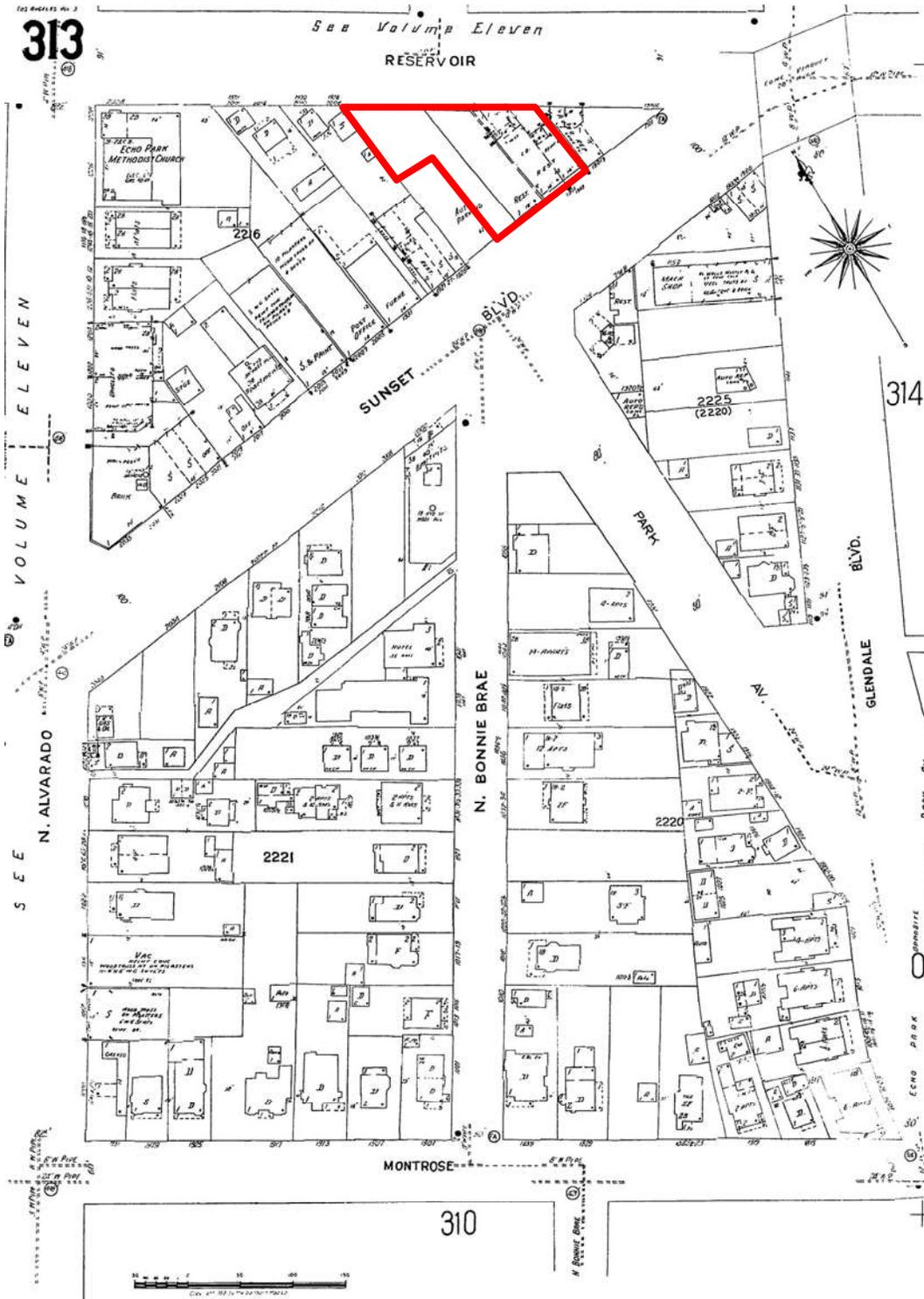


1950 Sanborn Fire Insurance Map. Subject property outlined in red.

PRELIMINARY ASSESSMENT REPORT

# Taix, 1911 W. Sunset Boulevard, Los Angeles

HISTORIC RESOURCES GROUP



1955 Sanborn Fire Insurance Map. Subject property outlined in red.

PRELIMINARY ASSESSMENT REPORT

# Taix, 1911 W. Sunset Boulevard, Los Angeles

HISTORIC RESOURCES GROUP

APPENDIX D: HISTORIC PHOTOGRAPHS AND DRAWINGS

**321 Commercial Street (Taix Original Location)**



Taix French Restaurant (original), 321 Commercial St., c. 1954. Source: Los Angeles Public Library Photo Collection.



Taix French Restaurant (original), 321 Commercial St., c. 1956. Source: Los Angeles Public Library Photo Collection

PRELIMINARY ASSESSMENT REPORT

# Taix, 1911 W. Sunset Boulevard, Los Angeles

HISTORIC RESOURCES GROUP



Taix French Restaurant (original), 321 Commercial St., with City Hall behind, c. 1956. Source: Los Angeles Public Library Photo Collection



Taix French Restaurant (original), 321 Commercial St., with new Federal building behind, 1960. Source: Los Angeles Public Library Photo Collection

PRELIMINARY ASSESSMENT REPORT

## Taix, 1911 W. Sunset Boulevard, Los Angeles

HISTORIC RESOURCES GROUP

**1911 W. Sunset Boulevard (Prior to its Occupancy by Taix)**



Sketch of Botwin's Restaurant from Botwin's menu, 1941. Source: Los Angeles Public Library Digital Collections.

PRELIMINARY ASSESSMENT REPORT

# Taix, 1911 W. Sunset Boulevard, Los Angeles

HISTORIC RESOURCES GROUP

**APPENDIX E: REFERENCE ARTICLES**

**PRELIMINARY ASSESSMENT REPORT**

# **Taix, 1911 W. Sunset Boulevard, Los Angeles**

**HISTORIC RESOURCES GROUP**

## THE FRENCH CELEBRATION.

### The French Colony Commemorates the Fall of the Bastille.

The Fourteenth of July is to the French people almost equivalent to our own Fourth. It was on the former day, in the year 1789, that the populace of Paris enounced their Declaration of Independence — a declaration whose page was written in blood. Goaded to desperation by the enormous oppression which ground them down, they assailed the atrocious Bastille, and left its massive walls in ruin. The anniversary of that day still sets the blood running with livelier thrill in the veins of every son and daughter of La Belle France, wherever now resident.

The French colony of Los Angeles, which is numerous and includes many well-known citizens, gave the anniversary due celebration yesterday. The day was ushered in with a salute. At 10 a. m. a procession marched from Aliso street, down Los Angeles to First, to Main, to Plaza, thence counter-marching to the hall of the Cercle Francaise, where interesting exercises were held. The "Marseillaise" was feelingly sung by Madam Marra, the large audience joining enthusiastically in the last verse. M. Louis Bentous, President of the Day, made an able speech, which was warmly applauded. A patriotic song was well sung by M. Laurent Fannon. The oration of the day was delivered by M. Toussaint Lestrade. M. Leon Loeb, Consular Agent of France, and Honorary President of the Day, made an appropriate address. Patriotic songs by the audience were followed by a grand banquet. About 8 p. m. there was a pleasing display of fireworks from the balcony of the hall (the old Merced Theater) and an immense crowd packed Main street to watch the whizzing rockets and sputtering Roman candles. A large pedestal had been erected on the balcony, and on this a stalwart Frenchman, appropriately draped, posed in representation of Bartholdi's noble statue, while red fires below gave a striking effect.

The fire works over, all hands repaired to the hall, where a grand complimentary ball was tendered by the Cercle to the French colony. The hall was crowded, and the festivities lasted far into the morning. Following were the directors of the ball:

Reception Committee, Leon Loeb, Mayor Spence, Wm. Lacy, R. F. del Valle, Jean Bentous, Martin Biscailuz, Dr. H. Nadeau, Dr. Ch. de Szigethy, Ed. Roth, P. Beaudry, G. Ducommun, G. d'Artois, F. L. Hicho, George J. Davis, C. Gasagne, A. Gondran, L. Meamer, Ph. Garnier, H. Clary, A. Vignolo, G. Pellsaler, B. Mesplou.

Committee of Dances, G. Michaux, G. Gilly, L. Vignes.

## "VIVA LA FRANCE!"

### French-American Citizens Celebrate the 14th of July.

#### How the Fall of the Bastille is Remembered.

#### When Monarchical Tyranny Gave Way to Republican Liberty.

#### Music and Speeches by Prominent Citizens—The Festivities End With a Grand Ball and Supper.

The French-American citizens of Los Angeles fittingly celebrated yesterday the anniversary of the fall of the Bastille. The 14th of July, to those who claim France as their fatherland, is a day as sacred to patriotism as is the Glorious Fourth to native Americans, for it was on that date in 1789 when the populace captured and destroyed the citadel of monarchy, tyranny and oppression. Since that time, which marked the beginning of the French Republic, the returning anniversary has been annually observed.

At 8 o'clock last evening a large company of both sexes congregated at Hazard's Pavilion to participate in the literary exercises of the evening. The pavilion had been beautifully decorated for the occasion, festoons of red, white and blue bunting being suspended from the ceiling, and drapings of tri-color gracing the walls and balconies. Upon the stage, on either side, sat pretty girls with large flags of the United States and of France, the two republics that started the experimental form of government at nearly the same time and have since been bound together in ties of sisterhood.

The exercises of the evening were opened by the orchestra playing "The Marseillaise," after which Louis Sentous, Sr., was introduced by Honorary President Leon Loeb as the president of the day, and he made a few pleasant remarks to the assemblage.

The orchestra next played "The Star Spangled Banner," which was vociferously applauded, and Mayor Hazard was introduced by President Sentous. The Mayor made one of his happy little speeches, referring to the love of liberty, the fidelity to the native country and the brotherhood of humanity. The address was heartily applauded by the audience.

Joseph Dupuy sang "The Salute to France" in a manner which evoked much enthusiasm, the words "Vive la France" always calling for a patriotic response from the audience. The singer was brought back by the audience, and he rendered another song in French which pleased his hearers as well as his former effort. Then C. W. Wescott entertained the people with his whistling, giving imitations of bird songs and other familiar sounds.

The orator of the day, Dr. de Cailhol, then addressed the audience in a masterly speech, referring at some length to the historical features of the celebration, to France before and since the Revolution and to the present status of the French people and of French-Americans.

As a suitable finale for the literary exercises everybody joined in singing "The Marseillaise," whereupon preparations were at once begun for the grand ball which followed. Many more people, in evening dress, arrived and when the chairs had been removed from the auditorium the floor was quickly occupied by handsome men and pretty women intent upon an evening of festivities.

Dancing and feasting was kept up until a late hour, when the company dispersed with little thought, perhaps, of the tragical fall of the Bastille.

## **Masonic Club Inaugurates**

*Los Angeles Times (1923-1995); Dec 18, 1929; ProQuest Historical Newspapers: Los Angeles Times*  
pg. A7

---

# **Masonic Club Inaugurates**

---

New officers of The Times Masonic Club of 1930 were inducted into office with fitting ceremonies last night at a stag Christmas dinner party at Taix French Restaurant, 321 Commercial street. Retiring President Walter G. Pfaffenberger presented James B. McBride, the new president; Joe Altman, first vice-president; C. O. Denning, second vice-president; Casley McWilliams, secretary, and Phil Baum, treasurer.

An inspirational address was given by Fuller Swift. Entertainment was furnished by Lee Shippey, creator of "The Lee Side of Los Angeles" feature of The Times, and W. A. Graff and D. H. Pfister of the advertising department. Through the courtesy of the Leavitt Cline Pictures Company the entertainment was brought to a close by the showing of two reels of motion pictures.



# THE LEE SIDE O' L.A.

BY Lee Shippey

DOWN on Commercial street, one sees the sign of the Hotel du Champ D'Or. It is only half a block from Chinatown and one wonders when and how that spot was chosen for a "Hotel of the Field of Gold."



Were there daisy fields there when Aliso street was the street of the willows?

There were not. Marius Taix, the first French baker in Los Angeles, prospered here so that he could return to his native

land for several years, much of which time he spent in a valley which Napoleon had nicknamed Champ d'Or. He loved the spot and when he returned had the idea of starting a French hotel here which would attract the French visitors who often came in from San Francisco and French settlements throughout the Southwest. He built what then was considered a hotel very creditable to the city—and it has operated as a French hotel ever since. At present some Basques operate it, but frequently some descendant of early-day French settlers comes to town and seeks out the old hotel.

# SOUTHLAND CAFES



**TAIX (French) RESTAURANT;** 321 Commercial St. It is doubtful who really enjoys Taix more—the visitor or within our gates or the Los Angeles host. For the first visit to this typically

French restaurant is an adventure akin to the thrill of standing on deck as one's ship is piloted into Le Havre. On the other hand, there isn't a Taix habitue who would admit for a moment that the 10th or 1000th visit isn't quite as exciting.

Two short blocks from the Federal Building and 500 feet from the new Union Station, Taix has connoted fine food for more than a decade. Most of the diners sit at family tables and enjoy helping after helping of their favorite dish—I always find myself concentrating upon the crisp green salad with a dressing of wine vinegar and olive oil though in your case it might be their famous soup or one of their superlative entrees. For those preferring privacy, however, there are intimate little booths in a special room at a slight additional charge.

Table d'hote luncheon is 40 cents, served family style. Dinner at the family tables is 50 cents, except for the special Thursday and Sunday dinners with chicken as the piece de resistance. These are 60 cents. Both wine and cocktails may be had if you like.

Taix has grown in 12½ years from a small two-room restaurant to its present three rooms and banquet hall. The expansion has meant no loss, however, in cozy informality or French hospitality.

One World's Kitchen experience I enjoy very much is the "eating tour" of restaurants and cafes I take as your proxy gourmet. My only regret in this connection is that the World's Kitchen only comes twice a year, while I would enjoy my role of cookery connoisseur more frequently. We are advertising the merits, you'll note, of a comprehensive variety of restaurants. Whether your preference is for exotic dishes or "home-cooked" foods, you'll find them here.

*Marian Manners*

# De Gaulle Sailors to Be Feted Today

## Officers and Crew to Be French Colony's Guests

Vacationing in Southern California after months at sea on the Free French cruiser *Triomphant*, 40 officers and crew members today will be the guests of the France Forever Committee.

The cruiser, reputed to be one of the fastest afloat, is in San Diego being reconditioned after its long voyage from an undisclosed port.

The group will be entertained at noon at Taix restaurant, 321 Commercial St., where the officers and men will be met by Rene Portier and Francois Giacomone, vice-presidents of the France America Committee for Southern California, and Marius Taix, treasurer of the organization.

---



**GREETINGS**—Rene Portier, vice-president of France Forever Committee, shakes hands with Capt. Philippe Auboyneau of Free French cruiser *Triomphant*, as Francois Giacomone, also a committee vice-president, and members of crew look on. Times photo

## Free French Sailors Dined by Colony in Los Angeles

Captain and 36 Officers and Crew Members  
of Cruiser *Le Triomphant* Receive Welcome

"France Libre!"

This greeting (Free France) was shouted in Los Angeles yesterday as scores of members of the French colony welcomed 36 officers and crew members of the Free French cruiser *Le Triomphant*, now overhauling at San Diego.

The sailors, led by Capt. Philippe Auboyneau, came to Los Angeles by bus to be guests of the France Forever Committee of Southern California.

They were guests at a luncheon at 321 Commercial St., where Marius Taix, treasurer of the France Forever Committee; Rene Portier and Francois Giacomone, vice-presidents of the organization, acted as hosts.

Later the sailors were guests of various members of the French colony. They returned to their ship late in the evening.

## TAIX RESTAURANT AT 7,000,000-MEAL MARK

*Los Angeles Times (1923-1995); Oct 17, 1957; ProQuest Historical Newspapers: Los Angeles Times*  
pg. B7

# TAIX RESTAURANT AT 7,000,000-MEAL MARK

Seven million meals have been served at the long family-style tables at Taix French Restaurant since he opened the business 30 years ago today, according to Co-owner Marius Taix's records.

From its inception the restaurant has occupied its original quarters in an old business block at 321 Commercial

St., long owned by the Taix family, but has expanded fourfold to include additional space in an adjoining building. The family members have been Los Angeles residents since the 1880s.

Taix and P. L. Larquier, who joined him a few months after the business started, are still active in its operation. Raymond Taix, a son,

---

is now manager and is assisted by Pierre Taix and Mrs. Lucille Taix Narp.

For many years the restaurant maintained a special lunchtime table for members of The Times staff.

---

### Queen Named

Auburn-haired Phyllis Jumper was named yesterday as queen of the East Los Angeles Junior College home-coming Oct. 26.

---

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

## **O'Malley to Speak**

**Walter O'Malley, president of the Los Angeles Dodgers, will discuss the current problems of the baseball club at a meeting of the Civic Center Optimist Club on Wednesday noon at 321 Commercial St.**

## **\$185,000 Given Chest by Plane Plant Workers**

*Los Angeles Times (1923-1995)*; Nov 15, 1960; ProQuest Historical Newspapers: Los Angeles Times  
pg. B3

### **Problems of Africa Will Be Discussed**

Problems of the new African nations and their acute shortage of trained administrators will be discussed by Peter McLoughlin of the Institute for African Studies at UCLA at a 6 p.m. dinner meeting of the American Society for Public Administration, Wednesday at Taix Restaurant, 321 Commercial St.

# Senate Group Approves Federal Building Here

## \$27 Million Civic Center Project Voted; Compromise Includes Harbor Facilities

**Times Washington Bureau**  
WASHINGTON — The long campaign for a new federal building in the Los Angeles Civic Center neared a successful end Tuesday when the Senate Appropriations Committee voted to provide \$27,388,500 for the project.

The House voted the same amount almost two months ago for the new building.

The Senate committee gave the Los Angeles project its approval in sending to the Senate a \$9,150,506,000 money bill to finance various independent federal agencies and offices during the fiscal year that began July 1.

### Accepts House Compromise

In approving the big spending bill, the Senate committee accepted without change the House-drafted compromise designed to solve the bitter controversy over housing for Los Angeles customs facilities.

This compromise, resulting from angry harbor area protests against plans to consolidate all customs facilities in the new federal building,

provides \$2 million to construct a customs appraisers store and warehouse at the harbor. The warehouse and other customs offices presently are scattered in various downtown locations.

However, the appropriations bill provides all the funds needed to construct the new Civic Center building to original specifications.

Whether the customs offices that will remain downtown will be moved into the new building still is a question. However, there was little question that funds for the project will be available shortly — probably sometime next month.

The Senate is expected to approve the appropriation bill, in which the Los Angeles funds are contained, either late this week or early next week. However, the bill will have to return to the House for compromise on extra funds added by the Senate for the nation's space program.

Little difficulty in reaching a compromise is foreseen,

thus permitting the bill to go to the White House and certain approval by approximately mid-August.



**LANDMARKS DOOMED.**—Marius Taix stands atop his restaurant on Commercial St., also site of his birthplace, and observes beginning of construction of new federal building that will change the face of downtown Los Angeles. Times photo

# U.S. 'Giant' Erases Old Landmarks

## Federal Building Altering Face of Downtown L.A.

BY RAY HEBERT  
Times Urban Plans Editor

Marius Taix watched the remnants of his old neighborhood slip away Tuesday.

It was a sad day for the veteran Los Angeles restaurateur, but a noteworthy one in the city's fast-changing architectural development.

Downtown Los Angeles is getting a new building—an eight-story behemoth said to be the largest office building ever erected here.

But, to Taix's dismay, it is engulfing the neighborhood he knew as a young man. It threatens his birthplace and the restaurant he established—on the same site—many years later.

### Cause of Controversy

Taix has known for months, of course, that it was coming.

Controversy had boiled around plans for the new structure, delaying its start and at one time threatening the entire \$27.8 million project.

Originally, the structure was planned as a customs house and federal office building.

Then last year, after a bitter fight between harbor interests and downtown foreign trade businessmen, Washington officials changed signals and decided to concentrate all customs activities at either Los Angeles or Long Beach Harbors.

That changed the concept of the new building to be erected on property owned by the government at the east end of the Los Angeles Civic Center.

### Design Revised

Design revisions were ordered. The building was to be just as large but would be known simply as the Federal Office Building. Customs will occupy only token facilities.

Finally, without fanfare, construction crews moved onto the two-block site last week.

A fence went up, excavation work began and demolition crews starting tearing down the few remaining buildings Taix had known as a youth.

On Tuesday he watched from his restaurant, tucked away on Commercial St., just a few feet beyond the government's property. Earth-moving machines shook the restaurant, a Los Angeles landmark. Dust rolled up from the excavation.

"I was born here—in the building that used to stand here—in 1893," Taix said. "My father went into business here, on this site, with a bakery in 1883. I remember we had horses stabled in back and we used to deliver

## FEDERAL BUILDING

Continued from First Page

bread—5 cents a loaf, three for a dime."

Years ago, he recalled, Commercial St. and Aliso St., a block north, constituted the heart of the city's French settlement.

"There were 4,000 French people in this area then," he said. "But this restaurant—I started it in 1927—is the only business with a French flavor left."

### 10 Buildings to Go

Taix, who operates the business with his partner, Paul Louis Larquier, recalled that the first banquet he served after the restaurant opened was for a group of Times dealers and newsboys.

"Will we be able to stay here?" he said. "That remains to be seen. We serve 28,000 meals a month and last year we had our best year. But the city is making inquiries about our property. I believe they want it for a parking lot."

Down Commercial St. and up and down San Pedro St., 10 buildings that have been Taix' neighbors for years are coming down.

At least two, he said, date back to the 1890s and were part of the original business community that formed the heart of downtown Los Angeles 70 or 80 years ago.

How does Taix view the new Federal building?

"I don't like it. Eventually it will probably force us out," he said.

Actual construction of the building, said project manager Leon Berkovsky, will start Jan. 25 with the pouring of concrete for the foundation. The J. W. Bateson Construction Co., Inc., of Dallas, is building it and expects to complete the job in 27 months.

According to designs

drawn by a team of architects headed by Welton Becket and Associates, the structure's main entrance, opening into a two-story lobby, will front on Los Angeles St.

Exposed white marble columns will extend the full 100 ft. height of the building. Aluminum and glass will be used extensively in its exterior treatment.

### Full Face-Lifting

When completed, the building will house 23 government agencies and have a daytime working population of 4,800.

The project will literally revamp Taix' neighborhood and make it unrecognizable to old timers.

Temple St., for instance, will be cut through to form the property's south boundary. San Pedro St., north of Temple, has been closed off to permit demolition of buildings 100 ft. east of San Pedro. Commercial St. will be closed, almost to the edge of Taix' property. And Aliso St., the building's north boundary, will be cut through to Alameda.

Said Taix, "It's going to be a big, beautiful building. I hope we can stay."

# ROUNDABOUT

... with Art Ryon

If you are out Westwood-Santa Monica way and long for a robust luncheon without the soup-and-salad routine, drop into the Fox & Hounds (2000 Wilshire Blvd., Santa Monica) and try one of their Walter's Sandwiches.

Being one of our better restaurants, everything at the Fox & Hounds is good, including the service.

But this sandwich is something... a sort of meat salad piled atop Russian rye bread and shredded lettuce, all so far down under there you're not likely to get to it anyway. There are thin slices of Holland ham, turkey, and Swiss cheese, covered with 1000 Island dressing and garnished with strips of bacon, quartered tomato and egg slices. Delicious — \$1.85.

But, who is Walter, for whom this illustrious sandwich is named? The owner? Manager? Maitre d'? Nope. He's Walter Guttman — pantryman.

★

Members of the cast and crew of the "Hawaiian Eye" television series have been dropping in at the China Trader, 4200 Riverside Dr., Toluca Lake. What's more, they sometimes bring musical instruments and have impromptu jam sessions. (Those Navy grogs and maitres can do wonders.)

One of the reasons for all this is that Doug Mossman, who worked on the "Eye," is now maitre d' at the Trader.

★

An "eating landmark" in Los Angeles — if there is such a thing — has, for 35 years, been Taix French Restaurant at 321 E Commercial St., run all these years by Marius Taix and famous for family-style dining.

Well, his sons Raymond

and Pierre Taix, and son-in-law, John Narp — all of whom learned the business under the elder Taix — recently bought Botwin's. They've remodeled it, changed the name to Les Freres Taix, and launched a menu with complete dinners for as little as \$2.

Located on Sunset Blvd., one block east of Alvarado St., and with the baseball season coming up, Les Freres Taix should be very handy for a lot of people on their way to Dodger Stadium.

★

This jellied booze thing that Mrs. Mae Sica and I dreamed up seems to be catching on.

Now, an Irish whisky company has a recipe for jellied Irish coffee: Two envelopes Knox unflavored gelatine, two-thirds cup sug-

ar, one-quarter teaspoon salt, one-quarter cup powdered instant coffee, three cups water, one-quarter cup Irish whisky.

Mix gelatine, sugar, salt and instant coffee in saucepan. Stir in one cup of water. Place over low heat, stirring constantly until gelatine and sugar are dissolved. Remove from heat. Stir in remaining two cups of water and the whisky. Pour into eight stemmed glasses or a mold. Chill until firm. Top with whipped cream.

★

Since it opened three years ago, the excellent Miyako Sukiyaki Restaurant at 139 S Los Robles St., Pasadena, has had only one drawback — no cocktails. (And, believe it or not, Japanese demand them the most.)

Now that they have just installed a cocktail service bar, another problem has arisen: Teaching the Japanese waitresses the names of all the drinks.

★

Although they're entirely different, the best strawber-

ry shortcakes around are at the Red Coach Inn at Disneyland and Sportsmen's Lodge in Studio City.

★

Soup du Jour or French onion.

## Original Bargain Duplicated

The family and I finally got around to trying what some people call "the new Taix." It is at 1911 Sunset Blvd., just east of Alvarado St., and its true name is Les Freres Taix. It is the old Botwin's Cafe and is somewhat, decor-wise, a far cry from the original Taix down on Commercial St. — tufted leather booths, carpeting, tablecloths, and attractive waitresses rather than



80-year-old waiters. Incidentally, the original Taix is still in business, hasn't yet been bulldozed as a lot of people seem to think. Anyway, at the so-called "new Taix," you get the same generous tureen of excellent vegetable soup, salad with the same garlicky dressing, huge serving of pot roast with large portions of tomato-infested zucchini, creamed au gratin potatoes, sherbet, and coffee—all for \$2.25. It is not exactly a gourmet repast. But, you can't beat the price. What's more, they have a red Mountain Wine for 90 cents a half bottle (by Louis Martinez) that needs no apologies. And the cocktail lounge is exceptionally attractive. For an economical dine-out treat for the family or to take out the girl friend on the night before payday, this is one of the town's better bargains.



## Taix Carries on Tradition

Carrying on a family tradition dating to the early days of the city when the original Taix French Restaurant was opened on Commercial St., Les Freres

Taix opened its doors to the dining public just over two years ago. In the intervening months the handsome restaurant and cocktail lounge has become the rendezvous of devotees of great French cuisine throughout the Southland.

Under the personal direction of Pierre Taix and John Narp, the very essence of France and of Paris have been captured for your enjoyment. You'll delight in the superb creation of the famed dishes for which this enchanting land is noted. Enjoy the decor, which reflects the character of the French nation, and appreciate the quiet but capable service of a carefully selected staff whose every effort is directed to seeing that nothing distracts from the complete enjoyment of your meal.

# Larquier, Co-Owner of Taix Restaurant, Dies

Requiem Mass for Paul Louis Larquier, 75, co-owner of Taix Restaurant, will be celebrated Thursday at 9:30 a.m. at Holy Cross Mausoleum Chapel.

Mr. Larquier, a prominent member of the French colony in Los Angeles and a resident of the city since 1907, died Monday in his office at 321 Commercial St.

Mr. Larquier and Marius Taix started the downtown restaurant 35 years ago.

## Cited By French

For his work on behalf of the French people during World War II, Mr. Larquier was decorated as a Chevalier of the Legion of Honor.

Rosary will be recited Wednesday at 8 p.m. at Godeau & Martinoni Mor-

tuary, 828 W Washington Blvd.

Mr. Larquier is survived by his wife, Rose, of 829½ S Hobart Blvd.; a daughter, Mrs. Marie Rose Wolf, a son, Paul A. Larquier, and seven grandchildren.

# Taix French Restaurant to Become Parking Lot

## Old Brick Structure Condemned by U.S., Will Be Razed for Federal Building Use

BY JACK SMITH

Times Staff Writer

For 37 years, Taix French Restaurant has lived and prospered in the shadow of the Civic Center.

Thursday afternoon a new shadow reached out symbolically and laid a dark finger over the old brick building at 321 Commercial St.

Marius Taix, 74, stepped out on the sidewalk in front of the restaurant and looked up at his nemesis — the mammoth hulk of the new Federal Building.

### Condemnation Suit

Taix has just been advised of the federal government's new condemnation suit—a "declaration of taking," it is called—by which it proposes to acquire and demolish the restaurant and the 52-year-old hotel next door.

The two buildings, along with a small adjoining parking lot, have been in the Taix family since Marius Taix's father, also named Marius, emigrated from France and settled here in the 1880s.

"I was born right here on this spot," said the younger Marius Taix. "It was a bakery then, and our home, too. When I was born we didn't even go to a hospital."

### Built By Father

The restaurant building and the small three-story hotel were built by Taix's father in 1912. Marius Taix opened the restaurant in 1927.

"We've seen some good days," he recalled, "and not too many bad days."

Over the years Taix's patrons have included the celebrated and the notorious of Los Angeles civic life, many of whom ate "family style" at the long tables, enjoying tureens of Taix's famed soup and salad and the pot luck "specialite de la maison."

It has been a family business. Taix's wife, Claudia, once served as hostess, and their sons, Raymond, 41, and Pierre, 39, grew up in the

Please Turn to Pg. 8, Col. 1



END OF AN ERA — Marius Taix, owner of Taix French Restaurant, has been advised that U.S. government has condemned his place, will demolish it and turn it into parking lot for Federal Building.  
Times photo

## TAIX RESTAURANT

Continued from First Page

restaurant. Raymond is now its manager and Pierre manages the new Les Freres Taix on Sunset Blvd. Their uncle, Louis Sangouard, is chef of both establishments.

"The boys," said Mrs. Taix at the restaurant Thursday, "were doing dishes here from the time they were 12 years old."

U.S. Atty. Francis C. Whelan said the government proposes to pay \$412,000 for the Taix property, which totals about 20,000 sq. ft.

Taix said he expects he

will have to move out by Oct. 1.

He feels a little sad, he added, especially when he realizes that the place of his birth and his life's work will soon be nothing but another parking lot.

"They're going to make room for 2,800 cars," he said, looking up at the new building, "and they've already got room inside there for 400."

Will he retire once the old restaurant is torn down?

"I have an idea what I am going to do," he said, "but I'm not going to tell."

# **TAIX**

## **FRENCH RESTAURANT**

**After 37 Years Of Continuous  
Business, Regretfully Announces  
To Its Many Patrons The Closing  
Of Business At 321 Commercial  
Street As Of October 12, 1964.**



*The Management Wishes To Express  
Its Gratitude and Appreciation  
For The Privilege Of Having  
Served You.*



**FAREWELL TOAST-** -Marius Taix, right, and son, Raymond, drink champagne toast to Taix French Restaurant, which went out of business Monday.

Times photo

## Old Taix Restaurant Goes Out of Business

BY JOSEPH JARES

Times Staff Writer

Sad customers said au revoir Monday night to Taix French Restaurant, the downtown landmark that served good food at low prices for 37 years.

The old brick building at 321 Commercial St. will be torn down to make way for a six-level parking structure to serve the new Federal Building.

On hand for the last night of business was Marius Taix, who was born on the site of the restaurant 71 years ago. At that time it was his father's bakery. Missing was his long-time partner, P. L. Larquier, who died three months ago today.

### Seeks New Site

Taix (pronounced "Tex") plans to open another downtown restaurant if he can find a suitable lot. He actual-

ly feels lucky because the city government condemned half his property 23 years ago for a streetcar line but never got around to taking it.

Taix, his son Raymond, 39, and Larquier's son, Paul, 41, drank farewell glasses of champagne and seemed less unhappy about the closing than their customers.

One man, after downing his \$1.60 worth of sourdough bread, soup, string beans, spaghetti, French fries, salad, baked ham, coffee and fresh fruit, wrung Marius' hand and said:

"We'll never forget you; we've spent many wonderful hours here."

# Marius Taix, Restaurateur, Rites Planned

Rosary for Marius Taix, Los Angeles restaurateur, will be recited at 8 p.m. today in Our Lady Queen of Angels (Plaza) Church.

Mr. Taix, 73, died Friday in Riverside County Hospital following a brief illness.

His restaurant, a downtown landmark for 37 years, was torn down in 1964 to make room for the new Federal Building.

Taix Restaurant, established in the building where Mr. Taix was born and where his father once ran a bakery, featured French cooking served family-style at long tables. It was at 321 Commercial St.

Mr. Taix's sons, Raymond and Pierre, now run a restaurant on Sunset Blvd. Other survivors include his wife, Claudia; a daughter, Mrs. Lucille C. Narp; two grandchildren and two sisters, Mrs. Angela Chaix and Mrs. Marcella Dehail.

Requiem Mass will be celebrated at 9:30 a.m. Monday in the church.

## **Annual Dinner to Benefit Shelter for Homeless Women**

*Los Angeles Times (1923-1995)*; May 20, 1986; ProQuest Historical Newspapers: Los Angeles Times  
pg. H2

# **Annual Dinner to Benefit Shelter for Homeless Women**

Nancy Mintie, founder/director of the Inner City Law Center, will speak about the problems of homeless women at the annual dinner Thursday to benefit HOMING, a Los Angeles shelter for homeless women.

Since its inception in 1981, the organization has provided food, clothing, shelter and transportation to more than 400 women and helped them find low-cost housing, look for jobs or apply for public assistance.

The dinner will be at Les Freres Taix Restaurant. Reservations or information: (213) 735-3225.

## **Taix Restaurant**

*Los Angeles Times (1923-1995); Jun 16, 1967; ProQuest Historical Newspapers: Los Angeles Times*  
pg. D6

# **Taix Restaurant**

Taix French Restaurant,  
1911 Sunset Blvd. is owned  
and operated by four part-  
ners, John Narp, Louis  
Sangouard, Pierre Taix,  
and Raymond Taix.

---

## **Les Freres Taix**

*Los Angeles Times (1923-1995);* May 26, 1988; ProQuest Historical Newspapers: Los Angeles Times  
pg. GD6

---

### **Les Freres Taix**

Authentic country French cuisine is featured at Les Freres Taix French Restaurant, 1911 Sunset Blvd., Los Angeles.

The restaurant has a wine cellar with about 300 selections.

Five banquet rooms are available to accommodate groups of 20 to 100 people.

Hours are 11 a.m. to 10 p.m. Monday through Saturday and 11 a.m. to 9 p.m. Sundays.

For reservations or more information, call (213) 484-1265.

## RESTAURANT REVIEW

# Les Frères Taix: It's Almost Like Home

By CHARLES PERRY

How long ago did I last visit Les Frères Taix? I thought it was called "Friar Tex," after a gun-toting pard of Robin Hood's, that's how long ago. I think it was the only French restaurant I ever saw until I was old enough to get into my own trouble.

The family reckoned its expedition into this alien French territory a success, as I recall. My father was relieved that the waiter had not forced him to order in French, and I expect he was glad that the tab was not as high as he might have feared. My mother seemed pleased that French cuisine was not, after all, so different from her own home cooking. Vegetable soup, lettuce salad, meat with gravy, sherbet: *voilà!*

Los Angeles has gotten a lot more sophisticated about French food since then, but Les Frères Taix has scarcely changed a hair. It still has easygoing waiters and low prices, and it still underplays its Frenchness at just about every turn. A wise policy, surely, to judge by the loyalty of its customers. The only way you can tell Taix isn't officially trendy is that its parking lot is full of Lincolns rather than BMWs.

In one way, it's way ahead of many a hotter place. The wine list is famous, amazingly broad both in French and California selections and almost impossibly cheap. Not only that, you can buy wine by the case here, cheaper than at a lot of wine stores.

When you sit down, you get decently sour, though not particularly crusty, sourdough bread, and sometimes (not always, for reasons that escape me) a plate of celery, radishes and green onions. There's a basic menu of a dozen meat, fish and chicken dishes to choose from, plus a few cautiously Frenchified pastas and a regular dish of the day: e.g., on Tuesdays it's tongue. There are also some blackboard specials where you might see a strange and exotic word like *Cajun*, but they

tend to be gone by 7:30 or 8 p.m. Taix diners are early diners.

Before your entree comes the soup of the day, usually a cabbagey vegetable soup that might be varied with pasta or beans, and then a green salad. Taix is loyal to iceberg lettuce, and you're not likely to see any radicchio around these parts. You might have preceded soup and salad, though, with some a la carte appetizers, perhaps Taix's surprisingly tender *escargots*, or a mild liver *pâté*, or hearts of palm with iceberg lettuce.

The entrees still tend to be meat with gravy, accompanied by scalloped potatoes and some zucchini spears stewed with tomato. And the gravy varies scrupulously with the meat. With the roast chicken, it has mushrooms and a bit of tomato in it; with the *attereau* of beef (a hamburger steak with an unusual coarse and juicy texture), it's scented with cinnamon and clove; with *porc financier*, a Monday-night special, it has onions, mushrooms and a strong dose of red wine, making a dish of pork that resembles *coq au vin*.

Dinner comes with sherbet, but

there are also a la carte desserts to choose from. The choice might be a mainstream cheesecake with a bit of lemon flavor, a puff paste shell filled with canned-type cherry pie filling, a chocolate mousse that's rather like chocolate pudding, or a chocolate cake that tastes like a cross between Duncan Hines and an Orco cookie.

Altogether, the effect is a lot like home cooking. The meat, while never actually tough, is no more tender than you'd expect at these amazingly low prices. The rice pilaf speckled with carrot could be Minute Rice. Even the ambitious dishes are the sort of thing we tend to figure we can do at home, like trout *almandine*.

In short, Taix is the most curious thing in the L.A. food world: a restaurant for the wine lovers who are not foodies. As was Friar Tex and his merry *hombres*, I believe.

*Les Frères Taix, 1911 Sunset Blvd., Los Angeles, (213) 484-1265. Open for lunch Monday through Saturday, for dinner nightly. Full bar. Valet parking. American Express, MasterCard and Visa accepted. Dinner for two, food only, \$15-\$49.*

**OBITUARIES/FUNERAL ANNOUNCEMENTS (5)**

*Los Angeles Times (1923-1995); Feb 9, 1995; ProQuest Historical Newspapers: Los Angeles Times*  
pg. WVA26

**TAIX, Claudia S.** widow of Marius Taix, founder of Taix Restaurant; loving mother of Lucille Narp, Raymond Taix, and the late Pierre Taix; also survived by two grandchildren, Suzanne and Michael Taix; three great-grandchildren.

Funeral Mass 10am, Friday at Calvary Mausoleum Chapel. **Pierce Brothers Cunningham & O'Connor, Hollywood.** In lieu of flowers, donations may be made to: American Cancer Society, 3255 Wilshire Blvd., Los Angeles, CA 90010.

## The Best Kept Wine Secret in L. A.

Berger, Dan

*Los Angeles Times* (1923-1995); May 21, 1989; ProQuest Historical Newspapers: Los Angeles Times  
pg. M109

### RESTAURANTS

# The Best Kept Wine Secret in L.A.

By DAN BERGER

**F**rom the outside, Les Freres Taix on Sunset doesn't appear to be the kind of restaurant that would have one of the great wine lists in America. Maybe that's what makes it such an incredible place. It's still unknown.

Well, not exactly unknown. Any night of the week the valets can be seen scampering to handle the traffic. It's just that a place that has about 200 seats for dinner and serves twice that number of diners on weekend nights should be selling more than \$250,000 worth of wine a year.

It's not. It is, however, doing more than twice the wine business it did in 1984, the year before Mike Taix took over the wine program from his father and turned it from something that was merely interesting to something that was exciting and dynamic.

It wasn't until about a year ago—when Taix began printing a multi-page computerized menu listing virtually every drinkable wine owned by the restaurant—that the real intent of this program took shape. (Previously, only 30 or 40 of the restaurant's wines were printed on a menu and it was rarely updated.) It may be another year before Mike gets his true pay-back: national recognition.

Here are a few of the things this wine program offers:

- Good wine-by-the-glass selections that change often.

- 450 selections all priced so low you think they're a misprint.

- Many wines for sale to take home by the case—at prices competitive with the deepest-discount shops in town.

Some examples: There are 25 white Burgundies priced at less than \$30 a bottle, including 13 from the famed 1985 vintage; 37 California Chardonnays priced at \$20 or less (including 1987 Silverado at \$16.75, 1985 Vichon at \$18.75 and 1985 Simi at \$17.75); 80 Bordeaux including 1976 and 1978 Chateau Montrose at \$30 and 1974 Lynch Bages at \$27; and a string of California Cabernets, many from older vintages.

You won't find any vertical se-

lection of Chateau Lafite-Rothschild here, however, because Mike buys with his palate, not his ego.

"I'm a close-out buyer," he said. "I buy good wines in small quantities until I find that 'deal' that other people can't see because the name is wrong."

Such a wine is the 1981 Chante-Alouette, white Hermitage from Chapoutier, a wine you can buy for \$9.75 a bottle here, or \$3 a glass. The wine is a good example of an older white Hermitage. It would sell for about \$13 a bottle at retail. Mike bought dozens of cases of it after the wholesaler went out of business.

He made the same kind of deal on a 1979 Haut Cote de Beaune red wine, which you can buy for \$8.75 a bottle with your dinner. Or you can take a case home for \$54—\$4.50 a bottle.

**T**he tradition of selling wine both on-sale (with dinner) and off-sale (for take-out) is an old one at Taix, going back to Marius Taix's pharmacy, Brunswick Drugs, on Commercial Street in downtown L.A. in the 1930s where medicinal wines were sold.

Later, his son, Raymond Taix, handled an extensive wine list at the old family-style Taix Restaurant in downtown Los Angeles. When office development forced a move to the present location on Sunset, Raymond opened a wine shop at the entrance of the new restaurant. He closed it a decade ago to add seating space.

Mike, 30, said he was raised the same way his father been raised: with wine on the dinner table. At age 16, Mike already knew what he liked. In 1985, after taking a course in wine appreciation from the late Dr. Ralph Hutchinson, Mike asked his father if he could handle the wine program.

Shortly after Raymond gave his OK, Mike stumbled upon a treasure trove of White Burgundies and Bordeaux from the 1920s hidden in the wine cellar.

The wines had been perfectly stored, and were in fine condition, but the clientele that then dined at Taix wasn't knowledgeable enough to know they were worth hundreds of dollars per bottle.

So Mike shipped them off to an East Coast wine auction house, took the profits he earned from their sale and began to stock the cellar. Fancy names or gold-sprayed labels meant nothing. Taste was everything.

And instead of re-opening the shop, Mike simply put the case prices of wines available to take home right on the wine list.

Example: 1981 Chateau Clos L'Eglise, \$22 with dinner, \$165 by the case (\$13.33 a bottle).

Case prices for older wines here are often a bargain: a 1976 Burgundy at \$19 a bottle; a 1982 Bordeaux at \$12; 1977 Louis Martini Monte Rosso Zinfandel, \$6.50. (Alas, the latter wine was discovered recently by a gentleman who bought all five cases that were left.)

There are some obvious weaknesses with this sort of buying

program—you sacrifice depth for price—but there's no denying the validity of Taix's formula for pricing younger, commercially available wine:

"I price everything at \$5 a bottle above retail," Mike says. "That way, I can discourage people from bringing in their own wine."

Of course you *can* bring in your own wine—corkage is \$5—but when you can get well-cellarred wine for the same amount you'd pay retail plus corkage, who would want to? □

*Les Freres Taix, 1911 Sunset Blvd., Los Angeles. (213) 484-1265.*

# Owner of L.A. French restaurant

VALERIE J. NELSON

**R**aymond Taix, who owned one of the oldest restaurants in Los Angeles, the French establishment Taix that his family has run since 1927, has died. He was 85.

Taix died Oct. 30 of leukemia at his Pasadena home, said his son, Michael.

The restaurant owes its beginnings to an act of capriciousness at the height of Prohibition, when Raymond was 2 years old.

After his French-immigrant grandfather built a hotel in 1912 in a French enclave downtown, he leased space to a restaurant. When federal agents accused the restaurateur of selling alcohol in the late 1920s, he tossed the keys to Taix's pharmacist father, Marius Jr., and challenged him to "do it yourself." The Times reported in 1992.

Raymond and his younger brother Pierre grew up at the restaurant in the old brick building at 321 Commercial St. As the restaurant thrived, the boys started washing dishes at Taix — pronounced "Tex" — when they were 12, their mother Claudia once said.

In 1964, a 39-year-old Raymond Taix appeared in a photograph in The Times with his father raising a toast to their restaurant, which was forced to close that October to make way for a parking structure for the new federal building nearby.

By then Taix had become a downtown landmark known for serving family-style meals and "good food at low prices." The Times said in 1994.

In Echo Park, the family had laid the groundwork for Taix to continue by opening another restaurant on Sunset Boulevard in 1962. Started by Raymond, Pierre and two other relatives, it was originally called Les Freres Taix — the brothers Taix.

Eventually, Raymond became the sole proprietor and the restaurant's name was simplified to Taix.

Two weeks before he died, Raymond was still actively involved with the restaurant, said his son, who manages day-to-day operations.

"He always told me that the restaurant was a Los An-

geles institution," his son said. "He maintained the restaurant through difficult economic times and some very serious neighborhood changes in Echo Park. He easily could have thrown in the towel many times, but he stuck by it."

Evidence of his kindness and ability as a manager is reflected in the longevity of the restaurant's workforce, his son said. More than a dozen employees have worked at Taix for more than 30 years, and two have endured for nearly half a century.

One of Taix's favorite sayings was, "If you aren't making mistakes once in a while, you aren't doing anything," said the Rt. Rev. J. Jon Bruno, the Episcopal bishop of Los Angeles who is his brother-in-law.

"He was a gentle spirit in a very wise business body," said Bruno, who worked for Taix for eight years. "He had an open heart and made sure he treated his employees with dignity and respect."

Raymond Marcel Taix was born April 28, 1925, in Los Angeles, the second of three children. He also had an older sister, Lucille.



## RESTAURATEUR

Raymond Taix was still working at the family restaurant in Echo Park two weeks before he died.

As boys, Raymond and Pierre appeared in films as members of the Robert Mitchell Boys Choir.

A 1943 graduate of Loyola High School, Taix attended Washington State University and Woodbury University. His friends from high school still gather regularly at the restaurant. Bruno said, adding that he played a mean game of gin rummy.

Taix joined the Army in 1943 and served in Guam during World War II.

Back home, he returned to the family business and the simple French country cuisine for which it was known. The roast chicken dinner that sold for 50 cents in 1928 — a dollar if a patron wanted to eat in a booth — goes for \$13.95 today.

He also built a wine list that was "famous, amazingly broad" and "almost impossibly cheap." The Times said in a 1989 review of Taix that ran beneath a headline that declared: "It's Almost Like Home."

In addition to his son, Michael, he is survived by his wife of 28 years, Toni Rae Bruno Taix, and five grand children.

# Los Angeles Times

## Taix restaurant, an L.A. institution, is sold to a luxury apartment builder

[Vincent, Roger](#). *Los Angeles Times (Online)*, Los Angeles: Los Angeles Times Communications LLC. Aug 22, 2019.



The owner of Taix French Restaurant, a Los Angeles Institution for nearly a century, has sold the property to a real estate developer that plans to turn the Sunset Boulevard site into a housing and retail complex that will include a new version of the Echo Park stalwart.

A smaller version of the restaurant, including the bar and lounge popular with Dodgers fans, will survive the makeover. The project will add about 170 luxury apartments in a six-story complex planned by the new owner of the property, developer Holland Partner Group.

Since the 1960s, Taix (pronounced Tex) has been a neighborhood favorite for weddings, funerals and family get-togethers as well as a popular watering hole before and after games at nearby Dodger Stadium. Generations of diners have come to Taix to order country French dishes such as onion soup, mussels, beef bourguignon, steak frites and trout almondine.

But even though Echo Park has been in an economic renaissance for more than a decade, the restaurant business has been getting harder for the Taix family, owner Michael Taix said.

"My profits year by year have been going down," Taix said, as food and labor costs have risen. "Wholesale food prices have escalated about 100% in this decade. Costs are ballooning."

The restaurant in its current form is too big, Taix said. "There are banquet rooms that don't get used like they used to."

Taix sold the property at the intersection of Sunset and Park Avenue for \$12 million and is now leasing the building as a tenant.

Taix said he will continue to operate the restaurant in its current form while Holland seeks city approval for the new development, a process that typically takes two years or more.

When Holland receives permission to build, as is expected, Taix will remove the bar and lounge and keep its pieces in storage along with the restaurant's signature red sign. The restaurant will be closed during construction, which could take about 18 months, then reopen in the new complex, Taix said.

"We'll maintain that feeling of Taix the best we can," Taix said.

The new Taix will be 6,000 square feet, about one-third the size of the current restaurant. There will also be room in Holland's new complex for another restaurant or other retail business about the same size.

"The goal is to maintain all the charm and all the things that make Taix Taix, but put it in a new facility," said real estate broker Mark Tarczynski of Colliers International, who represented Michael Taix in the property sale.

Holland also plans to build nearly 50 apartments on an overflow parking lot Taix uses at Reservoir and Liberty streets.

Holland Partner Group, based in Vancouver, Wash., has built hundreds of high-end apartments in Los Angeles in recent years, including the Grace and the Griffin high-rise towers on Spring Street downtown.

Taix informed his 48 employees on Wednesday about the coming changes, he said. The Eastsider website first reported the sale. Holland did not respond to a request for comment.

Taix restaurant's history dates back to 1882, when Marius Taix, a baker, ventured from the Hautes Alpes of France to Los Angeles and bought property on Commercial Street, where he opened Taix French Bread Bakery.

Taix's business was in the heart of the city's French enclave, west of Alameda Street and south of Aliso Street, where more than 4,000 French immigrants lived around the turn of the century. The building survived until 1913, when it was torn down. Taix built the Champ d'Or Hotel on the site, and leased a restaurant on the first floor.

In 1927 at the height of Prohibition federal agents and Taix's pharmacist son, also named Marius, confronted the restaurant's operator for selling alcohol on the property. The angry restaurateur tossed the younger Marius the keys and told him to "do it yourself."

The Taix French Restaurant was born and went on to thrive, serving 28,000 meals a month. It was known for family-style eating at tables laden with tureens of Taix's famed soup and salad, and platters of fruit and cheese.

Taix restaurant moved to 1911 Sunset Boulevard in 1964, when the city bought the downtown Taix building and other adjacent properties to make way for a parking structure. The federal Metropolitan Detention Center now occupies the site.

Word count: **718**

Copyright Los Angeles Times Communications LLC Aug 22, 2019

[https://www.theeastsiderla.com/lifestyle/scenes\\_and\\_sightings/meet-me-at-taix-square/article\\_928f3ba4-5508-5487-a7b2-e10b77aa0b89.html](https://www.theeastsiderla.com/lifestyle/scenes_and_sightings/meet-me-at-taix-square/article_928f3ba4-5508-5487-a7b2-e10b77aa0b89.html)

## Meet me at Taix Square

The Eastsider

Oct 16, 2012

The City Council today approved a motion to honor Taix French Restaurant by naming the intersection in front of the Echo Park restaurant “Taix Square.” The ceremonial signs will be installed at Sunset Boulevard and Park Avenue as the family-owned Taix restaurant celebrates its 85th anniversary, 50 of them in Echo Park (the original restaurant opened in downtown). No word yet if the city will also be honoring other long-time Echo Park restaurants by naming intersections Brite Spot Plaza, Pizza Buona Place and Barragans Crossroads.

# L.A. USED TO HAVE A FRENCH QUARTER — NOW WE CALL IT CHINATOWN



HADLEY MEARES, OCTOBER 6, 2016

When one thinks of L.A.'s Chinatown, many images come to mind. The vibrant Central Plaza strung with lanterns, the beautiful Thien Hau Temple, the small, family-owned stalls filled with Eastern medicines and ... a statue of Joan of Arc? There she stands, bronze and oxidizing in the sun, in front of the Pacific Alliance Medical Center, at the corner of West College Street and North Hill Street. A couple of blocks away, the Chinese Historical Society of Southern California and the Chinatown Heritage and Visitors Center are housed in neighboring small Victorians on Bernard Street. But a quick read of the historical marker in front of the buildings reveals they were originally the homes of a native of Alsace, France, named Philip Fritz. So what gives?

The answer is simple. Before Chinatown was Chinatown, it was Frenchtown. And during the second half of the 19th century and into the 20th, the French colony of Los Angeles was one of the most influential and robust communities in Southern California.

In 1832, [Jean-Louis Vignes](#), originally from Bordeaux, immigrated to the small, dusty Mexican pueblo of Los Angeles. He bought 104 acres of land, stretching from the edge of the original pueblo to the L.A. River (roughly between Cesar E. Chavez Avenue and the 110 Freeway) and proceeded to grow cabernet sauvignon grapes from the vines he had brought with him from home. He also planted L.A.'s first orange grove. His winery, El Aliso Winery, named for the grand sycamore trees on his property, eventually became the largest in the region, and produced the first bottle of California "Champagne." News of Vignes' success trickled back to friends in France and the French colonies, and soon his family home (where City Hall is now located) was the center of the burgeoning French expat community.

French immigration, particularly from the impoverished Basque region, exploded during the 1850s and '60s, making the French the fastest-growing immigrant population in L.A. at the time. Many of these new French Angelenos settled east and southeast of the old pueblo Plaza. They became winemakers, walnut farmers, shepherders, bankers, grocers and clothiers. They supplied the city with ice and salt, opened bakeries and helped build L.A.'s first residential water system. They counted among their ranks two early L.A. mayors, Damien Marchesseault (1859-60) and Prudent Beaudry (1874-76) and supplied the city with its first professional artist, painter-photographer [Henri Penelon](#).

By 1860, French was the second most-spoken language in Los Angeles. The French were a proactive, tight-knit community. Los Angeles was still a dangerous, violent Wild West town, and they brought in a unit of the French Foreign Legion to protect them. The community also banded together to form a benevolent society, called the Societe Francaise de Bienfaisance Mutuelle de Los Angeles. Members paid \$1 a month for access to the group's lone doctor, who charged only 50 cents a visit and worked in an office on Hill Street.

In 1869, the group began construction of the [French Hospital](#) (now the Pacific Alliance Medical Center) at the corner of Hill and College streets. This hospital, the first private, nonsectarian hospital established in Los Angeles, would become the heart and soul of the French community for decades to come. The society would eventually own plots in Evergreen Cemetery, where many society members rest eternally to this day.

The French quarter soon became a popular place for all Angelenos to eat, drink and be merry. Numerous French-owned hotels and boarding houses clustered around the intersection of Alameda and Aliso Streets. At the large Pyrenees Hotel, Angelenos of all ethnicities played *rebote* (handball) on the side of the building. Fashionable women shopped at Madame Fusenot's Ville de Paris, one of the finest suppliers of clothing and accessories in the city. The best bread could be found at the Franco-American Baking Company, for a time the area's largest bakery. At bars in lodgings like Charles Faure's Hotel de Alpes, city officials and visiting merchants imbibed great quantities of wine, for which owners were charged extraordinarily high taxes.

And, of course, there were the restaurants. Initially, these adobe-style eateries served hearty French country fare like onion soup and cassoulet. But in the 1870s, the food became more sophisticated and gourmet. There was the Oriental Café, considered the "most European" restaurant in town. Across the street, at the famed Pico House, the hotel restaurant was run by a chef named "French Charlie." At the Commercial Restaurant, haute cuisine was introduced to L.A. by Victor Dol, a chef who had trained in Paris. "The first oasis in this self-made desert of atrocious food was the Commercial Restaurant," the *Los Angeles Times* intoned in 1912. "To a town used to dirt floors and barefoot cooks, the Commercial, reached through an inner court with a fountain in the center, seemed almost unbelievable."

In 1882, Marius Taix opened the Taix French Bread Bakery, and would later build the Hotel du Champ d'Or in its place on Commercial Street. Years later, his son, Marius Jr., opened the famed Taix Restaurant in the hotel (it moved to its present home in Echo Park in 1964).

Every year on July 14, French colonists from all over Southern California flooded the French quarter to celebrate Bastille Day, the French Republic's Independence Day. "At 10 a.m., a procession marched from Aliso Street, down Los Angeles to First, to Main, to [the] Plaza, thence countermarching to the hall of the Creole Francaise, where interesting exercises were held," the *Los Angeles Times* reported in 1885. "About 8 p.m. there was a pleasing display of fireworks from the balcony of the hall (the old Merced Theater) and an immense crowd packed Main Street to watch the whizzing rockets and sputtering Roman candles." In 1892, the *Times* reported on the celebration, which stretched from an afternoon parade to evening entertainments at Hazard's Pavilion:

*Mlle. Eugenia Sormano sang "La Marseilles," the chorus being joined by a large portion of the audience. At 7 o'clock the display of fireworks in the vacant lot opposite the Arcade depot took place. Among the beautiful pieces were the motto "Vive la Republique!" in the fire colors, red, white and blue. ... The fireworks over, the crowd streamed back to the Pavilion and the grand ball commenced. The floor was thronged with dancers, and the merriment continued far into the night until another day had marked its pathway far beyond the hour of midnight.*

Like many immigrant communities, the French colony seems to have gone to great lengths to reassure its sensitive American neighbors of its loyalty to the USA, especially during Bastille Day celebrations. The mayor of Los Angeles was always invited to Bastille Day functions (and expected to attend), and numerous speeches were given extolling the "special relationship" between the French and American republics, which stretched back to the days of Lafayette. At the "tightly packed" 1904 celebration in Turner Hall, this sentiment was expressed in one of the human "tableaux" so popular at the time:

*Aliso and Alameda Streets today; Credit: Hadley Meares*

As in any tight-knit community, there was also a good deal of drama to occupy the colony's gossips. In 1898, J.P. Goytino, editor of the French paper *Eskual Herria*, was selected to head the committee in charge of Bastille Day celebrations. This infuriated many in the community, including the pugnacious Pierre Ganee, editor of the rival French paper *L'Union Nouvelle*, and one of the most vocal members of the colony. He wrote in disgust:

*In Los Angeles the last celebration of the 14th was organized without the participation of the ancient residents. We would have nothing to say of the committee if they had chosen for president of the celebration an honest man, even as common as can be — all the people would have followed. But they took an individual who acknowledged himself, by writing, to be the author of a forgery for \$3,824. To choose such a man to talk in the name of France was the climax of aberration or absence of moral sense, so that it settled the celebration.*

Goytino was furious at this public besmirching of his character. In 1887, he had been accused of forging the signature of his kinsman Miguel Leonis, the Basque "King of Calabastas." Leonis' sudden death had saved him from prosecution, but his legions of enemies, including Ganee, had long memories. Goytino sued Ganee for criminal libel, and the subsequent trial riveted the French colony. A long parade of French elites testified against Goytino, leading him to accuse them of being Spanish sympathizers and — gasp — German nationals in French clothing! At the end of the trial, Justice Morrison, the presiding judge, apparently exhausted by the infighting, delivered a little lecture to the French editors, saying that the personal quarrels they were airing in their journals were bringing disgrace upon the French colony and making trouble and expense for the courts. He advised them to bury their grievances and cease fighting through the papers.

Ganee proudly paid a \$15 fine, and the two men went on their opinionated way.

Even the beloved French Hospital, which had grown in both size and prestige over the decades, was not immune to serious spats. In 1908, pioneering French businessman Louis Sentous Sr., president of the hospital's governing body, the Societe Francaise de Bienfaisance Mutuelle de Los Angeles, received a "Black Heart" Valentine on Valentine's Day. It read:

*Curses upon you. May your friends laugh at you and turn against you. May you have many serious quarrels with near relatives. May disease rest heavily on you and yours, and may you grow meaner and more like the viper in your heart until you land in hell.*

Sentous immediately accused Mrs. Peter Clos, the hospital's fiery head matron, of sending the offending letter. Clos, a recent immigrant to America, adamantly denied that she had sent it. "I told him I am an honorable woman. Just as honorable as his wife," Clos told the *L.A. Times*. "He told me not to dare say the name of his wife. I told him the name of Clos is just as good as the name of Sentous — if not so rich." Sentous fired Clos on the spot for this affront. This action ignited a firestorm in the neighborhood, creating the "fiercest scandal ever known in the French colony." Clos threatened to get Sentous ousted from his position. It was not to be, and Sentous was re-elected president less than a month later. The identity of the Valentine's author remains an unsolved mystery.

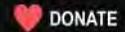
Despite the dramas, the colony, which at its height at the turn of the century boasted around 5,000 or so members, was a remarkably charitable and giving group. New arrivals of French descent were freely given assistance — be it lodging or jobs or both. Money was frequently sent to France and its colonies during times of crisis. Cultural groups like the Alliance Francaise and the Cercle Coquelin Dramatic Club organized lectures, musical entertainments and plays that all Angelenos were invited to enjoy.

"I have been surprised to find so many of my countrymen here," Parisian M. Robert Dupeny of the Chamber of Deputies told the *Times* during a visit in 1905. "I think my countrymen here have been doing good to your people in California. Here, more than anywhere else in the United States, you have begun to learn to take your pleasures gaily. When these people go out for a good time, they laugh and they talk and amuse themselves. So many of English-speaking peoples take their pleasures, well, like so many funerals. Of course, it is not so bad in America as in England — there a holiday is the saddest event that could happen."

However, by the time of Dupeny's visit, the concentrated downtown hub of the French colony was already slowly dispersing all over Los Angeles. More and more French families moved to the suburbs and new neighborhoods springing up all over L.A., Orange and Riverside counties. The commercial life of the neighborhood was further decimated by the advent of Prohibition and the fast pace of modern American life. In 1919, an owner of a nearby Italian restaurant lamented: "Our patrons were people who liked French and Italian dinners. It takes a long while to serve such meals, and people want something to do between courses, so such a service calls for light wines and beers to fill in. If these cannot be had, the public wants to eat quickly and be done with it, so most of our patrons have taken to the chop houses and cafeterias."

The construction of Union Station in the 1930s, which tragically destroyed the city's original Chinatown, also led to the destruction of many of the French boarding houses and hotels centered

around Alameda and Aliso streets. Many Chinese-Americans moved into the old French quarter, and the area was soon the new Chinatown we know and love today. In the 1980s, the French Hospital was bought by a group of investors and renamed the Pacific Alliance Medical Center. But the Joan of Arc statue still stands, a reminder of the thousands of French-Americans who once called this neighborhood home.



# Race In LA

READ • PARTICIPATE

## A History Of Echo Park's Iconic Taix Restaurant On Its 90th Anniversary

by [Annie Lloyd](#) in [Food](#) on [October 4, 2017 12:00 AM](#)

710

Like

Share

Tweet



The exterior of Taix French Restaurant, located at 321 Commercial St. in downtown Los Angeles. City Hall and the U.S. Courthouse and Post Office are visible in the background. (circa 1956) (Security Pacific National Bank Collection/Los Angeles Public Library Collection)

In 1882, a French-immigrant baker named Marcus Taix opened his Taix French Bread Bakery on Commercial Street in downtown Los Angeles.

But first, let's backtrack: During the second half of the 19th century and into the 20th, what is now Chinatown was [once a thriving area for French expats](#). In 1832, Jean-Louis Vignes bought a section of land next to L.A.'s original pueblo, developed the area's first winery, and achieved enough success to attract an entire French community. For the rest of the 19th century, the French community settled in the area between what is now the 110 freeway and the L.A. river. The community built a hospital (what is now the [Pacific Alliance Medical Center](#) was once the French Hospital, built to service the French immigrants who were part of the French Society's pre-paid health plan), restaurants, and a number of [basque boardinghouses](#) around the Alameda / Aliso intersection. The area also attracted the original Mr. Taix and his bakery.

Thirty years later, after he opened his bakery, Taix built the [Champs D'Or](#) hotel in its place. And in 1927, Marius Taix's son Marius Jr. opened Taix French Country Cuisine restaurant within the hotel.

In the 1930s, it sold "a full table d'hote meal of soup, salad, main course and fruit, with plenty of French bread" for 50 cents, according to the [New York Times](#). The restaurant served meals at family-style tables, unless you wanted to pay an extra 25 cents for a private booth. In 1962, the restaurant opened the Sunset Boulevard location, and by 1964, the original location was razed to make way for an office building. The Echo Park location originally went by the name "Les Freres Taix"—that's the Taix Brothers for non-francophiles—but it adopted the original location's name after it closed.



**NOW MORE  
THAN EVER**

**DONATE TODAY**

### BEST OF LAIST

The Hidden Cost Of Inherited Blackness

Your No-Panic Guide To LA Life, And The New (And Changing) Coronavirus Rules

In California, A Vocal Minority of Asian Parents Helped Defeat Affirmative Action Once Before. This Time It Could Be Harder.

As Many Angelenos Stayed Home, LA County Saw A Spike In Coronavirus Among Latinos. Here's Why

What If A Big Earthquake Hit California Right Now?



The exterior of Taix French Restaurant, located at 321 Commercial St. in downtown Los Angeles. City Hall and the U.S. Courthouse and Post Office are visible in the background, (circa 1960) (William Reagh Collection/Los Angeles Public Library Collection)

The restaurant hardly changed when it moved from downtown to Echo Park; the communal tables did disappear, though, making way for private booth and table seating only. In the 1970s, perhaps in an attempt to gain new relevance, the restaurant dabbled with a "continental-theme menu." When current owner Mike Taix joined the management and took over ownership, he brought back the restaurant's country French origins. The menu of hearty French classics like french onion soup and duck a l'orange returned, accompanied by a massive wine list. Throughout the changes, people's inability to pronounce the restaurant's name remained consistent. Mike Taix told [L.A. Weekly](#) how the pronunciation remains a mystery for most patrons.

"Tays is probably the most common, with tay-ks and tex," he told the Weekly.

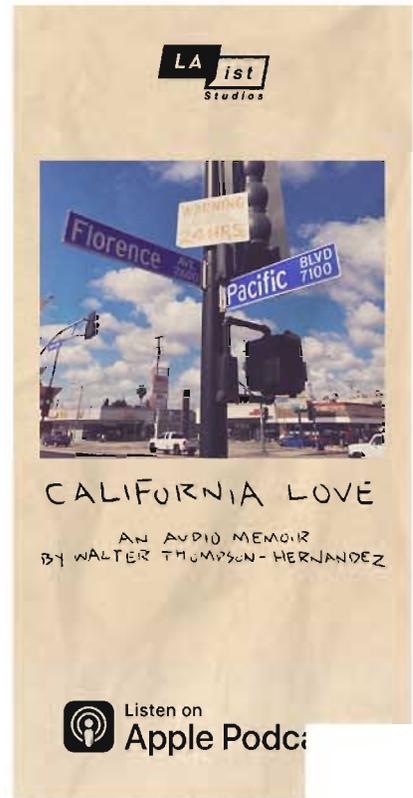
(The correct pronunciation is "tex." In French, when a word ends in "x" and it's a proper noun, the "x" is spoken aloud. See: Aix-en-Provence. Do not see: "paix," the French word for peace, which has a silent "x".)

In 1989, when the L.A. Times [reviewed the restaurant](#), Taix "still ha[d] easygoing waiters and low prices, and it still underplay[ed] its richness at just about every turn." It was a restaurant for reliability, hefty food, and a chance to get away from the flighty and ever-changing tastes of Los Angeles. Put simply, the restaurant wasn't hip. It was popular, and remains popular, but "cool" it wasn't.

As the surrounding Echo Park area has changed, though, that "cool" designation has as well. In 1990, when the New York Times reviewed the place, it wrote: "Taix is not on the fashionable part of Sunset; it's in the Echo Park district, in a neighborhood ranging from faded elegance to the dingy." Echo Park now sells homes upward of \$1 million, has several beige stores selling "objects" and sacks of fabric, and even [neighborhood stalwart](#) the Gold Room has rebranded to keep up with the changing neighborhood.

"We're not responsible for the total transformation of Echo Park, but we definitely had a hand in it," Mike Taix told LAist.

He said it's been about two decades of work in the making to transform the restaurant into a viable nightlife destination. He remembers back when Spaceland (now the Satellite) on Silver Lake Boulevard was the furthest nightlife encroachment into Silver Lake and Echo Park. "We wanted to take advantage of that scene," said Taix. "We started an open mic night and gave talent a venue. From there, because it was working pretty well, we started booking a night of music on top of it." Back then, elsewhere in Echo Park, "there was only the Gold Room and Barragan's." Then the Echo and the Echoplex opened across the street, bringing in a rush of new late-night goers to the neighborhood. Taix eased back on booking music and embraced its role as a place to grab food and drinks late at night. "The late night scene for us has really expanded. Sometimes we're busier now at 11 p.m. than 7 p.m."



**JIM F**  
OFFICIAL

The crowd at Taix may have gotten younger, but its service staff has not. Back in 2012, three Taix servers [celebrated 50 years on the job](#). Taix told LAist that of those three, one is still working, one is on medical leave, and one has retired. They're not the only veterans of the restaurant, though; "We have several servers who have been here for 30-plus years," Taix said. "Some pushing 40."

As historic as the restaurant has become, it isn't immune to the changes of the future. "One change we do recognize is the advent of the \$15 minimum wage," said Taix. "I don't want to call it downsizing, but sizing appropriately to deal with that labor pool is going to stay an important factor." He points out the building as it currently stands has been remodeled several times, so to attach an iconic or historical designation to its look is incorrect. Plus, it's not even the original location. "We'll have to trim down the size a bit, while still maintaining the old-school vibe. We might revamp it to give it an even older feel."

In the meantime, though, before anything changes, [you can celebrate the 90th anniversary on October 8 from 4 to 8 p.m.](#) The original roast chicken family meal the restaurant served for 50 cents will be the only thing on the menu, going for 90 cents (inflation, am I right?). Yes, you heard that correct: a 90 cent meal in 2017. Seating will be first-come, first-served, and the full bar will be available. Taix recommends getting there early, expecting sizable crowds. "We want to take care of everyone who can come."



The exterior of Taix French Restaurant, located at 321 Commercial St. in downtown Los Angeles. City Hall and the U.S. Courthouse and Post Office are visible in the background. (circa 1956) (Security Pacific National Bank Collection/Los Angeles Public Library Collection)

**News happens every day.** Here at LAist, our goal is to cover the stories that matter to you and the community you live in. Now that we're part of KPCC, those stories (including this one you're on right now!) are made possible by generous people like you. Independent, local journalism isn't cheap, but with your support we can keep delivering it. [Donate now.](#)

Twitter TWITTER Facebook FACEBOOK Reddit REDDIT PRINT

# Echo Park's Iconic Taix French Restaurant Sells Property But Vows to Stay Open

The property will undergo a big redevelopment but will retain key parts of the restaurant that originally opened in 1927

by [Matthew Kang](#) | [@mattatouille](#) | Aug 22, 2019, 1:17pm PDT



Outside Taix Restaurant, Echo Park | Google Maps

Echo Park's beloved French restaurant **Taix**, which commands a sweeping piece of property along Sunset Boulevard, has sold its land as a part of major redevelopment, [reports The Eastsider](#). Owner Mike Taix told his employees about the news on Wednesday, promising to retain key parts of the restaurant that will have to make room for a new mixed-use residential project.

Though [rumors circulated](#) that LA's oldest existing French restaurant would close forever, this news affirms that Taix will eventually have to temporarily close to make way for 170 housing units, plus 13,000 square feet of ground floor retail space. Taix originally opened

in 1927 in Downtown LA and moved to its current building in Echo Park in 1962. The restaurant's current bar, lounge, entrance, and iconic signage will stay while the rest of the property and its surrounding parking lot will make room for the new development.

Given permitting and construction in LA, that temporary closure could be years away, which means current Taix fans should have a long time to enjoy the dimly lit, old school dining room and its French country food. Mike Taix tells *The Eastsider* that dwindling profits, higher food costs, difficult building maintenance, and the challenging economics of running a restaurant 2019 forced him to consider the sale of the property. Mike Taix is now under a lease agreement with the new property owners, with plans to continue operation, and retain much of the menu after the reopening and redevelopment are complete down the line. Taix tells *The Eastsider*, "It will be a reflection of what you would expect from Taix."

Taix was often a meeting place for city officials, labor union leaders, and other events, as the restaurant could **facilitate large parties in its banquet halls**. Those spaces will likely come down to make room for the new development. As LA's restaurant climate continues to change with higher minimum wages, competitive pressures, and increased food costs, longtime restaurants such as Taix need a lifeline to continue their operations. Despite a new landlord and a potential temporary closure, here's to hoping that one of LA's beloved classic restaurants can remain a part of Echo Park's unique neighborhood fabric.

- **Echo Park's Taix French restaurant to become part of major real estate development** [The Eastsider]
- **20 Classic LA Restaurants Every Angeleno Must Try** [ELA]

# E

## Eater LA

Sign up for our newsletter.

Email (required)

By signing up, you agree to our [Privacy Notice](#) and European users agree to the data transfer policy.

SUBSCRIBE

THE BEST OF FRENCH CULTURE

# FRANCE-AMÉRIQUE

BILINGUAL

EN FR

[LOG IN](#) [SUBSCRIBE](#)


**Bastille Day Online 2020**  
**Celebration** Sat, Jul 11—Tue, Jul 14

fi:af

[MENU](#)


## Frenchtown: The Forgotten History of Los Angeles' French Community

March 5th, 2020 by Clément Thiery

#California, #History, #Los Angeles

Vineyards, sheep, dirt roads, and French restaurants. Welcome to Los Angeles in 1870. At the time, the future megalopolis was little more than a town of 10,000 inhabitants where French was the most spoken language after Spanish! A forgotten chapter revived by an amateur historian who has recently begun offering walking tours in the footsteps of L.A.'s French community.

The [visit through French Los Angeles](#) starts in Little Tokyo, on the corner of Commercial Street and Alameda Street. You can see the eight-lane Santa Ana Freeway and the austere façade of the Metropolitan Detention Center from the intersection. This is where Marius Toix, originally from the Hautes-Alpes département, opened a bakery in 1882, followed by a hotel and restaurant, Le Champ d'Or, in 1912. The hotel has long since closed and the restaurant has changed location. The building itself was demolished in the 1960s and replaced with a parking lot.



Marius Taix' French restaurant ca. 1956. © Los Angeles Public Library/Security Pacific National Bank Collection

The house owned by Marseille native Joseph Mascorel, one of the three French mayors of Los Angeles, suffered the same fate. As did the Viole-Lopezich family's pharmacy, the offices of the newspaper *L'Union Nouvelle* (published from 1879 through 1962), and the Amestoy Building, erected by a Basque man who arrived in 1851, and regarded as the city's first skyscraper. "This is Los Angeles," says tour guide Charlotte Claire Martell de Vere, or C.C. for short. "Everything ends up being a parking lot."

Frenchtown, the French Enclave of Los Angeles

Visitors need to use their imagination to follow the historian through the streets of Frenchtown. The neighborhood in Los Angeles, home to 4,000 people in the late 19th century, has been swallowed up by the constantly expanding city. It only really survives through its place names. Bauchet Street, for example, was named after Louis Bauchet, a former soldier under Napoleon originally from the Morne département, who was the first French settler in Los Angeles. In 1827, the future city was just a small Spanish village with 700 residents, known as El Pueblo de Nuestro Señor de la Reino de los Angeles. The Frenchman planted a vineyard there 1831, the first in California.

The same year, another French settler planted vines on the banks of the Los Angeles River. Bordeaux-born Jean-Louis Vignes later gave his name to Vignes Street. He had vine stock of Cabernet Sauvignon, Cabernet Franc, and Sauvignon Blanc sent over from France to improve the quality of his wine. He then sold his products as far as San Francisco and became one of the region's biggest landowners. In reference to the giant tree growing in the midst of his vineyard, he named his estate El Aliso (The Sycamore). Today, the name lives on in Aliso Street and the Aliso Village neighborhood.



*Portrait of a French Basque immigrant ca. 1888. © Los Angeles Public Library/Shades of L.A. Photo Collection*

Encouraged by Jean-Louis Vignes' success, his three children and their families, his brother, four nephews, and several friends joined him in California. The Sainsevain brothers bought the vineyard from their uncle in 1855 and produced the very first Californian sparkling wine, helped by a former Veuve Clicquot cellar master. The newly arrived French immigrants settled near the estate, and locals soon began calling it "French Town."

#### Portraits of Forgotten Figures

"There were around a dozen boarding houses run by French people on the corner of Aliso and Alameda," says C.C. de Vere. This American woman, a descendant of French king Henri I, has become a self-styled historian of Frenchtown. Alongside her job at a car dealership, she pores over census records, old directories, and street maps, and scours genealogy websites and the Los Angeles Public Library archives.

C.C. de Vere also writes a blog, [Frenchtown Confidential](#), named in reference to James Ellroy's novel *L.A. Confidential*. In it she points the portraits of forgotten figures from the French community. Lyon native Henri Penelon took the first photo of Los Angeles, and Burgundy-born Firmin Toulet opened Hollywood's first restaurant, Frank & Musso Grill, which celebrated its 100th anniversary last year. Entrepreneur Edouard Naud helped found the French Benevolent Society and the French Hospital, while Michel Lachenois was lynched on December 17, 1870, for three counts of murder!



*The earliest photograph of Los Angeles, taken by Lyon native Henri Penelon in the 1860s. © Los Angeles Public Library/Shades of L.A. Photo Collection*

"The arrival of the railway in Los Angeles during the 1870s sounded the death knell of Frenchtown," says the tour guide. The city's population boomed and families from the Midwest soon outnumbered French people, who were forced to sell their fields to make way for new neighborhoods. This decline was hastened by Prohibition, as winegrowers, brewers, and restaurant owners deprived of their source of income returned to France or moved to the suburbs.

#### Thirty Sites Still Standing

The historian has used her discoveries to create a map of more than 500 sites linked to the French history of Los Angeles and its surrounding region. Some 30 of these sites are still visible today. A few acres of the Garnier family's estate have been preserved in the Los Encinos State Historic Park, and Michel Leonis' ranch is now home to the Adobe Museum in Calabasas, nestled between a highway and a residential neighborhood.



*The Garnier family's former ranch in Los Encinos, 1949. © Los Angeles Public Library/Los Angeles Herald Examiner Photo Collection*

"Los Angeles doesn't do enough to preserve its past," says C.C. de Vere. "The Italian, Chinese, Mexican, and Japanese immigrants have museums, but the French, who once represented up to 20% of the city's population, have nothing but a few plaques scattered here and there." Today, who remembers that Koreatown used to be the site of Germain

Pellissier's sheep pen? Or that her grandson built the Pellissier Building, one of the city's most beautiful Art Déco structures?

=> Walking tours on Saturdays from 1 pm to 4 pm; 25 dollars per person.

Kitty

Thursday March 5th, 2020 at 04:35 PM

Super cette histoire. Je vis a San Diego et ne connaissais rien à cette époque de la Cité des Anges. Comment se placer sur leur liste mail pour en savoir plus ?

(Excusez si ce message est une repetition.)

France-Amérique

Friday March 6th, 2020 at 10:12 AM

Bonjour, vous pouvez ajouter votre adresse e-mail en vous rendant sur le blog Frenchtown Confidential et en cliquant sur "Follow by Email" sur le côté droit de la page.

Philippe Rouen

Friday March 6th, 2020 at 08:20 AM

Un livre serait le bienvenu !

France-Amérique

Friday March 6th, 2020 at 10:12 AM

Entièrement d'accord !

Steve Bourne

Saturday March 7th, 2020 at 12:51 PM

C'étais mon plaisir de lire l'histoire quand les gens français ont habité a Los Angeles Les Français sont des angels aussi !

Franck

Saturday March 7th, 2020 at 02:59 PM

Histoire fascinante de la ville de Los Angeles et des colons français venus s'y installer. L'histoire oubliée des ces français venus chercher peut être le premier American Dream rentreront chez eux happés par la prohibition.

AParis

Sunday March 8th, 2020 at 08:01 AM

Il existe un livre sur l'histoire des Français en Californie, par Annick Foucrier : *Le rêve californien : Migrants français sur la côte Pacifique XVIIIe-XXe siècles*, Belin, 1999.

Philippine Peerally

Sunday March 8th, 2020 at 07:31 PM

Helene Demeestere a publié un livre sur l'histoire des Français de Los Angeles intitulé *Pioneers and Entrepreneurs: French Immigrants in the Making of Los Angeles 1827-1927* en 2007 et dont la blogueuse de French Confidential s'inspire largement sans lui en faire crédit. Titulaire d'une maîtrise d'histoire, Madame Demeestere a exploré pendant plus de 15 ans les archives relatives a la communauté française du sud de la Californie et de l'histoire de Los Angeles, a identifié et catalogué de nombreuses photos – aujourd'hui elle prépare une thèse en vue d'obtenir un doctorat d'histoire.

Bertholet

Monday March 9th, 2020 at 04:59 AM

Très intéressant.

## RELATED



### “Frenchy”, la porte-parole des sans-abri de Los Angeles

À Los Angeles, la ville des États-Unis qui compte le plus grand nombre de sans-abri, une Française lutte pour les droits des démunis. Ancienne sans-abri, elle s'est improvisée [...] Posted in Culture



## Le projet d'un ingénieur français pour rendre L.A. verte

Depuis seize ans, le François Laurent Pilon travaille sur les énergies renouvelables à UCLA, l'université californienne. Originaire de Nantes, ce professeur en ingénierie mécanique et [...] Posted in Culture

### Current issue



### Guides

Thursday, March 12, 2020

## **We Need to Talk About Taix**

Sometime around 1870, a family of bakers and shepherders from the Hautes-Alpes left France, emigrating to Los Angeles.

For decades, customers have hotly debated how to pronounce their surname - Taix. Long story short, the family says it's pronounced "Tex".

In any case, the family purchased property in Frenchtown - specifically, at 321 Commercial Street - and opened the Taix French Bread Bakery in 1882.

1911 and 1912 were tough on Marius Taix Sr. In September 1911, his sister Leonie Allemand died in France. In the spring of 1912, Adrian Taix (co-owner of The French Bakery at 1550 West Pico Boulevard), died. By summer, brother Joseph Taix died, also in France. And finally, in the summer of 1912, Joachim Taix (who owned the other half of The French Bakery) also died.

That same year, Marius Taix Sr. tore down the Commercial Street bakery, building the Champ d'Or Hotel on the land and leasing the ground floor to a restaurateur.

Marius Taix Jr. was a pharmacist by trade, and owned the French-Mexican Drug Company nearby at 231-235 N. Los Angeles Street. Ads boasted "French and Mexican Preparations Our Specialty". (With the Plaza and Sonoratown so close by, featuring both French and Mexican medicines was a smart move on Marius Jr.'s part.)

Two stories are told about the origin of the Taix family's eponymous restaurant. One is that Marius Jr. got into an argument with the restaurant owner. The other is that Prohibition agents busted the restaurant owner for illegally selling alcohol, and that Marius Jr. confronted him about it.

This isn't too surprising. Prohibition spelled the end for Frenchtown, since it rendered French restaurant owners unable to serve wine (the vintners had long since sold off their vineyards for development). Without wine, diners didn't want to linger at a French restaurant for an hours-long dinner (Little Italy, on the other side of the Plaza, faced the same issue). The overwhelming majority of Los Angeles' French community took pride in being law-abiding, and although Prohibition was decidedly unpopular, it was still the law. Better to close the restaurant and change jobs than to break the law.

The original restaurant at 321 Commercial Street was forced to close in 1964 to make way for a parking garage serving a nearby government building. (Yes, [I park in it sometimes](#). Yes, a little piece of me dies every time I do.) The Sunset Boulevard location has a bar called the 321 Lounge, presumably in honor of the original restaurant.

The two different restaurant names - Taix French Restaurant and Les Frères Taix - were reportedly confusing to diners, and the Sunset Boulevard location dropped "Les Frères" from its name.

In 2012, the intersection in front of Taix was officially designated Taix Square by the City Council. Intersections are typically named after important Angelenos - very few restaurants receive the same honor.

Alas, the good times will be coming to an end, at least for a while.

Taix has been a Los Angeles institution for 92.5 years. It's popular with couples, families, hipsters, Francophiles, foodies, city bigwigs, and Dodgers fans (Dodger Stadium is 5 minutes away). It even managed to survive Echo Park's decline into LA's scariest drug den (before the hipsters moved in). But the restaurant business has changed a lot, and in the 58 years that Taix has been open in Echo Park, the building's six banquet rooms are used less and less.

A building Taix's size, on a lot as big as Taix's, costs serious money to maintain. And in order for a business - even a legacy business - to stay open, it has to make enough money to cover expenses. That's hard to do when wholesale food prices have risen, labor costs have risen, and much of the building isn't being put to sufficient use.

Raymond Taix's son Michael, who currently owns the restaurant, sold the property in August 2019 for \$12 million and is leasing the building as a tenant. The real estate developer which now owns the property plans to build a housing and retail complex, which will include a smaller version of Taix (6,000 square feet vs. the current 18,000 square foot building).

The plan is to store the bar, lounge, and signage, and reinstall them in the smaller future space - essentially shrinking Taix, but keeping everything that makes Taix what it is.

Except for the current building. Unless the developer decides to somehow convert the existing building (which I seriously doubt will be the case), it's doomed.

**As of this writing, Taix is still open. Go while you can** - no one knows for sure when the developer will get the go-ahead to start construction. And when it starts, count on waiting a good 18 months before Taix reopens.

Posted by [C.C. de Vere](#) at [5:12 PM](#)

[Email This](#)[Blog This!](#)[Share to Twitter](#)[Share to Facebook](#)[Share to Pinterest](#)

Labels: [downtown](#), [Echo Park](#), [French restaurant owners](#), [Frenchtown](#), [restaurants](#), [Taix](#)



The proposed development is comprised of two separate structures linked by pedestrian bridges. Taix will occupy a 6,000-square-foot space on the ground floor of one of them, alongside several other restaurants and retail establishments.

It's a massive change from the current French Revival-style structure which has [been home to Taix since 1962](#).

I'm no architecture critic, so this is just my gut reaction as a frequent and avid diner. Visually, the bland, boxy development is so aggressively charmless, it's hard to believe it was designed by an architecture firm. [It was](#).

Sure, all things change. Tastes, culture, real estate, neighborhoods. And Los Angeles needs all the residential units it can get. But do these developments have to be so uniformly ugly? Do we need [yet another shining example](#) of McUrbanism? (We [can't take credit](#) for that term.)

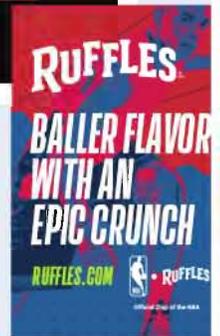
In recent years, most people weren't going to Taix for the food. They were going for the ambiance. Taix was a perfect spot to sink into a chair and cozy up while sipping a martini or slurping a bowl of onion soup.

If you're not going to keep any of that, if you're going to replace it with some slick generic nonsense, you might as well drop the name Taix and call it Another Corporate Gastropub You Can Forget About Two Minutes After Finishing Your Overpriced IPA.



*The exterior of Taix (circa 1956) when it was located at 321 Commercial St. City Hall and the U.S. Courthouse and Post Office are visible in the background. (Security Pacific National Bank Collection/Los Angeles Public Library Collection)*

Taix ([pronounced "tex"](#)) is one of the oldest restaurants in Los Angeles. It [opened in 1882](#) as Taix French Bread Bakery at 321 Commercial Street. Back then, the area surrounding the old plaza was [a hub for French immigrants](#). Over the decades, the bakery expanded and became a hotel with a full restaurant.



In 1962, "Les Freres Taix" opened in Echo Park. Two years later, the original restaurant was razed to make way for an office building, and the Sunset Blvd. establishment became Taix.

It would be great if Holland Property Group had understood what made Taix special and cared enough to hold onto some of that but real estate has no room for sentimentality.

Aside from maybe a few pictures on the walls as a nod to the establishment's history, does this new iteration of Taix even deserve the name?

**MORE ON TAIX**

- [A History Of Echo Park's Iconic Taix Restaurant On Its 90th Anniversary](#)

*Editor's Note: This story has been updated to more accurately describe Taix's original location.*

**Our news is free on LAist. To make sure you get our coverage: [Sign up for our daily coronavirus newsletter](#). To support our non-profit public service journalism: [Donate Now](#).**

*"My job is to connect hungry Angelenos — through food — to the culture, history, people, and neighborhoods that make up our city."*

**ELINA SHATKIN**  
COVERING FOOD

What questions do you have about food in LA?

0/240

**Your contact info**

We'll be in touch if we look into your question.

Name  Email address  Zip code

- Sign me up for the LAist newsletter!
- Please don't publish my name
- I am over 16 years old
- I accept the [Terms of Service](#)

**Submit**

[Email](#) or [tweet](#) Elina.

Powered by Hearken | [Terms of Service](#) | [Privacy Policy](#)

**News happens every day.** Here at LAist, our goal is to cover the stories that matter to you and the community you live in. Now that we're part of KPCC, those stories (including this one you're on right now!) are made possible by generous people like you. Independent, local journalism isn't cheap, but with your support we can keep delivering it. [Donate now.](#)

 TWITTER
  FACEBOOK
  REDDIT
  PRINT

[https://www.theeastsiderla.com/news/viewpoints\\_and\\_ideas/keeping-taix-french-restaurant-open/article\\_c4a5c3c2-a032-11ea-8eb5-37fdbb78f203.html](https://www.theeastsiderla.com/news/viewpoints_and_ideas/keeping-taix-french-restaurant-open/article_c4a5c3c2-a032-11ea-8eb5-37fdbb78f203.html)

## Keeping Taix French Restaurant open

By Mike Taix  
May 28, 2020



Photo by Jesus Sanchez

*Mike Taix is the owner of Taix French Restaurant*

I feel the need to share the facts as they relate to the proposed redevelopment of the Taix restaurant site. I understand this an emotional issue for some, but not more than it is for to me, as I grew up in the restaurant and have worked there for multiple decades. Over the course of several years, I turned the restaurant from a position of losing money in the mid 1980s through an evolution that slowly returned the menu and décor to reflect its original Country French roots resulting finally in what was a profitable enterprise, —

ensuring it's survival through the '90s and early 2000s. In this changing business climate, it has continued to require shifting the platform so it can continue to serve shifting tastes in Los Angeles, and especially Echo Park. It is fortunate that we took the initiative to explore how to best redevelop our site and lay the foundation for a new and improved TAIX; had we not taken these steps, the restaurant would very likely be closed today.

---

## Viewpoints and Ideas

The Viewpoints & Ideas section is where Eastsider readers can express their opinions, start a conversation and share ideas on neighborhood issues, problems and potential. The views expressed in this piece are those of the author(s).

To help explain this evolution, I would like to share a brief history. Taix French Restaurant was founded in 1927 serving Country French cuisine family-style at long tables downtown on Commercial Street. There were a few booths available for an extra 25 cents. The federal government seized the site through eminent domain despite the family's resistance. Knowing this ominous outcome was to befall the restaurant, my grandfather made plans for a "new" Taix on the eastern portion of the present location at 1925 Sunset Boulevard in 1962. The two restaurants coexisted between 1962 and 1964, when the downtown location was torn down and subsequently left fallow for a number of years.

Les Freres Taix (named for my father and uncles) was opened in 1962 under a different concept, not family style, instead booth and tablecloth service. In 1969, a major renovation included the addition of banquet rooms, a wine shop, the porte cochere, parking lot, a new bar and the cocktail lounge. The 1970s brought a more continental menu and some neighborhood blight. In the 1980s, continental cuisine began to lose favor, and the business had slowed. We then embarked on an effort to slowly return to our roots through menu change and a room-by-room remodeling to impart an older look to reflect "Country French Cuisine since 1927". This process continued into the 2000s, adding many older-looking features such as tin ceilings, patinated mirrored walls, brick wainscoting, light fixtures, wood paneling, paint color inside and out, and more. We also simplified the name back to Taix French Restaurant. The establishment has been ever evolving, and little is left from the 1969 renovation.

Our small business had been fortunate enough to purchase a huge building, and parking lot. However, property taxes, debt service, insurance, excessive and expensive old building maintenance still come due. It became increasingly apparent that we no longer needed a large parking lot, when more and more of our patrons are using alternate transportation, such as Uber and Lyft. Organizations that used to meet weekly or monthly are far and few between, most no longer exist, causing the demand for banquet rooms to steadily decline. Realizing that our business plan was no longer aligning with the unused space that we were continuing to pay for, I started looking for developers who could help modernize our facility and create the right sized, viable Taix.



A rendering of the Reservoir Street side of the new complex that would rise on the site Taix restaurant and adjacent parking lots.

Courtesy Holland Partner Group

Over a dozen developers were carefully examined, and we ultimately decided to move forward with Holland Partner Group and sold the property in the summer of 2019. HPG has a history of building quality and thoughtful developments throughout Los Angeles and Southern California. Their vision of what this corner of Echo Park could be, with placemaking and the additional energy housing provides, were aligned with the ideas we had for our business.

The last few months have further reinforced the long term need to adjust our business plans. This transaction for redevelopment has kept us open through the "Safer at Home" directives. The structure of this transaction essentially saved us. Our sales have significantly dropped, and the restaurant costs are not nearly being covered. I shudder to think what would have happened if we still had property taxes and a mortgage; we would not have survived Covid19. While there are many people writing about this redevelopment who are saying they are avid supporters of our restaurant, we are not seeing this support in day-to-day business. We have been there for the community over the years and ask you to understand that we continue to be committed to bringing French cuisine to Echo Park, but we ask you to be realistic that we were destined to shut down had we not decided to sell and redevelop. Taix will not be able to remain open in the old building for many of the reasons cited above. What we hope for is that the community support our desire to remain a constant in your neighborhood and help support this redevelopment. This will be the only way Taix can exist.

Our family's small business has been a part of the Echo Park community for decades, and I appreciate your support as we modernize our facilities and adjust our business plan to reflect our needs and customers' dining habits. I am excited to imagine a place that transforms a mainly unused facility into a central gathering point for the community, creating a space for my restaurant that more closely aligns with our needs, and provides desperately needed housing as a bonus. My family and I are so grateful for your support as we work through the redevelopment process, and we look forward to sharing our plans and hearing our community's thoughts in the weeks and months ahead. We additionally ask that this might be good time to remind our neighbors, friends and patrons that we remain open for dinner take-out and delivery during these tough times. We certainly appreciate your business.

Merci.

---

Have an opinion or idea you want to share?

**Here's are some guidelines for sharing them with Eastsider readers:**

- The Eastsider welcomes submission on timely topics and issues that are specific to our neighborhoods
- The writer or writers must live, work or are active in our Eastside communities
- The submission must be no more than 750 words

## Brief history of French restaurants in LA

C.C. de Vere <losfrangeles@gmail.com>

Thu 6/4/2020 11:30 PM

To: arroyoseco@hotmail.com <arroyoseco@hotmail.com>

Charlie,

Here is my history of the Taix family and their restaurants: <https://frenchtownconfidential.blogspot.com/2020/03/we-need-to-talk-about-taix.html> - feel free to edit it down if needed. (Note: it's widely believed Marius Sr. was the one running the speakeasy. I checked, and he died the year before the alleged confrontation took place, so it must have been the restaurateur.)

I've compiled the following "Cliffs Notes" version of French restaurants in early LA. I've left off in the 1930s, as Prohibition effectively killed the French Colony (Taix is one of the only survivors).

Let me know if I should delve further into the 20th century.

C.C.

### History of French Restaurants in LA

Los Angeles had at least one French-owned restaurant at least as early as 1853 - Jean La Rue's on Los Angeles Street. La Rue's was dirty and crude, but popular. Harris Newmark noted "The food made up in portions what it lacked in quality, and the diner rarely had occasion to leave the place hungry."

Eugene and Philippe Garnier bought Rancho Los Encinos in 1869 and operated a stagecoach stop and roadhouse on the premises. The brothers had the adobe house's dining room painted with faux marbre panels and served such excellent food that Andrés Pico (brother of Pio Pico) made a point of bringing VIP guests to the rancho for breakfast, in spite of the 15-mile horseback ride required to do so. Despite the end of stagecoach service in 1876, the brothers continued to operate a tavern on the premises until they lost the rancho to foreclosure in 1878. (Sharp-eyed visitors to Los Encinos State Historic Park may notice that the fake food in the dining room is French in theme.)

Frederic Guiol and Louis Vieille ran a restaurant (name and exact dates unknown) in the Lanfranco building on Main Street. Vieille, who passed away in 1872, was well-known for his considerable cooking skills and was often called French Louis or Louis Gordo ("Fat Louis"). Newmark, describing the restaurant situation in the 1860s, stated "the first recollection I have of anything like a satisfactory place is that of Louis Vieille..."

Charles Raffour bought the Bella Union Hotel in 1875, renamed it the St. Charles, and conducted a cafe on the premises.

Eugene Aune built Santa Monica's first house in 1875 (Santa Monica technically did not exist yet), operating a well-known restaurant on the ground floor. In "My Seventy Years in California", Jackson Graves describes Aune's dinners thusly: "Razor back clams on the half shell; then as delicious a soup as ever a Frenchman made; some sort of fish caught out of the ocean that morning, cooked exquisitely. After that a roast-chicken, duck, goose, or turkey, or a filet of beef, or game in season, with appropriate vegetables. Then a salad. Then either a Spanish Omelet or Omelet Soufflé followed by cheese and black coffee. To each guest he served a bottle of French wine..."

Cafe des Alpes (later expanded into Hotel des Alpes) was opened by Frenchmen Boisseranc and Condre to meet the demand caused by heavy French immigration. The building was removed when Arcadia Street was re-routed (per a 1980 archeological survey).

By 1876, C. Casson and Benjamin Flotte were conducting the Oriental Cafe with a Prussian partner, H. Schmitt. Despite the name, the restaurant was "situated next to Chevalier's pharmacy on Main Street, opposite the Pico House, and boasted that everything was in true European style."

The Pico House had its own French restaurant on site, complete with French-language menus. In the 1870s, it was managed by "French Charlie" Laugier.

Victor Dol, the first Paris-trained chef in Los Angeles, founded the Restaurant Francais at 221 N. Main Street in 1886.

Victor Dol is best known for the Commercial Restaurant, founded in 1877. A brick-lined courtyard with a decorative fountain led to the very first restaurant in Los Angeles that had real floors instead of packed dirt. The restaurant was popular with opera stars, politicians, well-heeled visitors, and sophisticated Angelenos.

In 1889, Victor Dol opened a Los Angeles branch of his San Francisco restaurant, Maison Doreé, and proudly advertised it as a West Coast equivalent of New York's famed Delmonico's. Dol imported Brie from France for Maison Doreé.

Louis J. Christopher and his wife operated a restaurant at 112 N. Spring Street, which grew into a mini-chain of five Downtown-area restaurants which included soda fountains and doubled as confectionaries. Christopher also produced ice cream locally.

Philippe Mathieu opened his eponymous sandwich shop in 1908, opened two other short-lived restaurants with his brother Arbin, and is widely credited with inventing the French Dip sandwich. Arbin Mathieu operated a deli in the Lanfranco Building. Philippe the Original is now in Chinatown, but its three preceding locations were all located in the French Colony/Civic Center.

Firmin "Frank" Toulet opened Francois, or Frank's Cafe, in Hollywood in 1919. He later took on Joseph Musso as a business partner and hired Jean Rue to create the menu that remains largely unchanged today. Musso and Frank is the oldest restaurant in Hollywood and one of the oldest in Los Angeles.

Marius Taix Jr., a pharmacist by trade, opened Taix French Restaurant inside the Taix family's Hotel du Champ d'Or in 1927, partnering with Louis Larquier (a French-born baker and restaurateur). An account from 1932 states "The Taix French Restaurant did so well that within six months after the Los Angeles City Hall was completed to tower in majestic whiteness over the old French District, the restaurant was known all over Southern California!" The Echo Park branch opened in 1962. The original restaurant was torn down for a government facility in 1964.

French restaurants active by 1932 include the Paris Inn ("most famous European cafe of its type in America"), La Bohème Cafe overlooking Hollywood, and the Charcuterie Francaise.

**Building Permit History**  
**1911 W. Sunset Boulevard**  
**Echo Park**

- March 25, 1929: Building Permit No. 7853 to construct a 1-story, 26' X 66', stone-tile restaurant building with metal lath and plaster interior partitions, at 1911 Sunset Boulevard on Lots 2, 3 and West 50 Feet of Lot 1, of the Lake Side Tract.  
Owner: Mrs. Ona Spaulding  
Architect: Edgar E. Butler  
Contractor: Not Listed  
Cost: \$3,500.00
- April 23, 1929: Building Permit No. 11098 to place steel frames for illuminated sign.  
Owner: J. W. Botwin  
Architect: None  
Engineer: Paul Bateman (signed permit)  
Contractor: Neosign Co.  
Cost: \$40.00
- May 2, 1929: Building Permit No. 12016 to make an addition of 8' X 17' of stone tile for vegetable room with restaurant.  
Owner: Ona W. Spaulding  
Architect: Ed E. Butler  
Contractor: Owner  
Cost: \$225.00
- November 5, 1934: Building Permit No. 15001 for the erection of sign according to accompanying plans.  
Owner: Noah Botwin  
Architect: None  
Engineer: None  
Contractor: Mann Sign Co.  
Cost: \$280.00

- June 10, 1935: Building Permit No. 9700 to add toilets.  
Owner: N. Botwin  
Architect: None  
Engineer: George J. Fosdyke  
Contractor: None  
Cost: \$300.00
- July 22, 1938: Building Permit No. 22987 to erect a one story brick building to be an addition to present restaurant and be used for a cocktail lounge and a toilet room.  
Owner: Ona W. Spaulding  
Architect: Charles F. Plummer  
Engineer: J. J. Rees  
Contractor: Not Let, None  
Cost: \$2,500.00
- August 3 1938: Building Permit No. 24277 to build a one story 26' X 30' brick addition to existing building.  
Owner: Botwich Cafe  
Architect: Charles F. Plummer  
Engineer: J. J. Rees  
Contractor: None  
Cost: \$1,000 .00
- October 7 1938: Building Permit No. 33073 to install a tile bulkhead.  
Owner: Spaulding  
Architect: None  
Engineer: None  
Contractor: P. H. Miller  
Cost: Not Listed
- November 8, 1940: Building Permit No. 45432 to replace fire damage to roof and dining room ceiling – No additions or changes. Replace as before fire – Less than one square of shingles off roof..  
Owner: W. B. Taylor  
Architect: None  
Engineer: None  
Contractor: Uree H. Radford  
Cost: \$90.00

- March 21, 1946: Building Permit No. LA07838 to add 24' X 30' masonry addition to cafe.  
Owner: Ona W. Spaulding  
Architect: None  
Engineer: None  
Contractor: None  
Cost: \$1,500.00
- March 29, 1946: Building Permit No. LA9047 to add 28' X 125' frame addition to existing building.  
Owner: Ona W. Spaulding  
Architect: None  
Engineer: None  
Contractor: None  
Cost: ~~\$7,400.00~~ \$900.00
- April 10, 1946: Building Permit No. LA10351 to wreck demolish and remove residence at 1921 Sunset Boulevard.  
Owner: Lucile O'Neill  
Architect: None  
Engineer: None  
Contractor: None  
Cost: \$200.00
- July 29, 1946: Building Permit No. LA18406 to remove house from Lot 3, Lake Side Tract to Lots 33 and 34, Tract No. 4178.  
Owner: Martin M. Hunt  
Architect: None  
Engineer: None  
Contractor: Owner  
Cost: \$2,000.00
- December 27, 1946: Building Permit No. LA32419 for proposed addition required for proper sanitation & fire regulations, for increased kitchen area, food storage, replace toilets & lockers & dining.  
Owner: O. W. Spaulding  
Architect: None  
Engineer: MacIntosh & MacIntosh  
Contractor: Once Selected  
Cost: \$40,000.00

- July 18, 1947: Building Permit No. LA16747 for addition 38' X 131' – 1 story – frame & stucco exterior.  
Owner: Ona W. Spaulding  
Architect: Henry E. Bean  
Engineer: Henry E. Bean  
Contractor: None  
Cost: \$20,000.00
- October 2, 1947: Building Permit No. LA26077 to see plans for Permit No. 16747/47 change arrangement on non-bearing partitions and enlarge opening into existing building.  
Owner: O. W. Spaulding EtAl  
Architect: None  
Engineer: Palo Y. Lyarla  
Contractor: Owner  
Cost: \$100.00
- August 12, 1949: Building Permit No. LA18812 to complete work authorized on Permit #16747 (1947) changes and make corrections listed on final inspection sheet dated Jan – 21-1949 – No additions.  
Owner: O. W. Spaulding EtAl  
Architect: None  
Engineer: Palo Y. Lyarla  
Contractor: Owner  
Cost: \$500.00
- October 25, 1949: Building Permit No. LA25240 for new canopy at front of bldg...  
Owner: Botwin  
Architect: None  
Engineer: J. M. Sexton  
Contractor: Owner  
Cost: \$300.00
- November 10, 1949: Building Permit No. LA27115 to enlarge small dining room, construct fire place & conc. walls on both cocktail lounge & small dining room with knotty pine.  
Owner: Botwins Restaurant  
Architect: None  
Engineer: None  
Contractor: Owner  
Cost: \$1,000.00

- December 18, 1949: Building Permit No. LA29768 to erect sign on roof.  
Owner: O. W. Spaulding EtAl  
Architect: None  
Engineer: J. M. Sutton  
Contractor: None  
Cost: \$200.00
- October 2, 1947: Building Permit No. LA26077 to see plans for Permit No. 16747/47 change arrangement on non-bearing partitions and enlarge opening into existing building.  
Owner: O. W. Spaulding EtAl  
Architect: None  
Engineer: Palo Y. Lyarla  
Contractor: Owner  
Cost: \$200.00
- January 10, 1950: Building Permit No. LA02535 to construct steel canopy at side of Bldg. 6' X 8' & increase size of dining room # 2 as shown on plans.  
Owner: O. W. Spaulding  
Architect: None  
Engineer: J. M. Barton  
Contractor: Sampson  
Cost: \$300.00
- August 28, 1961: Building Permit No. LA96294 to erect 1 4' X 7' metal & plastic neon projecting sign.  
Owner: Rafael's  
Architect: None  
Engineer: None  
Contractor: Brite Light Neon  
Cost: \$600.00
- June 19, 1962: Building Permit No. LA13318 for adding 8' X 10' exterior canopy, interior alterations & addition (Exit vestibule).  
Owner: Mr. Taix  
Architect: None  
Engineer: G. Sexton  
Contractor: Mr. Simpson  
Cost: \$2,000.00

- June 27, 1962: Building Permit No. LA14014 for adding stucco and wood trim to front only.  
Owner: Taix Brothers  
Architect: None  
Engineer: Saxton  
Contractor: Harold Simpson  
Cost: \$3,000.00
- June 19, 1962: Building Permit No. LA14263 to change size of existing vestibule to 8'6" X 12' on LA13318//62.  
Owner: Mr. Taix  
Architect: None  
Engineer: G. Sexton  
Contractor: Mr. Simpson  
Cost: \$200.00
- July 6, 1962: Building Permit No. LA14737 for revising permit 14014/62 (Exterior changes).  
Owner: Taix Brothers  
Architect: None  
Engineer: Geo Sexton  
Contractor: Mr. Sampson  
Cost: \$125.00
- January 29, 1963: Building Permit No. LA29582 to erect one 6' X 6', 1' X 4' & one 1' X 4' metal & plastic post signs.  
Owner: La Casita  
Architect: None  
Engineer: None  
Contractor: G. M. Neon Corp.  
Cost: \$500.00
- October 2, 1963: Building Permit No. LA53386 to add 690 s. f. 2 story 14' X 26' & 5' X 30' 9" 24' high addition to enlarge existing restaurant.  
Owner: Les Feres Restaurant  
Architect: None  
Engineer: G. F. Sexton  
Contractor: Owner  
Cost: \$15,000.00

- January 14, 1964: Building Permit No. LA56176 for revise footing – LA53386/63.  
No change in plot plan.  
Owner: Les Freses Taix Restaurant  
Architect: None  
Engineer: G. F. Loxton  
Contractor: Owner  
Cost: \$300.00
- February 27, 1964: Building Permit No. LA59825 for 222 sq. ft. illuminated roof sign being relocated.  
Owner: Les Freres Taix Restaurant  
Architect: None  
Engineer: Vincent Kevin Kelly  
Contractor: Nite & Day Sign Co.  
Cost: \$500.00
- April 16, 1964: Building Permit No. LA63902 to install suspended ceiling, first floor.  
Owner: Pierre Taix  
Architect: None  
Engineer: None  
Contractor: Owner  
Cost: \$300.00
- February 18, 1966: Building Permit No. LA19282 to erect water tank on roof.  
Owner: Los Freres Taix Restaurant  
Architect: None  
Engineer: J. M. Sexton  
Contractor: Owner  
Cost: \$300.00
- January 11, 1968: Building Permit No. LA70274 for a 43' X 134' one story & partial basement addition.  
Owner: Les Freres Taix  
Architect: Nelson, Moffatt & Wolverton  
Engineer: None  
Contractor: Mr. Sampson  
Cost: \$165,000.00

- July 23, 1968: Building Permit No. LA70929 for shoring for installation of new basement.  
Owner: Les Freres Taix Restaurant  
Architect: Nielson, Moffatt and Wolverton  
Engineer: Geo. J. Fosdyke  
Contractor: None  
Cost: \$500.00
- March 17, 1969: Building Permit No. LA84312 for a 4' X 8' projecting sign.  
Owner: Taix Restaurant  
Architect: None  
Engineer: None  
Contractor: Three Star Sign Co.  
Cost: \$800.00
- May 29, 1970: Building Permit No. LA09687 to install steel beam in interior kitchen masonry wall opening (previously cut).  
Owner: Taix Restaurant  
Architect: None  
Engineer: Wilson & Thompson  
Contractor: Andre V. Pastor  
Cost: \$2,000.00
- January 4, 1971: Building Permit No. LA21171 to install ceramic tile, walls and quarry tile floor.  
Owner: Taix Brothers  
Architect: None  
Engineer: None  
Contractor: Andre Pastor  
Cost: \$6,000.00
- November 4, 1975: Building Permit No. LA16239 to alter existing office & dining room by relocation of stair (1-hr occupancy separation).  
Owner: Les Freres Taix Restaurant  
Architect: Nielson, Moffatt & Wolverton  
Engineer: Geo. J. Fosdyke  
Contractor: McCormick Construction  
Cost: \$18,000.00

- February 15, 1979: Building Permit No. LA77720 for interior alterations-convert wine shop to banquet room-change of use – interior work only.  
Owner: P. Taix  
Architect: R. C. Nielsen  
Engineer: None  
Contractor: ~~Gallow Const. Co.~~ Not Selected  
Cost: \$3,000.00
- July 6, 1990: Building Permit No. VN79218 to install a 4'6" X 12' steel and plastic wall sign on porte cochere.  
Owner: Taix Restaurant  
Architect: None  
Engineer: None  
Contractor: 3 Star Signs  
Cost: \$2,970.00
- July 30, 1991: Building Permit No. LA78691 to remodel 2 bathrooms to comply with handicap.  
Owner: Mike Taix  
Architect: None  
Engineer: None  
Contractor: Royce Construction  
Cost: \$13,000.00
- October 24, 2000: Building Permit No. LA05462 to redo signage with one porte cochere roof sign state "Taix French Restaurant", one illuminated double sides projecting sign, two wall signs.  
Owner: Raymond M. and Toni R. Taix  
Architect: Victor Montgomery  
Engineer: None  
Contractor: Owner  
Cost: \$8,741.00
- October 25, 2000: Building Permit No. LA05481 for façade and storefront remodel (See PCIS comments). Work including cosmetic finish repair, add (4) metal trellis with concrete footing (3) wood trellis and (10) wood shutters.  
Owner: Raymond M. and Toni R. Taix  
Architect: Victor Montgomery  
Engineer: None  
Contractor: Owner  
Cost: \$21,972.00

October 10, 2001: Building Permit No. LA19176 is supplemental to 2000LA05462. Change contractor from "Owner-Builder" to Malia Construction, Inc.  
Owner: Raymond M. and Toni R. Taix  
Architect: Victor Montgomery (per previous permit)  
Engineer: None  
Contractor: Malia Construction Inc.  
Cost: \$0.00

October 10, 2001: Building Permit No. LA19193 is supplemental to 2000LA05481 for change from "Owner-Builder" to contractor. No fee, Dept. error.  
Owner: Raymond M. and Toni R. Taix  
Architect: Victor Montgomery (per previous permit)  
Engineer: None  
Contractor: Malia Construction Inc.  
Cost: \$0.00

**All Applications Must be Filled Out by Applicant**

Bldg. Form 1

PLANS AND SPECIFICATIONS  
and other data must also be filed

BUILDING DIVISION

**DEPARTMENT OF BUILDING AND SAFETY**

**Application for the Erection of Buildings**

CLASS "A" - "B" - "C" *Stone tile*

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 ordinances of the City of Los Angeles.

Third: That the granting of this permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

*w-4991, fr of*

TAKE TO ROOM No. 6 REAR ROOM NORTH ANNEX 1st Floor

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 6 FIRST FLOOR 242 SO. 61 BROADWAY

ENGINEER PLEASE VERIFY

Lot No. \_\_\_\_\_ Block \_\_\_\_\_  
(Description of Property) \_\_\_\_\_

No. 243 *Label Side In*

District No. 7 M. B. Page 14 F. B. Page 205

No. 6 1911 Sunset Blvd Street  
(Location of Job)

Det Reservoir & Alvarado

**(USE INK OR INDELIBLE PENCIL)**

O. K. City Clerk *[Signature]* Deputy  
O. K. City Engineer *[Signature]* Deputy

- Purpose of Building Restaurant No. of Rooms \_\_\_\_\_ No. of Families \_\_\_\_\_
- Owner's name Mrs OMA SPAULDING Phone 596-262
- Owner's address 1382 Lucille *ma 167162*
- Architect's name EDGAR E. BUTLER Phone 1600-2924
- Contractor's name \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's address \_\_\_\_\_ Phone 3500
- TOTAL VALUATION OF BUILDING {Including all Material, Labor, Finish-  
ng, Equipment and Appliances in  
Completed Building.} \$ 1000.00
- Any other building or permit for a building on lot at present? No How used? \_\_\_\_\_
- Size of proposed building 26'0" x 66'0" Size of lot 50'0" x 115.12 feet
- Number of stories in height ONE Height to highest point 15'0"
- Material of foundation CONCRETE Character of soil Clay-Adobe
- Material of exterior walls Stone TILE
- Material of interior construction METAL LATH - 1/2" plaster partitions
- Material of floors Concrete
- Material of roof Composition
- Will all lathing and plastering comply with Ordinance? Yes
- What zone is property in? (C)

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER 3/8/29 11:30 (Sign Here) Edgar E. Butler (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <b>7853</b>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>[Signature]</i> Plan Examiner	Application checked and found <u>3-25-29</u> <u>20</u> <i>[Signature]</i> Clerk	Stamp here when permit is received <b>MAR 25 1929</b> <b>RECEIVED</b>
---------------------------	--	--	---

*Plans* 4 CU M 825

FOR DEPARTMENT USE ONLY

APPLICATION	O.K.	<i>mm</i>
CONSTRUCTION	O.K.	<i>mm</i>
ZONING	O.K.	<i>L</i>
SET-BACK LINE	O.K.	
ORD. 33761 (N. S.)	O.K.	
FIRE DISTRICT	O.K.	<i>mm</i>

REMARKS

*Original valuation included \$8,000<sup>00</sup> for soda fountain fixtures, etc.*

*[Signature]*

# All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 1

BUILDING DIVISION

# 3

## DEPARTMENT OF BUILDING AND SAFETY

### Application to Alter, Repair 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

TAKE TO ROOM No. 245 (2ND FLOOR) CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY

Lot _____ Block _____	Lot _____ Block _____
Tract _____	Tract _____
Book _____ Page _____ F. B. Page _____	Book _____ Page _____ F. B. Page _____
From No. <u>1911 Sunset Blvd.</u> Street _____	Street _____
To No. <u>Butcher's &amp; Lake Street</u> Street _____	Street _____

O. K. City Clerk  
 O. K. City Engineer  
 By \_\_\_\_\_ Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Market
2. What purpose will Building be used for hereafter? "
3. Owner's name J. W. Botwin Phone \_\_\_\_\_
4. Owner's address do
5. Architect's name \_\_\_\_\_ Phone \_\_\_\_\_
6. Contractor's name Neosign Co Phone 64 8209
7. Contractor's address 8310 Santa Monica Blvd
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} \$ 4000
9. Class of present Building C No. of rooms at present \_\_\_\_\_
10. Number of stories in height 1 Size present Building \_\_\_\_\_ x \_\_\_\_\_
11. State how many buildings are on this lot \_\_\_\_\_
12. State purpose buildings on lot are used for MARKET  
(Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? \_\_\_\_\_

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Place steel frame for illuminated sign

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

NOT OVER

4/20/29 (Sign here) J. W. Botwin  
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <b>11098</b>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
	<u>4/23/29</u> Plan Examiner	<u>4/23/29</u> Clerk	<b>APR 23 1929</b>

100



# All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Bldg. Form 1

BUILDING DIVISION

# 3

## DEPARTMENT OF BUILDING AND SAFETY

### Application to Alter, Repair 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.....	Block.....	Lot.....	Block.....
Tract.....		Tract.....	
Book.....	Page.....	F. B. Page.....	Book.....
Page.....			Page.....
From No. <u>1911 Durant Blvd.</u>			Street
To No. <u>Reservoir</u>			Street

TAKE TO  
ROOM No. 248  
(2ND FLOOR)  
CITY CLERK  
PLEASE  
VERIFY

TAKE TO  
ROOM No. 5  
(MAIN ST.  
FLOOR)  
ENGINEER  
PLEASE  
VERIFY

O. K. City Clerk  
By  
O. K. City Engineer  
Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Restaurant
2. What purpose will Building be used for hereafter? Vegetable Can. and Restaurant
3. Owner's name ONA W. SPAULDING Phone Mar. 16262
4. Owner's address 1382 Lucille
5. Architect's name Ed. E. Butler Phone.....
6. Contractor's name OHINICIA Phone.....
7. Contractor's address 1611 Loma Crest Glendale.
8. VALUATION OF PROPOSED WORK [including all Material Labor, Finishing, Equipment and Appliances in Completed Building] \$ 225.00
9. Class of present Building Stone Tile No. of rooms at present.....
10. Number of stories in height one Size present Building 24'0" x 66'0"
11. State how many buildings are on this lot..... one
12. State purpose buildings on lot are used for..... Stone Restaurant  
(Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in?.....

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Make an addition of 8 x 17' 9"  
Stone Tile

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) Ed. E. Butler  
(Owner or Authorized Agent.)

PERMIT NO. <u>12016</u>	FOR DEPARTMENT USE ONLY		Stamp here when permit is issued. <u>MAY 2 1929</u> <u>TOULUB</u>
	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. <u>Werner</u> Plan Examiner	Application checked and found O. K. <u>Werner</u> Clerk	

File with 7050/29

FOR Building Carpenter

250



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 contract for the permit:  
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot \_\_\_\_\_ Lot \_\_\_\_\_  
Tract \_\_\_\_\_ Tract \_\_\_\_\_

Present location of building } 1911 Sunset Blvd  
(House Number and Street)  
New location of building } 1911 Sunset Blvd  
(House Number and Street)  
Between what were streets } Reservoir and Alvarado

Approved by  
City Engineer.  
Deputy.

1. Purpose of PRESENT building. Cafe Families  Rooms   
Home, Residence, Apartment House, or any other purpose.

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

3. Owner (Print Name). Noah Bolwin Phone \_\_\_\_\_

4. Owner's address. 1911 Sunset Blvd

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

6. Licensed Engineer. State License No. \_\_\_\_\_ Phone \_\_\_\_\_

7. Contractor. Mann Sign Co. State License No. 27,780 Phone PR1895

8. Contractor's address. 716 West Jefferson Ave

9. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment} and Appliances in Completed Building. \$ 280.00

10. State how many buildings NOW on lot and give use of each. } 1 cafe

11. Size of existing building. 40 x 23. Number of stories high. 1. Height to highest point. 30  
Residence, Hotel, Apartment House, or any other purpose.

12. Class of building. "C" Material of existing walls. Brick Exterior framework. Steel  
Wood or Steel

Describe briefly and fully all proposed construction and work:  
Erection of sign according to accompanying plans

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO.  15001	FOR DEPARTMENT USE ONLY			Fee <u>2.50</u>  Stamp here when Permit is issued  NOV -5 1934
	Plans, Specifications and Applications checked <i>Thomas</i>	Zone <i>C3</i>	Fire District No. <i>7</i>	
	Approved by <i>Thomas</i>	Set Back <i>116 ft.</i>	Street Widening <i>ft.</i>	
PLANS <i>13/25/34</i>	Plans, Specifications and Applications received and approved <i>J. McArthur</i>	Application checked and approved <i>L. J. ...</i>	Inspector <i>DA 2371</i>	

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

**NEW CONSTRUCTION**

Size of Addition.....x..... 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.....x..... Material Exterior Walls.....  
 Size of Exterior Studs.....x..... Size of Interior Bearing Studs.....x.....  
 Joists: First Floor.....x..... Second Floor.....x..... Rafters.....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.....  
(Owner or Authorized Agent)

By.....

**FOR DEPARTMENT USE ONLY**

Application.....	Fire District.....	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:** .....

# All Applications Must be Filled Out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS  
and other data must also be filed

# 1

BUILDING DIVISION

## DEPARTMENT OF BUILDING AND SAFETY

### Application for the Erection of Buildings

CLASS "~~A-B~~" - "C"

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. 6 REAR OF NORTH ANNEX 1st Floor  
CITY CLERK PLEASE VERIFY  
TAKE TO FIRST FLOOR 242 SO. BROADWAY  
ENGINEER PLEASE VERIFY

Lot No. 2 Block \_\_\_\_\_  
(Description of Property)  
Lake Side Tract  
District No. \_\_\_\_\_ M. B. Page \_\_\_\_\_ F. B. Page \_\_\_\_\_  
No. 1911 Sunset Blvd. Street  
(Location of Job)  
Bot Reservoir & Alvarado  
(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk  
Deputy  
By [Signature]  
Deputy

1. Purpose of Building Restaurants No. of Rooms \_\_\_\_\_ No. of Families \_\_\_\_\_
2. Owner's name Botwin Phone \_\_\_\_\_
3. Owner's address 1911 Sunset Blvd.
4. Architect's name Not to be filled in unless by a registered Architect or Licensed Engineer under State Act Phone \_\_\_\_\_
5. Contractor's name None Phone \_\_\_\_\_
6. Contractor's address None
7. TOTAL VALUATION OF BUILDING {including all Material, Labor, Finish-  
ing, Equipment and Appliances in  
Completed Building.} \$ 3002.00
8. Any other building or permit for a building on lot at present? Yes How used? Restaurant
9. Size of proposed building 11'-4" x 15'-6" Size of lot 50 x 150 feet
10. Number of stories in height 1 Height to highest point 11'-9"
11. Material of foundation Concr. Character of soil Loam
12. Material of exterior walls Brick
13. Material of interior construction \_\_\_\_\_
14. Material of floors Concr.
15. Material of roof Comp.
16. Will all lathing and plastering comply with Ordinance? Yes, C3
17. What zone is property in? C-3-722 B.K. 37

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

**OVER** (Sign Here) Geo. J. Fosdyke  
(Owner Authorized Agent)

FOR DEPARTMENT USE ONLY 5523

PERMIT NO.  <b>9700</b>	Plans and Specifications checked and found to conform to Ord. and State Laws, etc.  <u>[Signature]</u> Plan Examiner	Application checked and found O.K. <u>03 # 370</u> <u>P. 6/2/35</u> Clerk	Stamp here when permit is issued.  <b>JUN 10 1935</b>
-------------------------------	---	--	---

11 min 250

PLANS



3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

USE INK OR INDELIBLE PENCIL

50

248

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 ~~22~~ Lot 1 Lakeside Tract  
 550ft St 1  
 Tract \_\_\_\_\_ Tract \_\_\_\_\_

Present location of building } 1911 Sunset Blvd.  
 (House Number and Street)  
 New location of building } ~~1911 Sunset Blvd.~~  
 (House Number and Street)  
 Between what cross streets } Reservoir St + Alvarado

Approved by  
 City Engineer.  
 Deputy.

- Purpose of PRESENT building. Restaurant Families \_\_\_\_\_ Rooms \_\_\_\_\_  
Store, Residence, Apartment House, or any other purpose
- Use of building AFTER alteration or moving. Bar & Cocktail Lounge Families \_\_\_\_\_ Rooms \_\_\_\_\_
- OWNER (Print Name) ONA, W. SPAULDING Phone Fe 2139
- Owner's address BEAUX ARTS BLDG
- Certificated Architect C.F. Plummer State License No. P997 Phone VA 2013
- Licensed Engineer J.J. Rees State License No. 1100 Phone TU 2469
- Contractor not set none State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's address none OK-W-P
- VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 2,500
- State how many buildings NOW on lot and give use of each. One - Restaurant  
Residence, Hotel, Apartment House, or any other purpose.
- Size of existing building 26' x 80' Number of stories high 1 Height to highest point 15
- Class of building C Material of existing walls brick Exterior framework steel  
Wood or Steel

Describe briefly and fully all proposed construction and work:  
 Create a one story brick building to be an addition to present restaurant and be used for a cocktail lounge and a toilet room.

THRU LOT 51

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO 22987	Plans and Specifications checked Pomer	Zone 63	Fire District No. 3	Fee 10.50 Stamp here when Permit is issued JUL 25 1938
	Corrections verified Pomer	Bldg. Lins 11	Street Widening 10 Ft.	
	Plans, Specifications and Applications checked and approved Morgan	Application checked and approved 7/22/38	SPRINKLER Required Valuation Included	

201

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

NEW CONSTRUCTION

Size of Addition 29' x 42' Size of Lot 50' x 110' Number of Stories when complete 1

Material of Foundation conc Width of Footing 1' 3" Depth of footing below ground 12"

Width Foundation Wall 8 1/2" Size of Redwood Sill x Material Exterior Walls steel-truss

Size of Exterior Studs x Size of Interior Bearing Studs x

Joists: First Floor x Second Floor x Rafters 2" x 10" Roofing Material compo

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 Charles F. Plummer (Owner or Authorized Agent)

By Charles Hobson

FOR DEPARTMENT USE ONLY

Table with 4 columns: Application, Fire District, Bldg. Line, 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 C.F. Plummer (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 C.F. Plummer by C.W.H. (Owner or Authorized Agent)

REMARKS: ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BOARDS WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 108 OF BUILDING ORDINANCE.
PLAN CHECKING
RECEIPT NO. 2081V
VALUATION \$ 2500
APPROVED
MAY 2-22-28
DEPARTMENT OF HEALTH
BUREAU OF SANITATION

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 purposes hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:  
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot.....	Lot.....
Tract.....	Tract.....
Present location of building } <u>1911 Sunset Blvd</u> (House Number and Street)	Approved by City Engineer.  Deputy.
New location of building } (House Number and Street)	
Between what cross streets } .....	

- Purpose of PRESENT building Restaurant Families..... Rooms.....  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving House Families..... Rooms.....
- OWNER (Print Name) Batwink Co Phone.....
- Owner's Address 1911 Sunset Blvd
- Certificated Architect Chas F P Turner State License No. .... Phone VA 2013
- Licensed Engineer J. Rees State License No. 1100 Phone TR 2465
- Contractor [Signature] State License No. .... Phone.....
- Contractor's Address.....
- VALUATION OF PROPOSED WORK \$1000.00  
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon)
- State how many buildings NOW on lot and give use of each. One - Restaurant  
(Residence, Hotel, Apartment House, or any other purpose)
- Size of existing building 11 Number of stories high 1 Height to highest point 11'
- Class of building C Material of existing walls Brick Exterior framework Brick  
(Wood or Steel)

Describe briefly and fully all proposed construction and work:  
One story brick addition to existing building

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO.  <u>24277</u>	FOR DEPARTMENT USE ONLY			Fee <u>8.00</u> <small>Stamp here when Permit is issued</small>
	Plans and Specifications checked <u>Brick R.R.S.</u>	Zone <u>C3</u>	Fire District No. <u>3</u>	
	Corrections verified <u>None</u>	Build. Law <u>R.R.S.</u>	Street Widening .....	
	Plans, Specifications and Applications rechecked and approved <u>None</u>	Application checked and approved <u>Life Direct</u>		
PLANS	For Plans Six	Filed with	SPRINKLER .....	Inspector <u>M. Burger</u>

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

NEW CONSTRUCTION

Size of Addition 26 x 30 Size of Lot 50 x 120 Number of Stories when complete 1
Material of Foundation Conc Width of Footing 15" Depth of footing below ground 12
Width Foundation Wall 8 1/2 Size of Redwood Sill x Material Exterior Walls Ply
Size of Exterior Studs x Size of Interior Bearing Studs 2 x 4
Joists: First Floor x Second Floor x Rafters 2 x 8 Roofing Material Comp

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 [Signature] (Owner or Authorized Agent)

By \_\_\_\_\_

FOR DEPARTMENT USE ONLY

Table with 4 columns: Application, File (District), Bldg. Line, 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: \_\_\_\_\_

I hereby certify that there is no general contractor for this building or work.

(Signed) [Signature]

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 1911 Sunset Blvd. (House Number and Street)

New location of building } (House Number and Street)

Between what cross streets } Reservoir St. & Alameda

Approved by City Engineer. Deputy.

1. Purpose of PRESENT building. Restaurant Families Rooms

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

3. Owner (Print Name) Spaulding Phone

4. Owner's Address

5. Certificated Architect State License No. Phone

6. Licensed Engineer State License No. Phone

7. Contractor P. H. MILLAR 1000 ECHO PARK AVE. State License No. 44939 Phone MR 3705

8. Contractor's Address Tile Setting Ord. Fee \$1.00

9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ Contractors Reg. No. 273

10. State how many buildings NOW on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building. x Number of stories high. Height to highest point.

12. Class of building. Material of existing walls. Exterior framework. (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Tile Bulkhead

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 33073 FOR DEPARTMENT USE ONLY Fee Stamp here when Permit is issued PLANS For Plans See Filed with Required Valuation Included SPRINKLER Specified Yes-No Inspector



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.

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 1921 Sunset Blvd (House Number and Street)

New location of building } Same (House Number and Street)

Between what cross streets } Deputy.

Approved by City Engineer.

1. Purpose of PRESENT building Res Families 1 Rooms 6 (Store, Residence, Apartment House, Hotel, or any other purpose)

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

3. Owner (Print Name) W.B. TAYLOR Phone

4. Owner's Address 1921 Sunset Blvd

5. Certificated Architect None State License No. Phone

6. Licensed Engineer None State License No. Phone

7. Contractor W. Bradford State License No. 27210 Phone 677

8. Contractor's Address 5138 1/2 Ave 90

9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein of person) \$ 90

10. State how many buildings NOW } one - Res 1 fam on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building x Number of stories high Height to highest point

12. Class of building D Material of existing walls Wood Exterior framework Wood (Wood or Steel)

Describe briefly and fully all proposed construction and work: Replace fire damage to roof and lining. Home ceiling - No additions or changes. Replace as before fire - less than one square of shingles off roof.

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO. 45432 FOR DEPARTMENT USE ONLY. Fee 130. Stamp here when Permit is issued NOV - 0 1940. Plans checked and approved. Application checked and approved. Inspector [Signature]

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

NEW CONSTRUCTION

Size of Addition .....x..... 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.....x..... Material Exterior Walls.....  
Size of Exterior Studs.....x..... Size of Interior Bearing Studs.....x.....  
Joists: First Floor.....x..... Second Floor.....x..... Rafters.....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..... *Wm. R. Radford*  
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY

Application.....	Fire District.....	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1) REINFORCED CONCRETE

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

Barrels of Cement.....  
Tons of Reinforcing Steel.....  
.....Street

Sign Here.....  
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

(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)

Sign Here.....  
(Owner or Authorized Agent)

REMARKS: .....

3

APPLICATION TO ALTER, REPAIR MOVE OR DEMOLISH

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

From Lot To Lot

Tract Tract

Present location of building, New location of building, Between what cross streets, USE INK OR INDELIBLE PENCIL, Approved by City Engineer, Deputy.

1. Present use of building, Families, Rooms, 2. State how long building has been used for present occupancy, 3. Use of building AFTER alteration or moving, Families, Rooms, 4. Owner, Phone, 5. Owner's Address, P. O., 6. Certificated Architect, State License No, Phone, 7. Licensed Engineer, State License No, Phone, 8. Contractor, State License No, Phone, 9. Contractor's Address

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 therein or thereon, \$1500

11. State how many buildings NOW on lot and give use of each, One Cafe

12. Size of existing building, 50 x 84, Number of stories high, 1, Height to highest point, 12.5

13. Material Exterior Walls, Masonry, Exterior framework, (Wood or Steel)

14. Describe briefly all proposed construction and work: Add 24 x 30 addition

NEW CONSTRUCTION

15. Size of Addition, Size of Lot, Number of Stories when complete

16. Footing: Width, Depth in Ground, Width of Wall, Size of Floor Joists

17. Size of Studs, Material of Floor, Size of Rafters, 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 California relating to Workmen's Compensation Insurance.

Sign here, Owner or Authorized Agent

FOR DEPARTMENT USE ONLY

Table with columns for PLAN CHECKING, REINFORCED CONCRETE, and permit details. Includes fields for Receipt No., Valuation, Fee Paid, TYPE, GROUP, PERMIT No., Plans, and various inspection and approval checkboxes.

1690

This image shows a document page with two circular punch holes at the top. The main body of the page is a grid table. The grid is composed of approximately 10 columns and 20 rows. The lines are very faint and the overall image is extremely noisy, with many black specks and artifacts. The table is mostly empty, with no legible text or data entries. There are some faint horizontal lines that appear to be section dividers, notably one near the top and one near the bottom of the grid area.

3

APPLICATION TO ALTER, REPAIR MOVE OR DEMOLISH

Form 2-3 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

From Lot To Lot Tract Present location of building New location of building Between what cross streets USE INK OR INDELIBLE PENCIL

1. Present use of building 2. State how long building has been used for present occupancy 3. Use of building AFTER alteration or moving 4. Owner 5. Owner's Address 6. Certificated Architect 7. Licensed Engineer 8. Contractor 9. Contractor's Address 10. VALUATION OF PROPOSED WORK 11. State how many buildings NOW on lot and give use of each 12. Size of existing building 13. Material Exterior Walls 14. Describe briefly all proposed construction and work:

add 28 x 125 to the 12 x 125 bldg

NEW CONSTRUCTION

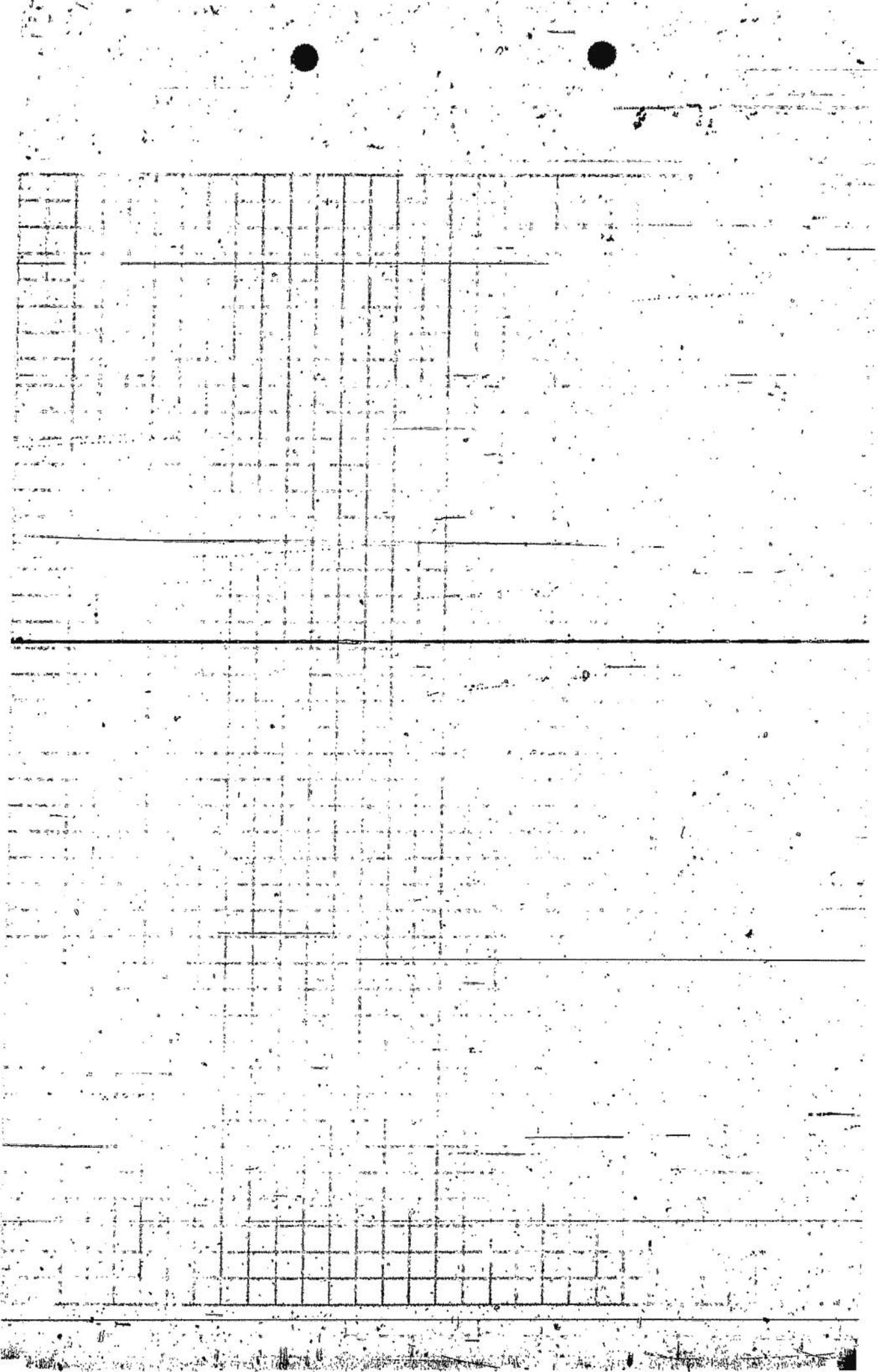
15. Size of Addition 16. Footing: Width, Depth in Ground 17. Size of Studs Material of Floor Size of Rafters Type of Roofing

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 By (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING (2) REINFORCED CONCRETE (3) The building referred to in this Application will be more than 100 ft. from Street. Receipt No. Valuation \$ Fee Paid \$ TYPE GROUP Maximum No. Occupants Inside Lot Corner Lot Key Lot Corner Lot Kept Lot Step Feet rear alley Ft. side alley PERMIT No. Plans and Specifications checked Zone Fire District No. District Map No. Correction Verified Application checked and approved Fee State Fee when Permit is issued PLANS Plans, Specifications and Application checked and approved. Inspected by SPRINKLER specified - required Valuation included Inspector



# 3

## APPLICATION TO ALTER, REPAIR OR DEMOLISH

Form B-3  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No.

Tract

Location of Building

1927 Sunset Blvd  
(House Number and Street)

Approved by  
City Engineer

Between what cross streets

Alvarado & Reservoir

Deputy

### USE INK OR INDELIBLE PENCIL

- Present use of building Dwelling Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy Dwelling for 50 years
- Use of building AFTER alteration or moving X Families 11 Rooms 7
- Owner Lucile O'NEILL Phone MA 16262
- Owner's Address 1382 Lucile Ave P. O. Los Angeles 26 CAL.
- Certificated Architect X State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Licensed Engineer X State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor X State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's Address \_\_\_\_\_
- VALUATION OF PROPOSED WORK 200.00  
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.
- State how many buildings NOW on lot and give use of each. \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building 17' x 20' Number of stories high 2 Height to highest point \_\_\_\_\_
- Material Exterior Walls \_\_\_\_\_ Exterior framework \_\_\_\_\_  
(Wood, Steel or Masonry) (Wood or Steel)
- Describe briefly all proposed construction and work:

To wreck demolish and remove building

### NEW CONSTRUCTION

- Size of Addition X Size of Lot X Number of Stories when complete \_\_\_\_\_
- Footing: Width \_\_\_\_\_ Depth in Ground \_\_\_\_\_ Width of Wall \_\_\_\_\_ Size of Floor Joists X
- Size of Studs X Material of Floor \_\_\_\_\_ Size of Rafters \_\_\_\_\_ 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 Lucile O'Neill  
(Owner or Authorized Agent)  
By Carl W. Spaulding

FOR DEPARTMENT USE ONLY							
(1) PLAN CHECKING		(3) REINFORCED CONCRETE		(3) The building referred to in this Application will be more than 100 ft. from Street			
Receipt No. _____		Bkly. Cement _____		Sign here _____ <small>Owner or Authorized Agent</small>			
Valuation \$ _____		Tons of Reinforcing Steel _____					
Fee Paid \$ _____							
TYPE	GROUP	Maximum No. Occupants	Inside Lot Corner Lot	Key Lot Corner Lot Keyed	Lot Size	Feet rear alley	Feet side alley
PERMIT No. <u>11551</u>		Plans and Specifications checked		Yes	Fire District No.	District Map No.	
		Correction Verified		Bldg. Line _____ Ft.	Street Widening _____ Ft.	Fee _____ <small>Stamps here when Permit is Issued</small>	
		Plans, Specifications and Application rechecked and approved.		Application checked and approved		APR 10 1946	
PLANS		For Plans Fee	Filed with	SPRINKLER Specified - Required	Inspector		

I am the sole owner of the lot  
on which this building is located

Lucile O'Neil  
By Carl W. Spaulding

2

# APPLICATION FOR RELOCATION OF BUILDING

CITY OF LOS ANGELES  
DEPARTMENT OF  
BUILDING AND SAFETY  
BUILDING DIVISION

From Lot # 3 To Lot # 33 F 34  
Tract LARK SIDE TRACT Tract 4178

Present location of building 1921 SUNSET BLVD. (House Number and Street)  
New location of building 3032 BLENDALE BLVD. (House Number and Street)  
Between what cross streets HOLLYDALE & GREENWARD

Approved by City Engineer  
*[Signature]*  
Deputy

USE INK OR INDELIBLE PENCIL  
1. Present use of building DWELLING (Store, Dwelling, Apartment House, Hotel or other purpose) Families 1 Rooms 5  
2. Use of building AFTER Relocation OFFICE & STORE Families 0 Rooms 2  
3. Owner MARTIN M. HUNT (Print Name) Phone \_\_\_\_\_  
4. Owner's Address 6015 CARTWRIGHT AVE P.O. No. HOLLYWOOD  
5. Certificated Architect License No. \_\_\_\_\_ State \_\_\_\_\_ Phone \_\_\_\_\_  
6. Licensed Engineer License No. \_\_\_\_\_ State \_\_\_\_\_ Phone \_\_\_\_\_

7. Contractor \_\_\_\_\_ State \_\_\_\_\_ License No. \_\_\_\_\_ Phone \_\_\_\_\_  
8. Contractor's Address 6015 CARTWRIGHT AVE 2000  
9. 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 therein or thereon) \$ 1000

10. State how many buildings now on new lot and give use of each NONE (Store, Dwelling, Apartment, House, Hotel or other purpose) Show new Plot Plan on back of Application

11. Size of building to be moved 25 x 60 Number of stories high 2 Height to highest point 13 FT.  
12. Material Exterior Walls WOOD (Wood, Steel or Masonry) Exterior framework WOOD (Wood or Steel)

13. Describe briefly all proposed construction and work:  
REMOVE UPPER STORY CONSISTING OF ONE ROOM - BEFORE MOVING.  
OFFICE FRONT AND LIVING QUARTERS REAR  
STUCCO FOUR EXTERIOR WALLS  
PLACE ON CONCRETE FOUNDATION  
NEW ROOF OVER FORMER AREA OF SECOND STORY  
MODERNIZE - PAINT - PLASTER ETC. AS REQUIRED.

### NEW CONSTRUCTION

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

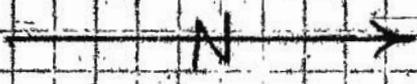
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California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

Sign here Martin M. Hunt (Owner or Authorized Agent)  
By \_\_\_\_\_

### FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING		Application Fee Receipt No. <u>107</u> JUL 15 1946	
Receipt No. <u>332</u>	Valuation <u>2000.00</u>	Date Approved <u>12-29-46</u>	Bond For <u>2000</u>
Fee Paid \$ <u>3.22</u>		Surety Bond Posted. Date <u>JUL 29 1946</u>	
TYPE GROUP <u>R-1</u>	Maximum No. Occupants	Inside Lot	Key Lot
		Corner Lot	Corner Lot Keyed
PERMIT No. <u>1</u>	Plans and Specifications checked	Zone <u>R-1</u>	Lot Size <u>50x78+</u>
	<u>Robinson</u>	Blkg. Line	15 Foot rear alley
	Construction Verified	St. _____	ft. side alley
	<u>Robinson</u>	Application checked and approved	District No. <u>153-205</u>
	Plans, Specifications and Application rechecked and approved	<u>J. Reid 724</u>	Fee <u>9.00</u>
		SPRINKLER	Stamp here when Permit is issued
		Inspector	<u>11.00</u>
			<u>11.00</u>
			<u>11.00</u>

PERMIT # 18406



GLENDALE BLVD

LOT 33

LOT 34

PROPOSED  
BLDG.

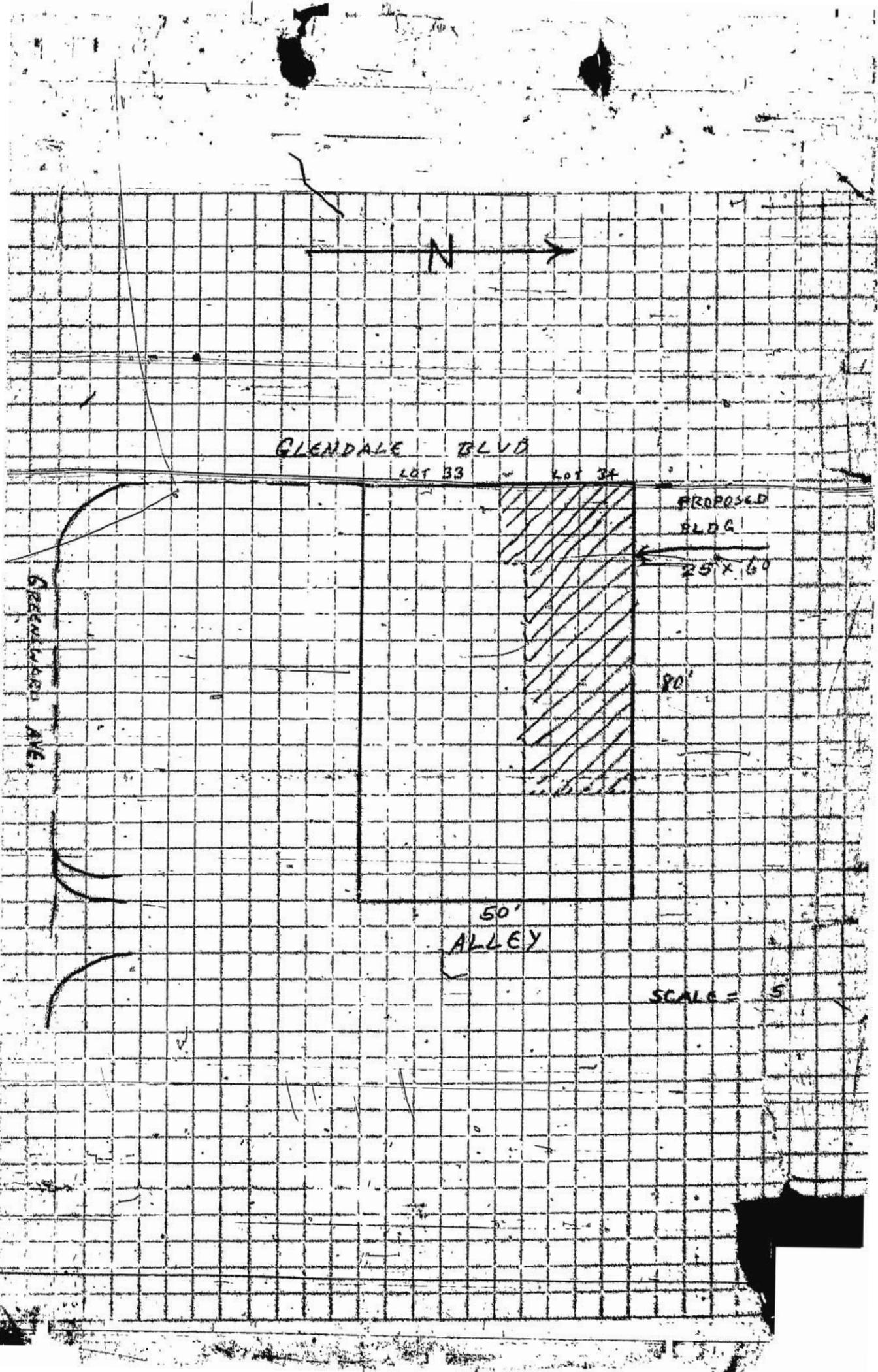
25' x 60'

80'

50'  
ALLEY

SCALE = 5'

GREENWICH AVE.



# 3

## APPLICATION TO ALTER, REPAIR OR DEMOLISH

Form B-3  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. 1-2-3-4-5A  
Tract Lakeview Tract M-56-42

Location of Building 1911 Sunset Blvd.  
(House Number and Street)

Approved by  
City Engineer

Between what cross streets Reservoir + Alvarado

Deputy

### USE INK OR INDELIBLE PENCIL

- Present use of building Restaurant Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy 18 years
- Use of building AFTER alteration or moving Restaurant Families \_\_\_\_\_ Rooms \_\_\_\_\_
- Owner O.W. Spaulding Phone \_\_\_\_\_  
(Print Name)
- Owner's Address 1382 Lucille Ave. P. O. Los Angeles  
(Street, City, State, Zip)
- Certificated Architect \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Licensed Engineer Macintosh & Macintosh State License No. 5589 Phone No. 2112
- Contractor None Listed State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's Address \_\_\_\_\_

10. VALUATION OF PROPOSED WORK \$40,000  
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.

11. State how many buildings NOW on lot and give use of each. One building used for Restaurant.  
(Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 50'-0" x 40'-0" Number of stories high 1 Height to highest point 15'-0"

13. Material Exterior Walls Masonry Exterior framework Concrete  
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:  
Proposed Addition required for Proper Sanitation & Fire Regulations, for increased kitchen area, food storage, bulk table & lockers & drainage.

### NEW CONSTRUCTION Irregular to Plan.

- Size of Addition 34 x 124 Size of Lot 100 x 114 Number of Stories when complete 1
- Footings: Width 1'-6" Depth in Ground 1'-6" Width of Wall 0' Size of Floor Joists 2 x 12
- Size of Studs 2 x 4 Material of Floor Concrete Size of Rafters \_\_\_\_\_ Type of Roofing Comp.

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 O.W. Spaulding  
(Owner or Authorized Agent)

### FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING Receipt No. <u>16639</u> Valuation <u>\$40,000</u> Fee Paid \$ <u>50</u>		(2) REINFORCED CONCRETE Bbls. Cement _____ Tons of Reinforcing Steel _____		(3) The building referred to in this Application will be more than 100 ft. from _____ Street Sign here _____			
TYPE	GROUP	Maximum No. Occupants	Area of Lot	Key Lot	Lot Line	Set rear alley	Clerk
<u>V</u>	<u>B2</u>	<u>370</u>	<u>124 x 34</u>	Corner Lot Keyed	<u>IRREG</u>	<u>X</u> Front side alley	<u>R.H.D.</u>
PERMIT No.	Plans and Specifications checked	Inspector	Zone	File District	District Map No.	Eldg. Per. <u>1032</u>	
<u>32419</u>	<u>B.G. Voice</u>	<u>B.G. Voice</u>	<u>C-2</u>	No. <u>C-2</u>	<u>280</u>	Occupancy <u>280</u>	
PLANS	Plans, Specifications and Approvals checked and approved.	Inspector	Application checked and approved	Street Widening	Total	<u>10520</u>	
	<u>L. Blag</u>	<u>None</u>	<u>DEC 27 1948</u>	SPRINKLER	Inspector	<u>10520</u>	

APR 29 1949

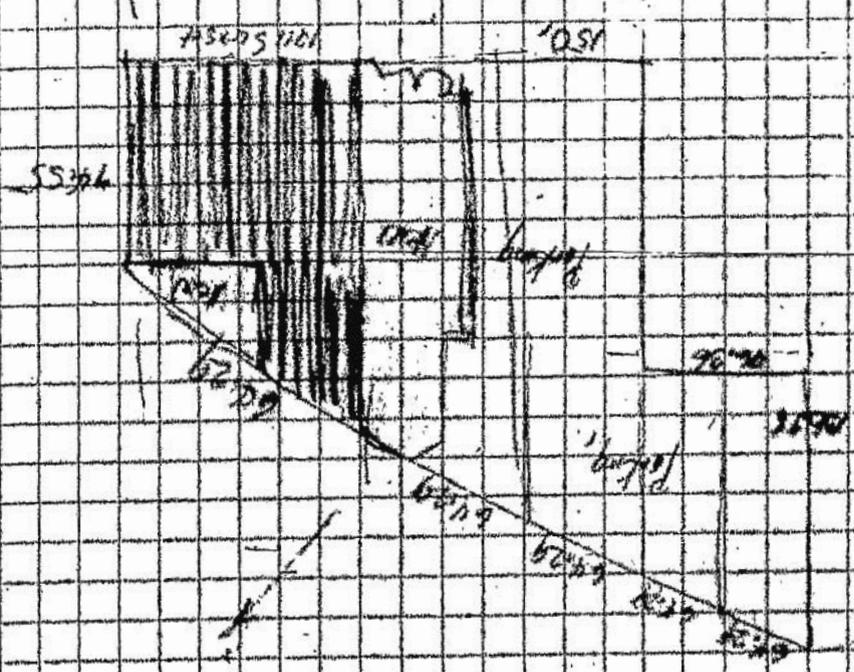
Don't agree that  
 no feet of driveway  
 are to be built

APPROVED FOR  
 DRIVEWAYS  
 OCT 31 1946  
 CAP

10-31-46 yard and yards OK  
 H. H. H. H.

Area old	422.0		
New	402.0		
	<u>824.0</u>		
Resident	156.5		
	98.15	156.5	
	48.0	32.8	= 370 Persons
	50.05	50	

C.R.A. 5-1-7-13 A  
 11.222 1/2  
 CR = 10.5 1/2  
 27.800 1/2



N

3

APPLICATION TO ALTER, REPAIR OR DEMOLISH

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 15 Tract LAKESIDE Location of Building 1911 485 SURREY BLVD. Between what cross streets CROCKER AVENUE and ALVARADO

Approved by City Engineer Deputy

USE INK OR INDELIBLE PENCIL

- 1. Present use of building GARAGE (AUTO REPAIR) Families Rooms
2. State how long building has been used for present occupancy 1 YEAR
3. Use of building... Families Rooms
4. Owner Pacific Outdoor Advertising Co. Phone Capital 8193
5. Owner's Address 995 North Mission Road L.A. (33) P. O.
6. Certificated Architect License No. Floor
7. Licensed Engineer License No. Phone
8. Contractor Pacific Outdoor Advertising Co. State License No. 33 Phone Capital 8193
9. Contractor's Address 995 North Mission Road L. A. (33)
10. VALUATION OF PROPOSED WORK \$300.00
11. State how many buildings NOW on lot and give use of each. 2 (Garage & Filling Station)
12. Size of existing building Number of stories high 1 Height to highest point 34'
13. Material Exterior Walls FRAMER & STUCCO Exterior framework WOOD
14. Describe briefly all proposed construction and work. (MAKE UP FROM OLD SKEL) ERECT ONE 50' X 10' ADVERTISING SIGN AND ATTACH TO EAST WALL OF BUILDING

NEW CONSTRUCTION

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

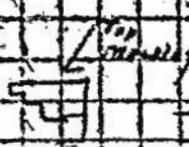
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California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

Sign here Pacific Outdoor Advertising Co. By [Signature]

FOR DEPARTMENT USE ONLY

Form with sections: (1) PLAN CHECKING, (2) REINFORCED CONCRETE, (3) The building referred to in this Application will be more than 100 ft. from Street. Includes permit number 13488 and signature of Charles [Signature].

OK no pl.



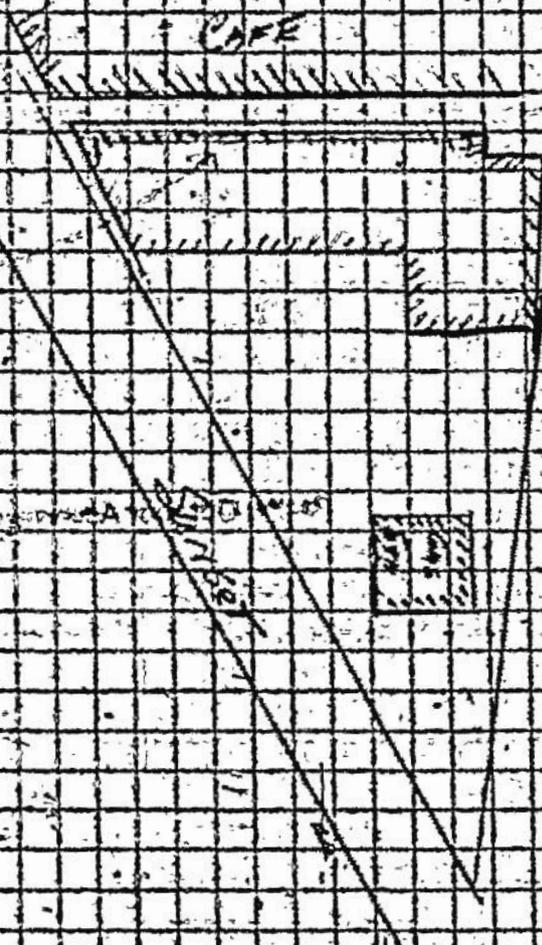
6" LB SCORING

← 2x4  
← 2x6  
← 2x6  
← 2x6

METAL SECTION

METAL SECTIONS  
NAILS - (16")

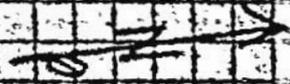
6" LB SCORING



CAFE

10' 0"

10' 0"



3

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

Form B-3-302-4-41  
CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. 1-2-3-4-5  
Tract Lakeside Tract M-86-42  
Location of Building 1915 Sunset Blvd.  
(House Number and Street)  
Between what cross streets Reservoir & Alvarado

Approved by  
City Engineer  
Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Restaurant Families — Rooms —  
(Store, Dwelling, Apartment House, Hotel or other purpose)  
2. State how long building has been used for present occupancy 18 yrs.  
3. Use of building AFTER alteration or moving Restaurant Families — Rooms —  
4. Owner O. W. Spaulding Phone —  
5. Owner's Address 1382 Lucille Ave. Phone —  
6. Certificated Architect Henry E. Dean State License No. 0654 Phone EX 8024  
7. Licensed Engineer Henry E. Dean State License No. 1652 Phone —  
8. Contractor — License No. — Phone —  
9. Contractor's Address —

10. VALUATION OF PROPOSED WORK 20,000  
Including all labor and material and all permanent fixtures, heating, ventilation, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment, elevators or hoists.

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 50' x 110' Number of stories high 1 Height at highest point 15'  
13. Material Exterior Walls Masonry Exterior framework —  
(Wood, Steel or Concrete) (Wood or Steel)

14. Describe briefly all proposed construction and work:  
Addition 35' x 131' 6" 1 Story - Frame - Stucco - Exterior

*[Handwritten signature]*

### NEW CONSTRUCTION

15. Size of Addition 35' x 131' 6" Size of Lot 150' x 150' Number of Stories when complete 1  
16. Footing: Width 24" Depth in Ground 18" Min. Width of Wall 18" Size of Floor Joists —  
17. Size of Studs 2" x 6" Material of Floor Stucco Size of Rafters 2 x 8 Type of Roofing Comp.

I hereby certify that to the best of my knowledge and belief the above application is correct and that the building or reconstruction 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 O. W. Spaulding Chas. Carl W. Spaulding

### FOR DEPARTMENT USE ONLY

PLAN CHECKING		REINFORCED CONCRETE		FEES		Elev. Per. <u>63.00</u>	
Date	Receipt No. <u>8710</u>	State Consent	Total		Cert. of Occupancy		—
Valuation <u>20,000</u>	Fee Paid <u>30.00</u>	Tons of Reinforcing Steel	Total <u>63.00</u>		Total		<u>63.00</u>
GROUP <u>B2</u>	Maximum No. Occupants <u>370</u>	Inside Lot <u>1-3-4-5</u>	Key Lot	Lot Area <u>18,000</u>	<input checked="" type="checkbox"/> Full and other	<input checked="" type="checkbox"/> Other	
PERMIT No. <u>10747</u>	Plans and Specifications checked	Zone <u>C2</u>	Current Lot Keyed	Fire District <u>C2</u>	Material Fee <u>55.00</u>		
PLANS	Plans, Specifications and Applications (checked and approved)	Applying checked and approved	Date <u>JUL 18 1947</u>		Stamp here when Permits is issued.		<u>1947</u>
	For Plans fee	For Plans	Inspected	Inspected	Inspected		<u>Sherrill</u>

Copied from 3-14-47

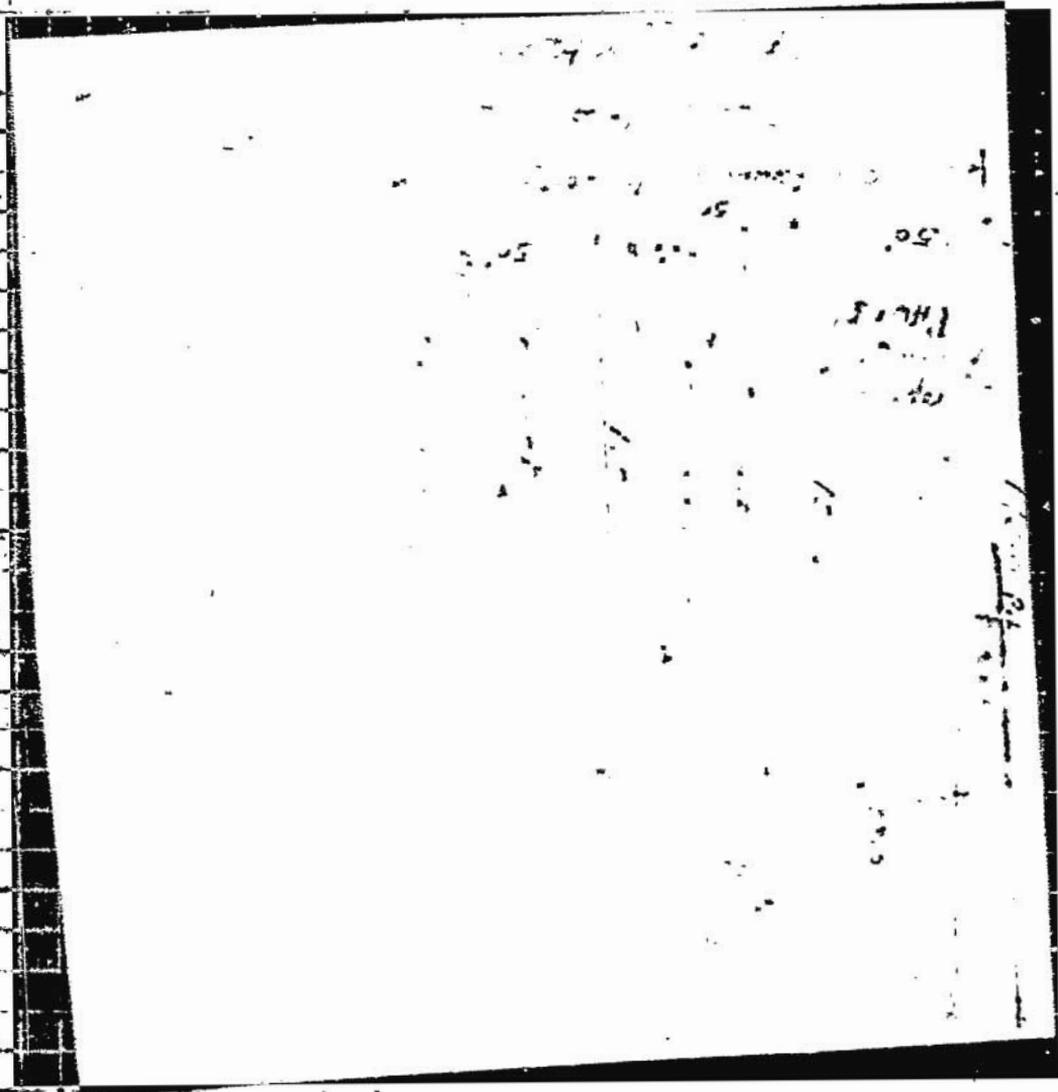
7944

H.D. MAY 2 1947

ADJUSTMENT

On the ...

...  
...  
...



1405

50

...

# 3

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

Form B-2-558-4-5  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. 22  
 Tract Lakeside Tr  
 Location of Building: 1915 Sunset Blvd  
(House Number and Street)  
 Between what cross streets: Sunset & Reservoir

Approved by  
City Engineer  
  
Deputy

**USE INK OR INDELIBLE PENCIL.**

1. Present use of building: Restaurant Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy: 15 yrs

3. Use of building AFTER alteration or moving: Restaurant Families \_\_\_\_\_ Rooms \_\_\_\_\_

4. Owner: O.W. Spaulding et al Phone \_\_\_\_\_

5. Owner's Address: 1382 Hillcrest Ave P. O. LA

6. Certificated Architect: \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_

7. Licensed Engineer: Valery Lyra State License No. RE 5918 Phone \_\_\_\_\_

8. Contractor: Owner State License No. \_\_\_\_\_ Phone 475-2000

9. Contractor's Address: \_\_\_\_\_

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 to be) \$ 100<sup>00</sup>/<sub>100</sub>

11. State how many buildings NOW on lot and give use of each: one - Rest  
(House, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building: 5x12 Number of stories high: 1 Height to highest point: 14

13. Material Exterior Walls: Masonry Exterior framework: Wood  
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:  
See plans for Permit No 16797/47  
Change arrangement on non-bearing  
partitions and enlarge opening into  
existing block

### 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: \_\_\_\_\_

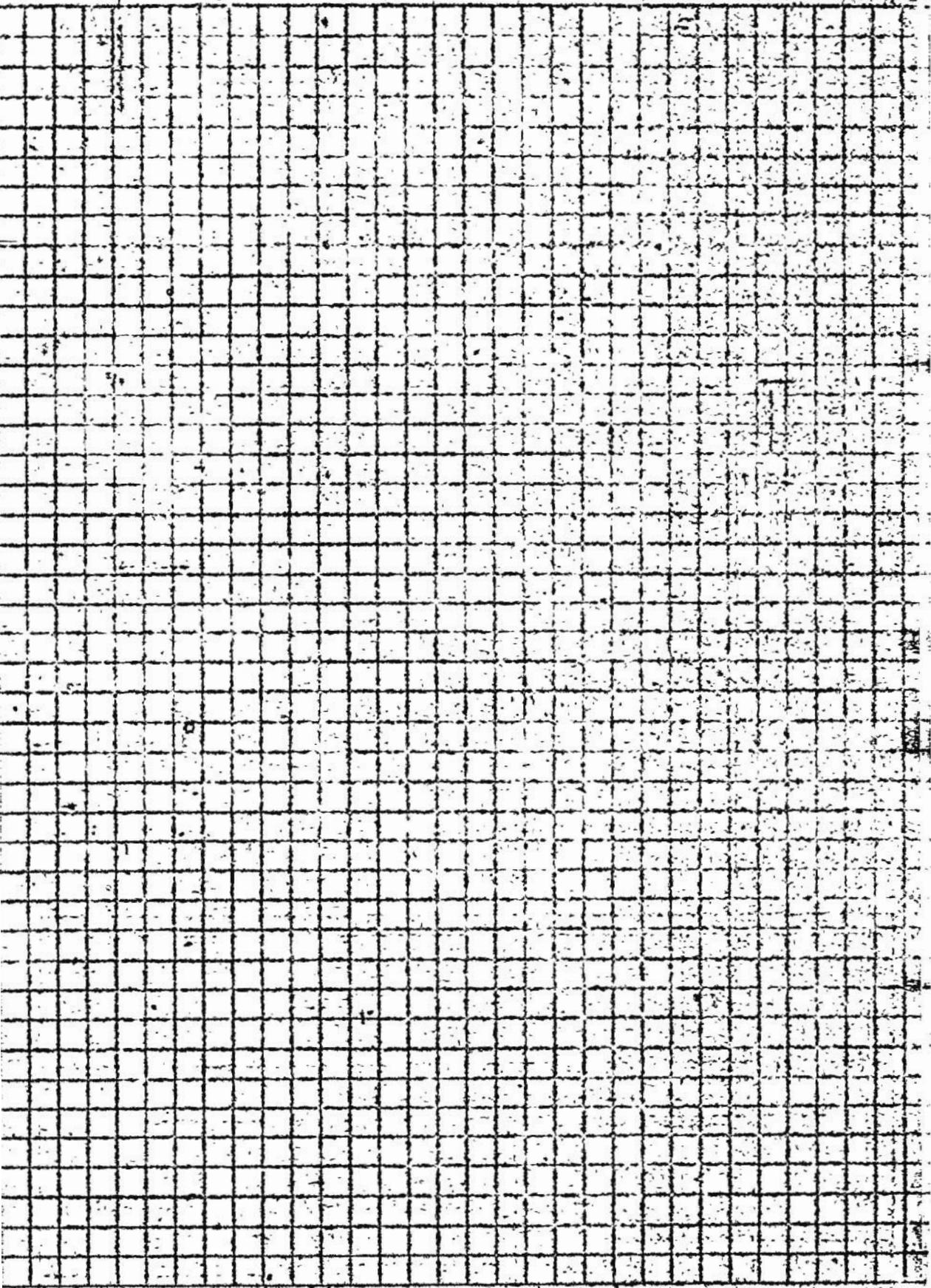
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California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

Signed here: Carl W. Spaulding  
(Owner or Authorized Agent)  
 By \_\_\_\_\_

### FOR DEPARTMENT USE ONLY

PLAN CHECKING		REINFORCED CONCRETE		FEES	
Date: <u>SEP 24 1967</u>		Bbls. Cement: _____		Bldg. Per _____	
Receipt No. <u>12583</u>		Tons of Reinforcing Steel: _____		Cert. of Occupancy: <u>X</u>	
Valuation: <u>1000</u>				Total: <u>150</u>	
Fee Paid: <u>2.00</u>					
TYPE	GROUP	Plan No.	Code	Fee	Permit No.
<u>D</u>	<u>B-2</u>	<u>116088</u>	<u>C-2</u>	<u>1.00</u>	<u>5528</u>
PERMIT No. <u>26077</u>		Application checked and approved: <u>OCT 2 1967</u>		Stamp here when Permit is issued	
PLANS		Checked by: <u>[Signature]</u>		Approved by: <u>[Signature]</u>	
Date: <u>1962</u>		Filed with: <u>16797/47</u>		Inspector: <u>[Signature]</u>	

1962 THRU



# 3

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

Form D-3-424-15-4  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. 8  
 Tract WAKESIDE TRACT 77-B6-42  
 Location of Building 1915 SUNSET BLVD. (House Number and Street) Approved by City Engineer  
 Between what cross streets RESERVOIR AND ALVARADO Deputy

**USE INK OR INDELIBLE PENCIL**

1. Present use of building RESTAURANT Families — Rooms —  
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy 20 YEARS

3. Use of building AFTER alteration or moving RESTAURANT Families — Rooms —

4. Owner O. W. SPENDING Phone —

5. Owner's Address 1382 WUSING AVE P. O. —

6. Certificated Architect — State License No. — Phone —

7. Licensed Engineer — State License No. — Phone —

8. Contractor OWNER State License No. — Phone —

9. Contractor's Address above

10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire mechanical, electrical wiring and elevator equipment therein or thereon.) 500.00

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 PR Number of stories high 1 Height to highest point 15'

13. Material Exterior Walls CONCRETE - WOOD Exterior framework —  
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:  
TO COMPLETE WORK AUTHORIZED ON PERMIT # 317497 (1947) AND  
AND MAKE CORRECTIONS HISTORY IN FINAL CONNECTION SHEET  
DATED JAN - 21 - 1949 - THE PARTITIONS.

**NO NEW CONSTRUCTION**

15. Size of Addition x Size of Lower CONCRETE Number of Stories when complete 1

16. Footing: Width — Depth in Ground — Width of Wall — Size of Floor Joists x

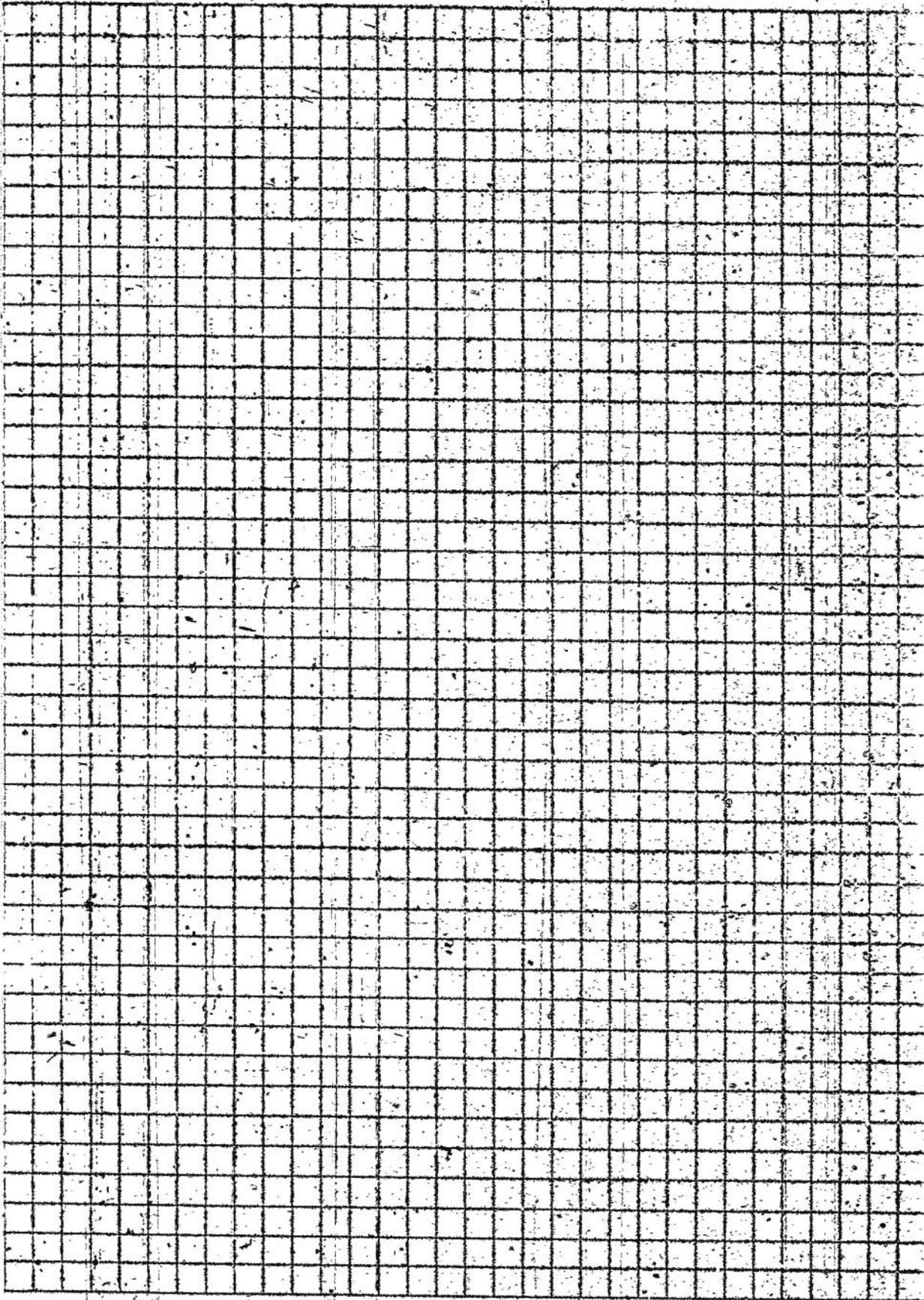
17. Size of Studs x Material of Floor — Size of Rafter x Type of Roofing —

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 O. W. Spending  
(Owner or Authorized Agent)  
 By Law W. Spending  
(City Engineer)

DISTRICT OFFICE OK - No Plans - Check with Mr. W. Spending DEPARTMENT USE ONLY

Dates <u>—</u>		REINFORCED CONCRETE		Bldg. Per <u>3.50</u>	
Receipt No. <u>—</u>		Bbls. Cement <u>—</u>		FEES	
Valuation <u>—</u>		Tons of Reinforcing Steel <u>—</u>		Cert. of Occupancy <u>—</u>	
Fee Paid \$ <u>—</u>				Total <u>3.50</u>	
TYPE <u>I</u>	GROUP <u>B2</u>	Maximum No. Occupants <u>370</u>	Inside Lot <u>—</u>	Owner-Lot Easement <u>—</u>	Lot Area <u>11806</u>
PERMIT No. <u>LA18842</u>		Plans and specifications checked <u>—</u>		Area <u>C-2</u>	Full District <u>—</u>
PLANS		Correction Noted <u>—</u>		Dist. Line <u>—</u>	No. <u>2</u>
Plans, Specifications and Application rechecked and approved: <u>OT Brown</u>		Application checked and approved <u>—</u>		Date <u>5-5-48</u>	
For Plans See <u>—</u>		Filed with <u>—</u>		Stamp here when Permit is issued	
		Continuation Disposition <u>—</u>		APRIL 12 1949	
		Specified - Required <u>—</u>		Valuation Included <u>—</u>	



# 3

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

Form B-4-C-1-12-42  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. \_\_\_\_\_

Tract \_\_\_\_\_

Location of Building 1915 Sunset Blvd Approved by  
City Engineer  
(House Number and Street)

Between what cross streets Reseda & Alhambra St Deputy.

**USE INK OR INDELIBLE PENCIL**

1. Present use of building Partnership Families Fr 0309 Rooms \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)

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

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

4. Owner Brown Phone \_\_\_\_\_  
(Print Name)

5. Owner's Address \_\_\_\_\_ P. O. \_\_\_\_\_

6. Certificated Architect \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_

7. Licensed Engineer J. M. Taylor State License No. 1241 Phone 57 2100

8. Contractor Smith State License No. \_\_\_\_\_ Phone \_\_\_\_\_

9. Contractor's Address \_\_\_\_\_

10. VALUATION OF PROPOSED WORK 3001  
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment thereof.

11. State how many buildings NOW on lot and give use of each. One Partnership  
(Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 88 x 100 Number of stories high 1 Height to highest point 22

13. Material Exterior Walls Wood Exterior framework Wood  
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:  
New Copy at front of Bldg

### 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 \_\_\_\_\_ Type of Roofing \_\_\_\_\_

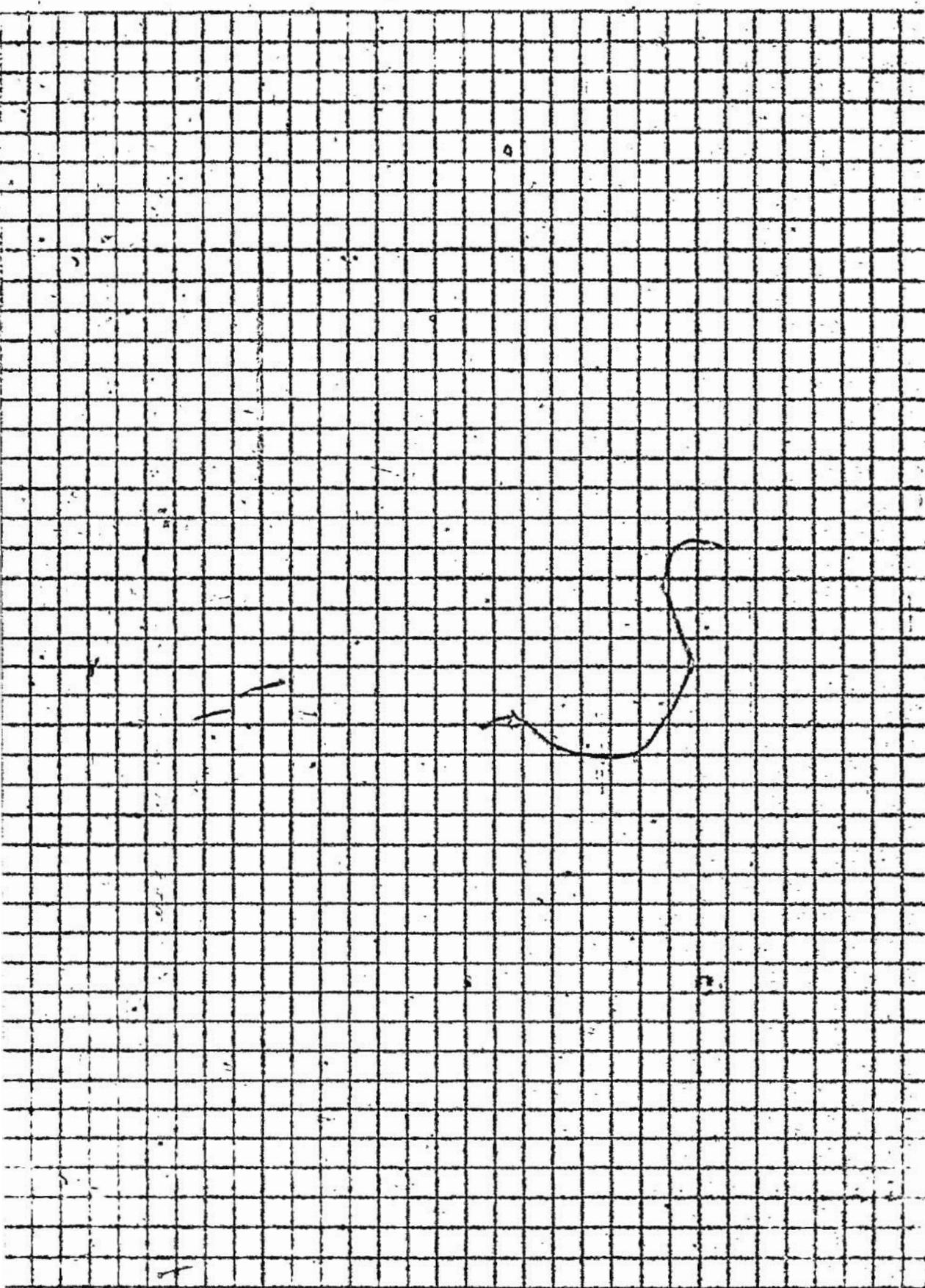
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California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

Sign here J. J. Guller (Owner or Authorized Agent)

DISTRICT OFFICE \_\_\_\_\_ By \_\_\_\_\_

### FOR DEPARTMENT USE ONLY

PLAN CHECKING		CHANGE OF OCCUPANCY		<b>F E E S</b>		Bldg. Per.	
Date <u>Jul 25 1947</u>	Receipt No. <u>12019</u>	Area of Bldg. _____	Sq. Ft. _____			Cert. of Occupancy	
Valuation \$ <u>300</u>	Fee Paid \$ <u>100</u>	Date _____	Receipt No. _____			Total <u>250</u>	
TYPN GROUP	MATERIALS No. Occupancy	Corner Lot	Key Lot	Lot Map	St. over alley	St. into alley	Check
REINFORCED CONCRETE	Type of Reinforcing Steel	Corner Lot	Corner Lot Key	<u>Bligal</u>	<u>1</u>	<u>1</u>	<u>Smith</u>
PERMIT <u>A25210</u>	Plans and Specifications checked	Lot	Zone <u>C-2</u>	Fire District No. <u>2</u>	District Map No. <u>5528</u>		
PLANS	Corrections noted	Map Line	Appointments checked and approved	Street widening	Stamp here when Permit is issued		
Spec's	Plans Specifications and Applications reviewed and approved	Fl.	<u>Smith</u>	Fl.	Inspected		
	For Plans fee	Filed work	Continued Inspection <u>No</u>	APRINKLES Specified-Required Valuation Included Yes- <u>No</u>	<u>Smith</u>		



# 3

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

Form R-1-5-4-4-2  
CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. part of 2 & 1  
Tract Lake Side Tract  
Location of Building 1915 Sunset Blvd  
(House Number and Street)  
Between what cross streets Reservoir & Colorado

Approved by City Engineer [Signature]  
Deputy

**USE INK OR INDELIBLE PENCIL**  
1. Present use of building Restaurant Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)  
2. State how long building has been used for present occupancy 15 years  
3. Use of building AFTER alteration or moving same? Families \_\_\_\_\_ Rooms \_\_\_\_\_  
4. Owner Bob Lewis Restaurant Phone \_\_\_\_\_  
5. Owner's Address 1915 Sunset Blvd 6 P.O. \_\_\_\_\_  
6. Certificated Architect \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_  
7. Licensed Engineer \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_  
8. Contractor Owner State License No. \_\_\_\_\_ Phone \_\_\_\_\_  
9. Contractor's Address \_\_\_\_\_

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 therein or thereon.) 1000.00

11. State how many buildings NOW on lot and give use of each. One (Store, Dwelling, Apartment House, Hotel or other purpose)  
12. Size of existing building 88 x 150 Number of stories high 1 Height to highest point \_\_\_\_\_  
13. Material Exterior Walls Brick & Frame Exterior framework Br Frame  
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:  
Enlarge small dining room, construct a new place & cover walls of both Cocktail Lounge & small dining room with Knotty Pine.

**NEW CONSTRUCTION**  
15. Size of Addition None 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 \_\_\_\_\_

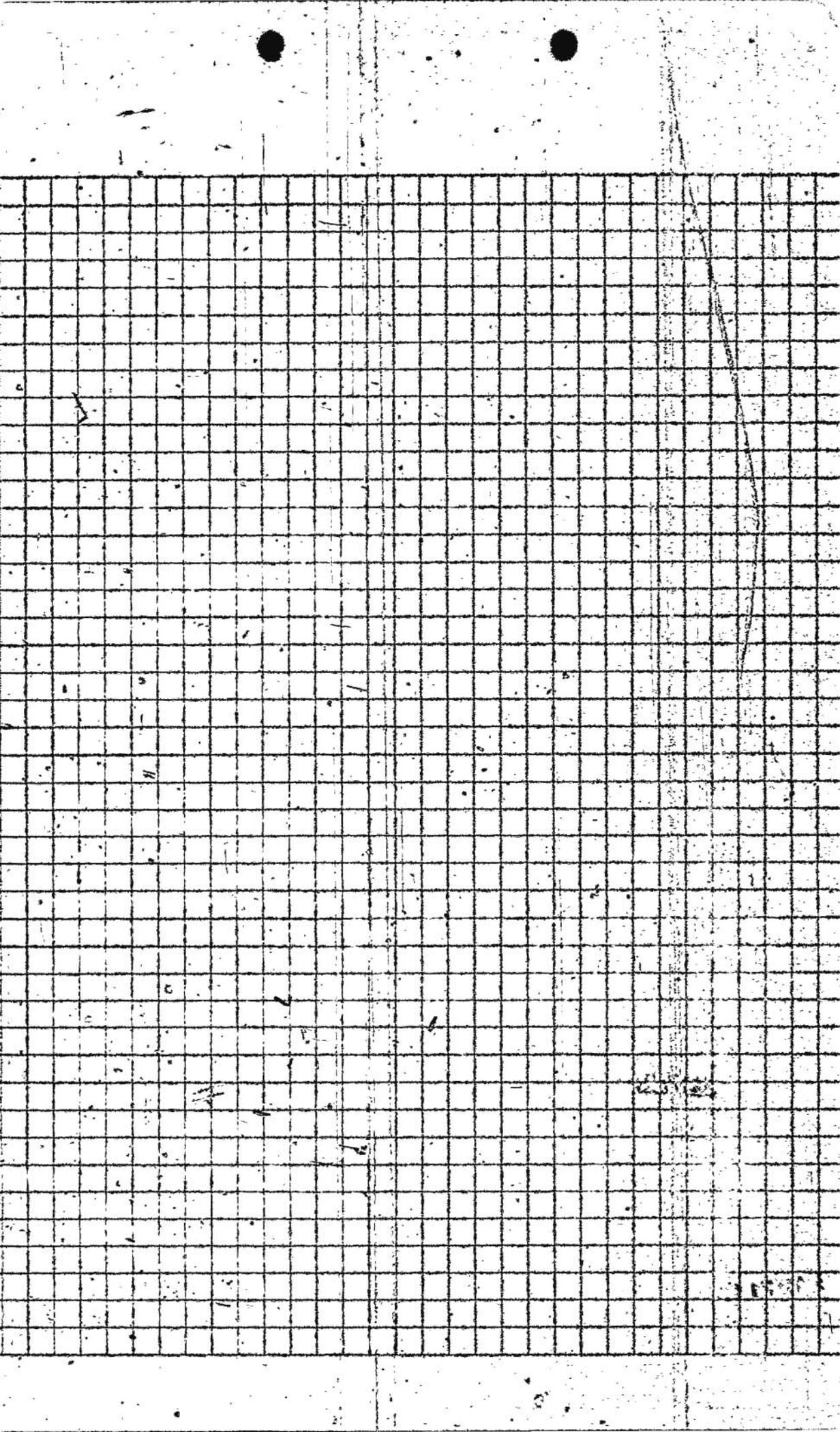
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California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

Sign Here [Signature]  
(Owner or Authorized Agent)

DISTRICT OFFICE By \_\_\_\_\_

PLAN CHECKING		FOR DEPARTMENT USE ONLY		FEEES	
Date <u>NOV 10 1929</u>	Receipt No. <u>12788</u>	Area of Bldg. _____ Sq. Ft.	Date _____	Bldg. Per. <u>2</u>	Cert. of Occupancy _____
Violation \$ <u>1000</u>	Fee Paid \$ <u>2.50</u>	Receipt No. _____	Fee Paid \$ _____	Total <u>5.00</u>	
TYPE <u>B-L</u>	GROUP <u>B-L</u>	Maximum No. Occupants _____	Inside Lot _____	Key Lot _____	Let Shm _____
REINFORCED CONCRETE	MINI. CONC. <u>2" Min. Reinforcing Steel</u>	Corner Lot _____	Corner Lot Keyed _____		
PERMIT No. <u>127715</u>	Plans, Specifications and Application checked and approved. <u>[Signature]</u>	Fire District No. <u>2</u>	Fire District _____	District Map No. <u>5527</u>	
PLANS	Plans, Specifications and Application rechecked and approved. <u>[Signature]</u>	Application checked and approved. <u>[Signature]</u>	FL _____	FL _____	
Spec's	For Plans See _____	Specified with _____	Capituous Inspection _____	SPRINKLER Specified-Required Valuation Included Yes- No	Inspector _____

Stamp here when Permit is issued  
NOV 10 1929



3

ELECT. I. V.  
APPLICANT'S  
Name  
Address  
City

APPLICATION TO  
ALTER, REPAIR, OR DEMOLISH  
AND FOR A

Form B-3-234-5-46  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

ELVIN F. YOAKUM Certificate of Occupancy

Lot No. F43 of Lot 2

Tract LAKEVIEW TRACT

Location of Building 1915 Sunset Blvd  
(House Number and Street)

Approved by  
City Engineer  
[Signature]  
Deputy.

Between what cross streets Bet Alhambra & Reservoir

USE INK OR INDELIBLE PENCIL

1. Present use of building Restaurant Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy 15 years

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

4. Owner H. J. Scott Phone \_\_\_\_\_

5. Owner's Address 1915 Sunset Blvd P. O. \_\_\_\_\_  
(Print Name)

6. Certificated Architect \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_

7. Licensed Engineer [Signature] State License No. 2241 Phone \_\_\_\_\_

8. Contractor \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_

9. Contractor's Address \_\_\_\_\_

10. VALUATION OF PROPOSED WORK 20000  
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire protection, electrical wiring and elevator equipment thereon or therefor.)

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 10 number of stories high 1 Height to highest point 15

13. Material Exterior Walls Wood Exterior framework \_\_\_\_\_  
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

Erect sign on Roof

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 2x4 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.

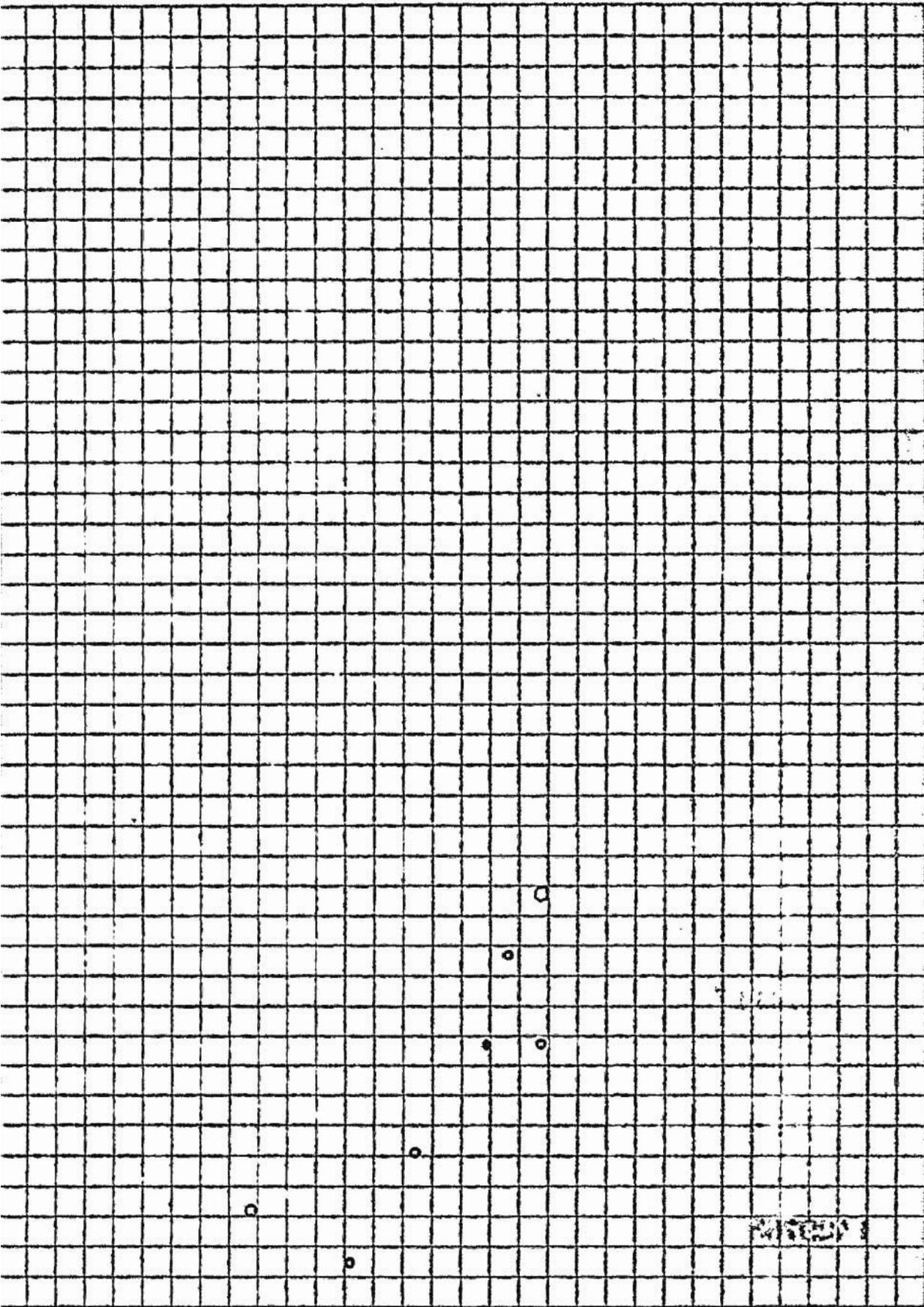
Sign here [Signature]  
(Owner or Authorized Agent)

DISTRICT OFFICE \_\_\_\_\_ By \_\_\_\_\_

PLAN CHECKING				FOR DEPARTMENT USE ONLY			
Date <u>11-11-45</u>	Receipt No. <u>14117</u>	Valuation \$ <u>200</u>	Fee Paid \$ <u>150</u>	CHANGE OF OCCUPANCY	Area of Bldg. _____ Sq. Ft.	Date _____	Receipt No. _____
				FEEES			
				Bldg. Per. <u>20</u>			
				Cert. of Occupancy _____			
				Total <u>200</u>			
TYPE <u>2A</u>	GROUP <u>B2</u>	Maximum No. Occupants <u>Sign.</u>	Insds Lot <u>[Signature]</u>	Key Lot <u>0</u>	Lot Size <u>0</u>	ft. rear alley _____	Clerk <u>Disher</u>
REINFORCED CONCRETE			Corner Lot <u>0</u>	Corner Lot <u>Keyed</u>	ft. side alley _____		
PERMIT No. <u>LA29768</u>	Plans and Specifications checked <u>H. H. Noice</u>	Zone <u>C-2</u>	Fire District No. <u>2</u>	District Map No. <u>5528</u>			
	Correction Verified <u>H. H. Noice</u>	Uldg. Line _____ Ft.	Street Widening _____ Ft.	Stamp here when Permit is issued			
PLANS	Plans, Specifications and Application rechecked and approved. <u>[Signature]</u>	Application checked and approved <u>[Signature]</u>	Clerk _____				
Rec'd. _____	For Plans See _____	Filed with _____	Continuous Inspection <u>none</u>	SPRINKLER Specifications Required Valuation Included _____	Inspector <u>G. K. [Signature]</u>		

F 4364

CHECKED BY  
HEAVY AND  
REPAIR SECTION  
12-10-58



12-10-58

**3** ELECT. DIV.  
 Phil. not req'd.  
 Appl. not req'd.  
 ELVIN E. YOUNG  
 ELECTRICAL INSPECTOR

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

Form B-3-225-1-4  
**CITY OF LOS ANGELES  
 DEPARTMENT  
 OF  
 BUILDING AND SAFETY  
 BUILDING DIVISION**

Lot No. part 147  
 Tract Palmdale Tract  
 Location of Building 1915 Sunset Blvd  
 (House Number and Street)  
 Between what cross street Alhambra & Reservoir  
 Approved by City Engineer [Signature]  
 Deputy [Signature]

**USE INK OR INDELIBLE PENCIL**

1. Present use of building Restaurant Families \_\_\_\_\_ Rooms \_\_\_\_\_  
 (Store, Dwelling, Apartment House, Hotel or other purpose)  
 2. State how long building has been used for present occupancy 20 years  
 3. Use of building AFTER alteration or moving same Families \_\_\_\_\_ Rooms \_\_\_\_\_  
 4. Owner O. B. Spaulding Phone \_\_\_\_\_  
 5. Owner's Address 1382 Leville Ave. P.O. \_\_\_\_\_  
 6. Certificated Architect \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_  
 7. Licensed Engineer J. M. [Signature] State License No. 2281 Phone \_\_\_\_\_  
 8. Contractor H. Sampson State License No. \_\_\_\_\_ Phone 4260  
 9. Contractor's Address 1311 5th St Phone \_\_\_\_\_

10. VALUATION OF PROPOSED WORK 300.00  
 (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire alarm, electrical, wiring and elevator equipment, theater or theater.)  
 11. State how many buildings NOW on lot and give use of each. One  
 (Store, Dwelling, Apartment House, Hotel or other purpose)  
 12. Size of existing building 83' x 30' Number of stories high 1 Height to highest point 18'  
 13. Material Exterior Walls Brick & frame Exterior framework Brick & frame  
 (Wood, Steel or Masonry) (Wood or Steel)  
 14. Describe briefly all proposed construction and work:  
Construct steel canopy at side of Bldg 6x8 & increase size of Dining Room 2x20 plan in plan

**NEW CONSTRUCTION**

15. Size of Addition \_\_\_\_\_ Size of Lot \_\_\_\_\_ Number of Stories when complete \_\_\_\_\_  
 16. Footing: Width \_\_\_\_\_ Depth in Ground \_\_\_\_\_ Width of Wall \_\_\_\_\_ Size of Floor Joists \_\_\_\_\_  
 17. Size of Studs \_\_\_\_\_ Material of Floor \_\_\_\_\_ Size of Rafters \_\_\_\_\_ 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 Workman's Compensation Insurance.

Sign here [Signature] (Owner or Authorized Agent)  
 By [Signature]

PLAN CHECKING		CHANGE OF OCCUPANCY		FEES	
Date <u>JUN 28 1949</u>	Receipt No. <u>14676</u>	Area of Bldg. _____ Sq. Ft.	Date _____	Bldg. Per _____	Cert. of Occupancy _____
Valuation \$ <u>300.00</u>	Fee Paid \$ <u>1.75</u>	Receipt No. _____	Fee Paid \$ _____	Total <u>2.50</u>	
TYPE <u>Y</u>	GROUP <u>B2</u>	Maximum No. Occupants <u>18 Added</u>	Inside Lot _____	Key Lot _____	Lot Use <u>way</u>
REINFORCED CONCRETE		Corner Lot _____	Corner Lot Keyed _____	<input checked="" type="checkbox"/> Ft. rear alley <input checked="" type="checkbox"/> Ft. side alley <u>HL.</u>	
PERMIT No. <u>EA 2535</u>	Plan and Specifications checked <u>B. G. Noice</u>	Zone <u>C-2</u>	Tax District <u>2</u>	District Map No. <u>5528</u>	
PLANS	Corrected Version <u>B. G. Noice</u>	Bldg. Lang. _____	Street Widening _____	<input type="checkbox"/> FL <input type="checkbox"/> FL	
Spec. _____	Plans, Specifications and Application checked and approved <u>[Signature]</u>	Apparatus checked and approved _____		Specify here when Permit is issued <u>[Signature]</u>	
Spec. _____	Continuing Inspection _____	SPRINKLER _____		Inspected _____ <u>[Signature]</u>	
Spec. _____	Specified-Required Valuation Included Yes - No _____				

CHECKED BY  
HEATING AND  
REFRIGERATION  
DIVISION

100  
100  
100  
100  
100

100  
100  
100  
100  
100

100  
100  
100  
100  
100

Parking lot



3

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

Form B-34

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 DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED					
	Prof 1		Lake Side	L.D.					
2. BUILDING ADDRESS	1911 Sunset Blvd.			DIST. MAP					
3. BETWEEN CROSS-STREETS	Reservoir St. AND Alvarado Blvd			138-205					
4. PRESENT USE OF BUILDING	Restaurant			ZONE					
NEW USE OF BUILDING	Same			C-2-2-0					
5. OWNER'S NAME	Rafael's			FIRE DIST.					
6. OWNER'S ADDRESS	Same			II/100/91					
7. CERT. ARCH.	STATE LICENSE	PHONE	INSIDE KEY						
8. LIC. ENGR.	STATE LICENSE	PHONE	COR. LOT						
9. CONTRACTOR	STATE LICENSE	PHONE	REV. COR.						
Brite Lite Neon	161718	Po. 29275	LOT SIZE						
10. CONTRACTOR'S ADDRESS	P.O.	ZONE	INC LEGAL						
10950 Burbank Blvd.	No. Hollywood								
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA					
50' x 45'	1	18'	1- Restaurant						
3 1911 Sunset Blvd.				DISTRICT OFFICE					
				L.A.					
12. MATERIAL	<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF					
EXT. WALLS:	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	<input type="checkbox"/> WOOD					
				<input type="checkbox"/> STEEL					
				ROOFING					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 600.00		VALUATION APPROVED	SPRINKLERS REQ'D. SPECIFIED					
14. SIZE	STORIES	HEIGHT	APPLICATION CHECKED	AFFIDAVITS					
1 - 4' x 7'	1		Proj. Sign.						
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS					
Metal & Plastic Neon Proj. Sign.									
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.			CORRECTIONS VERIFIED	SPACES PARKING					
Signed <i>Helen Avery Agent</i>			PLANS APPROVED	GUEST ROOMS					
This Form When Properly Validated is a Permit to Do the Work Described.			APPLICATION APPROVED	FILE WITH					
			INSPECTOR	CONT. INSP.					
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
Proj. Road Sign						4			

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIERS USE ONLY

LA96294

AUG-28-61

59663

C - 1 CB

4.00

P.C. No.

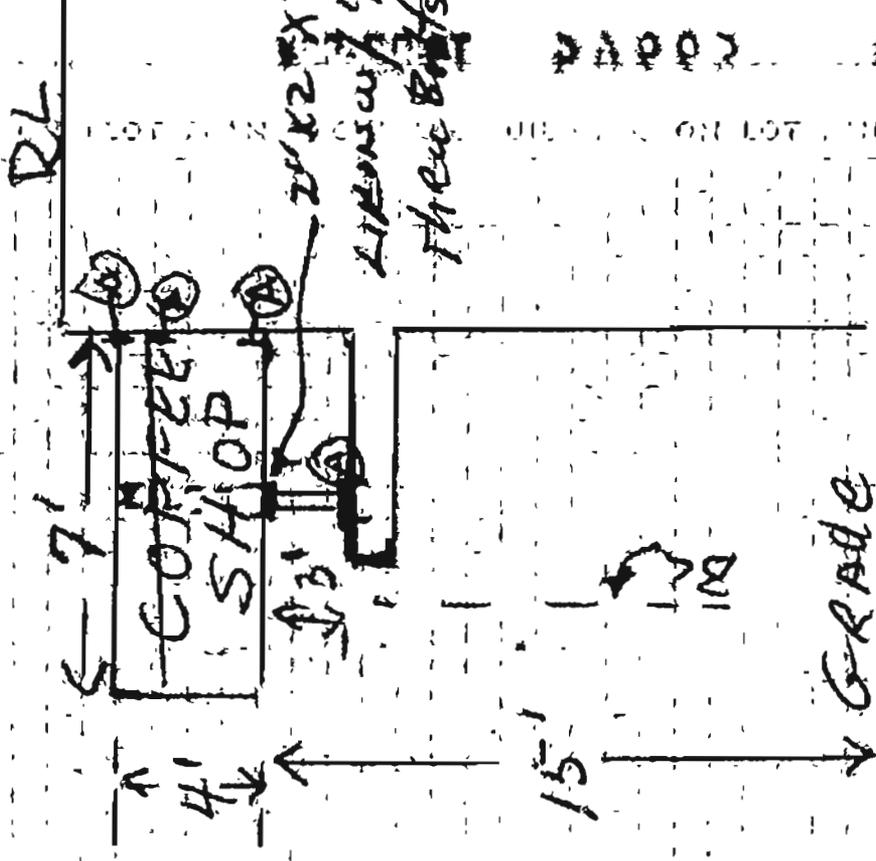
GRADING

CRIT. SOIL

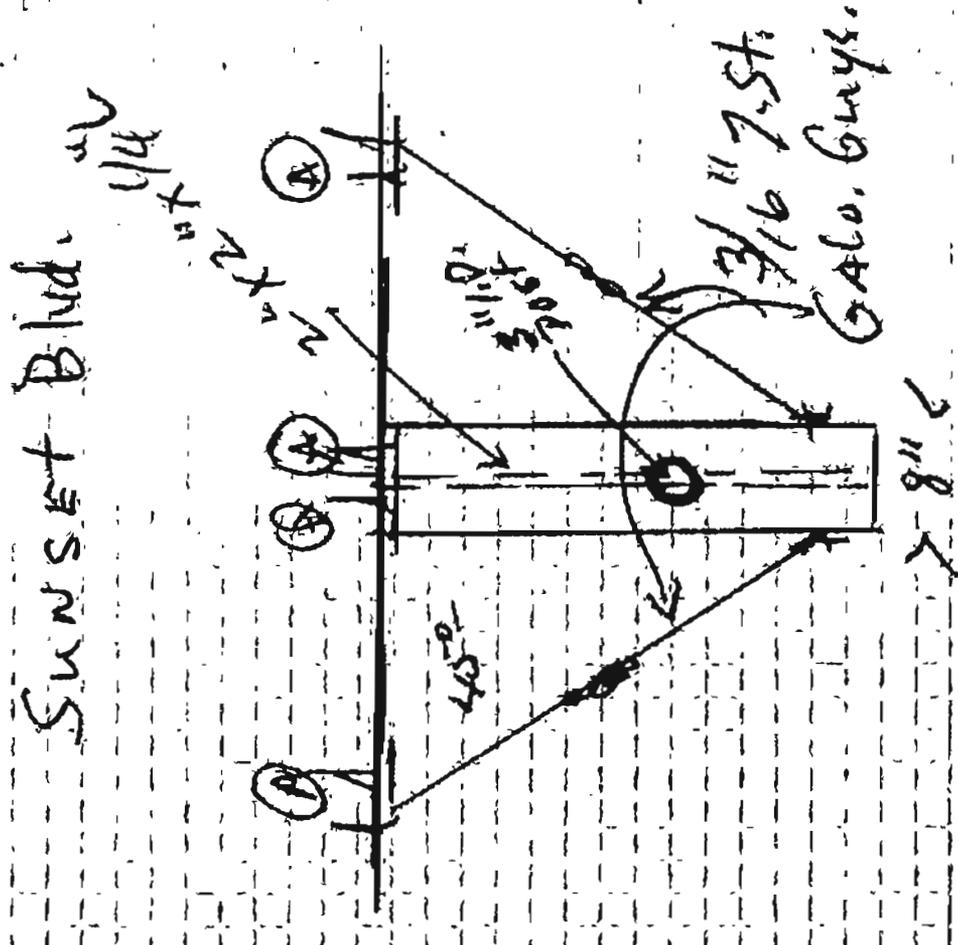
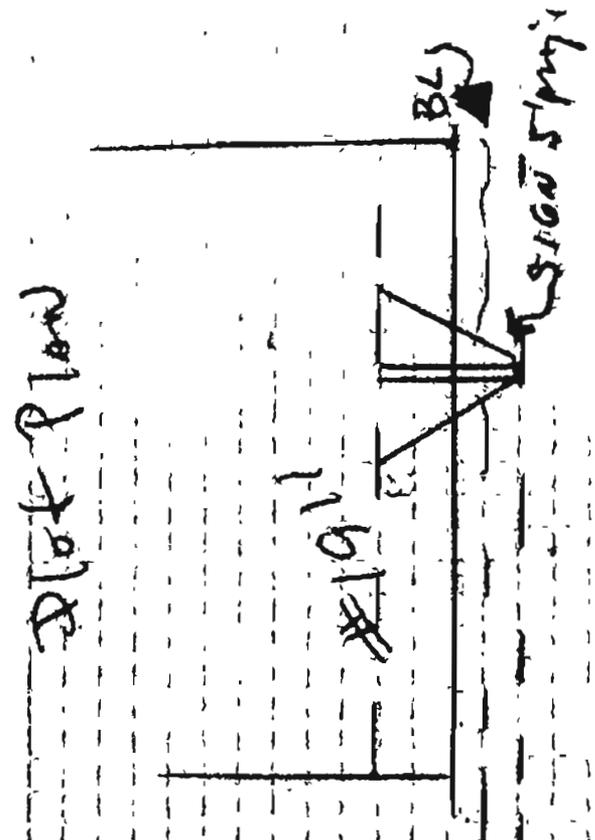
CONS.

Plot Plan

met at 2' Appared Type  
Plastic



2" x 2" x 1/4"  
LIRONW 1/2"  
2" x 2" x 1/4"  
12" x 4"  
12" x 4"



3

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

Form B-3a

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.

Form fields 1-11: LEGAL DESCR., BUILDING ADDRESS, PRESENT USE OF BUILDING, OWNER'S NAME, CONTRACTOR, etc.

SEWER (Available) CRITICAL SOIL

Form fields 12-15: MATERIAL, VALUATION, SIZE OF ADDITION, NEW WORK, and certification text.

Table with columns: TYPE, GROUP, MAX. OCC, P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O

Table with columns: P.C. No., GRADING, CRIT. SOIL, CON

CASHIER'S RECEIPT

Handwritten signature/initials

Handwritten signatures and stamps: VALUATION APPROVED, APPLICATION CHECKED, PLANS CHECKED, CORRECTIONS VERIFIED, PLANS APPROVED, APPLICATION APPROVED, INSPECTOR

80 sq ft added

none

LA 11318

JUN-14-62 43696 NL - 2 CS 3.00
JUN-19-62 44191 NL - 2 CS 2.00
JUN-19-62 44192 NL - 1 CS 1.00



3

HT D

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

Form B-3a

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.

Form fields 1-11: LEGAL DESCR., BUILDING ADDRESS, PRESENT USE OF BUILDING, OWNER'S NAME, CONTRACTOR, etc.

Form fields 12-15: MATERIAL, VALUATION, SIZE OF ADDITION, NEW WORK, and certification text.

Form fields: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O

Table with columns for date, number, and amount: JUN-18-62 43987 B - 2 CS 5.00, JUN-27-62 45888 WL - 2 CS 2.00, JUN-27/62 45889 WL - 1 CS 14.00

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER

LA 1401

P.C. No. GRADING CRIT. SOIL CONS.



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.

Form with 15 numbered sections for application details including address (1911 Sunset Blvd), owner (Mr. Taix), contractor (Mr. Simpson), and various technical specifications like material type and valuation.

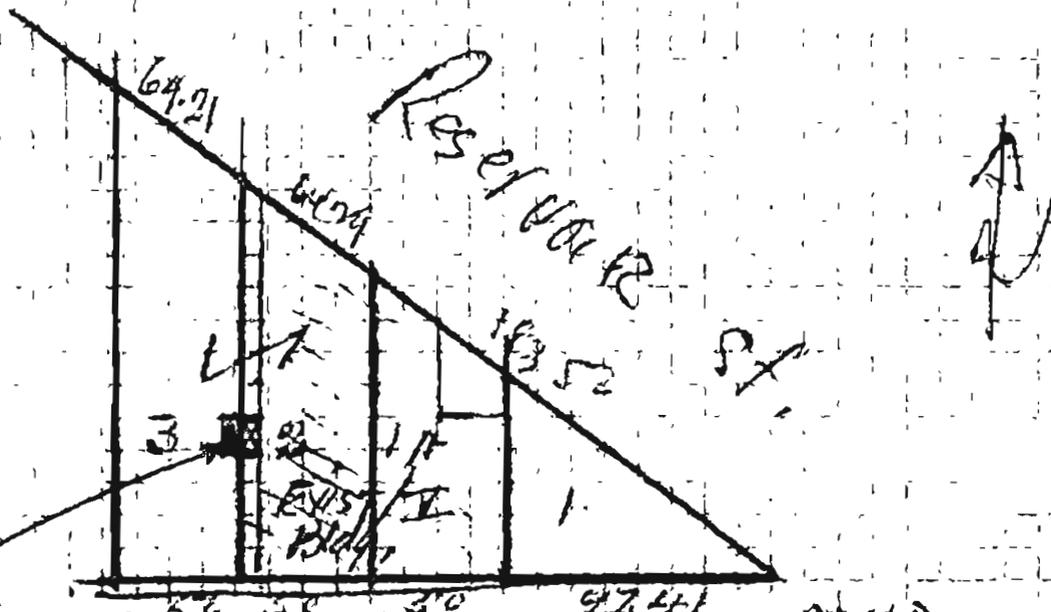
SEWER (Available) Water Available

CRITICAL SOIL

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 workman's compensation insurance. Signed [Signature]

Table with columns for TYPE, GROUP, MAX. OCC, P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O. Includes dates JUN-29-62 and values like 46442, 46443, 2 CS, 1 CS.

0.1 ACRES MORE OR LESS OF THE UNDIVIDED PART OF LOT TWO OF CH



Additional  
changed  
to 8'-6" x 12'

SUNSET BLVD.  
(Lot Plan = 1" = 100')

(outer edge  
adjac. to R)

Join Lot 2 & 3  
Document

NOTE: Covenant & agreement  
Recorded 6/29/62  
(Doc. No. 4570) in order  
to allow openings adjacent  
to R. 6/29/62  
[Signature]

"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. 91.202 LAMC)

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

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.

Form with 15 numbered sections containing details for Lake Side Tract, 1911 Sunset Blvd, including owner Taix Brothers, contractor Mr. Sampson, and valuation of \$125.00.

SEWER (Available) (Not Available)

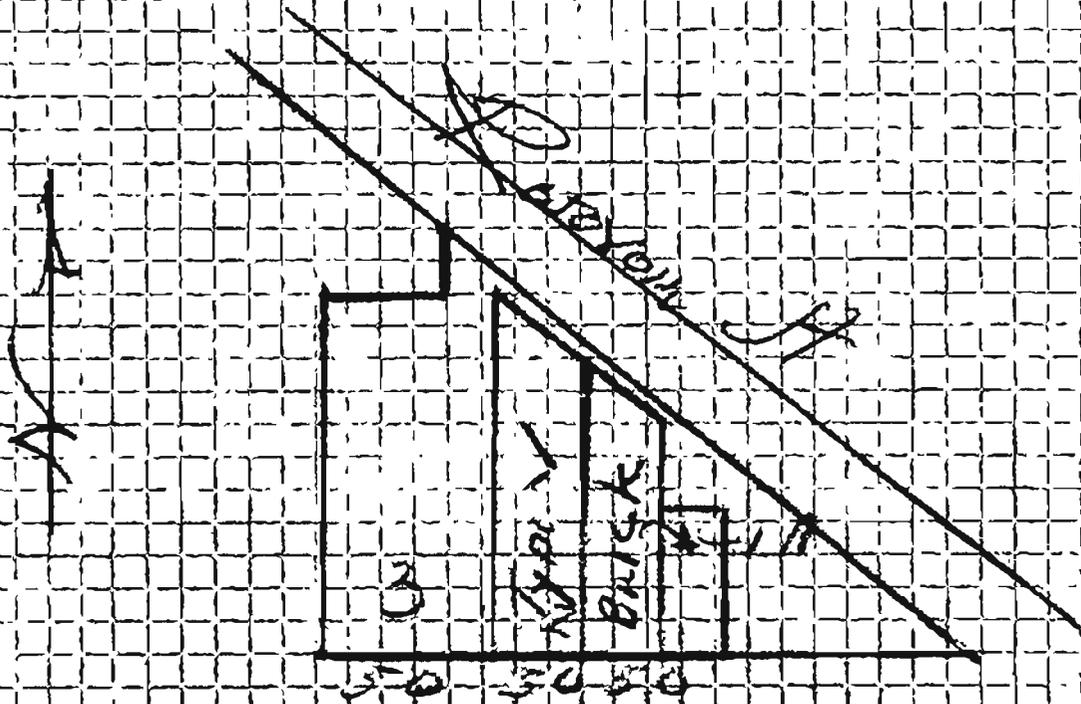
CRITICAL SOIL

Table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O

Table with columns: JUL--6-62, 47519, C - 2 CS, 1.00; JUL--6-62, 47520, C - 1 CS, 2.00

CARRIER'S USE ONLY

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



Sublot B2 of

Lot Area = 100 sq ft

This permit is an application for inspection, the issuance of which is not an approval of the work shown hereon. This

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

SAS Form B-2a

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 DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
			Lake Side	
2. JOB ADDRESS	1911 Sunset Blvd.			DIST. MAP
3. BETWEEN CROSS STREETS	Reservoir St AND Alhambra St			138-305
4. PURPOSE OF BUILDING	Post Sign. - 6' x 6', 1' x 4' & 1-1' x 4'			ZONE
5. OWNER'S NAME	La Casita			C-22
6. OWNER'S ADDRESS	Same			FIRE DIST.
7. CERT. ARCH.				INSIDE KEY
8. LIC. ENGR.				THRU
9. CONTRACTOR	G.N. Neen Corp.			COR. LOT
10. CONTRACTOR'S ADDRESS	267 Spanier St. Burbank, Calif.			REV. COR.
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	LOT SIZE
1		12'	1- <del>XXXXXX</del> Cafe	
1 1911 Sunset Blvd.				DISTRICT OFFICE
				L.A.
12. MATERIAL	<input type="checkbox"/> WOOD	<input checked="" type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	<input type="checkbox"/> WOOD
				<input type="checkbox"/> STEEL ROOFING
				SPRINKLES REQ'D. SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 500.00				VALUATION APPROVED
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				APPLICATION CHECKED
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, and I have read reverse side of application.				PLANS CHECKED
Metal & Plastic Neen Signs.				CORRECTIONS VERIFIED
Signed				PLANS APPROVED
This Form When Properly Validated is a Permit to Do the Work Described.				APPLICATION APPROVED
				INSPECTOR
				DWELL. UNITS
				SPACES PARKING
				GUEST ROOMS
				FILE WITH
				CONT. INSP.
TYPE	GROUP	MAX. OCC.	P.C.	P.C.
POST SIGN	SKN		0	
				G.P.I.
				B.P. 50
				I.F.
				O.S.
				C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIERS USE ONLY

FLUX JR LA 29582

JAN-29-63

04953

B - 1 CS

3.50

P.C. No. GRADING CRIT. SOIL CONS.



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

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 DESCR.	LOT (See Attached)	BLK.	TRACT Lake Side Tr.	ADDRESS APPROVED RJA
2. BUILDING ADDRESS	1911 Sunset Blvd. (part lot 1, all lot 2, part lot 3)			DIST. MAP 138-205
3. BETWEEN CROSS STREETS	Alvarado	AND	Reservoir	ZONE C2-2-0
4. PRESENT USE OF BUILDING	Restaurant	NEW USE OF BUILDING	(30) same	FIRE DIST. #2 No. 92.1
5. OWNER'S NAME	Les Peres Restaurant	PHONE	DU 91285	INSIDE KEY
6. OWNER'S ADDRESS	1911 Sunset Blvd.	P. O.	LA	ZONE
7. CERT. ARCH.		STATE LICENSE		PHONE
8. LIC. ENGR.	W. F. Sexton	STATE LICENSE	3480	PHONE DU 42334
9. CONTRACTOR	Owner	STATE LICENSE		PHONE
10. CONTRACTOR'S ADDRESS	Above	P. O.		ZONE
11. SIZE OF EXISTING BLDG.	145' x 88'	STORIES 1	HEIGHT 14	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 - RESTAURANT
				BLDG. AREA 700/9400
				DISTRICT OFFICE L.A.
12. MATERIAL	<input type="checkbox"/> WOOD <input checked="" type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK	ROOF	<input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL	ROOFING
EXT. WALLS:	<input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	CONST.	<input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	
13. VALUATION: TO INCLUDE UNFIXED EQUIPMENT REQUIRED TO REMOVE AND USE PROPOSED BUILDING	\$ 15,000	VALUATION APPROVED	29602	
14. SIZE OF ADDITION	14x26, 5x30, 19'	STORIES 2	HEIGHT 24	APPLICATION CHECKED
15. NEW WORK: (Describe)	EXT. WALLS Stucco	ROOFING compo	PLANS CHECKED	DWELL. UNITS
	add 6' x 2' f. 2 story (Enlarge exist. restaurant)		CORRECTIONS VERIFIED	SPACES PARKING 1/9 = 10 1/4
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, and I have read reverse side of Application.				PLANS APPROVED
Signed [Signature]				APPLICATION APPROVED
This Form When Properly Validated is a Permit to Do the Work Described.				INSPECTOR

RECEIVED

SEWER (Available) (Not Available)

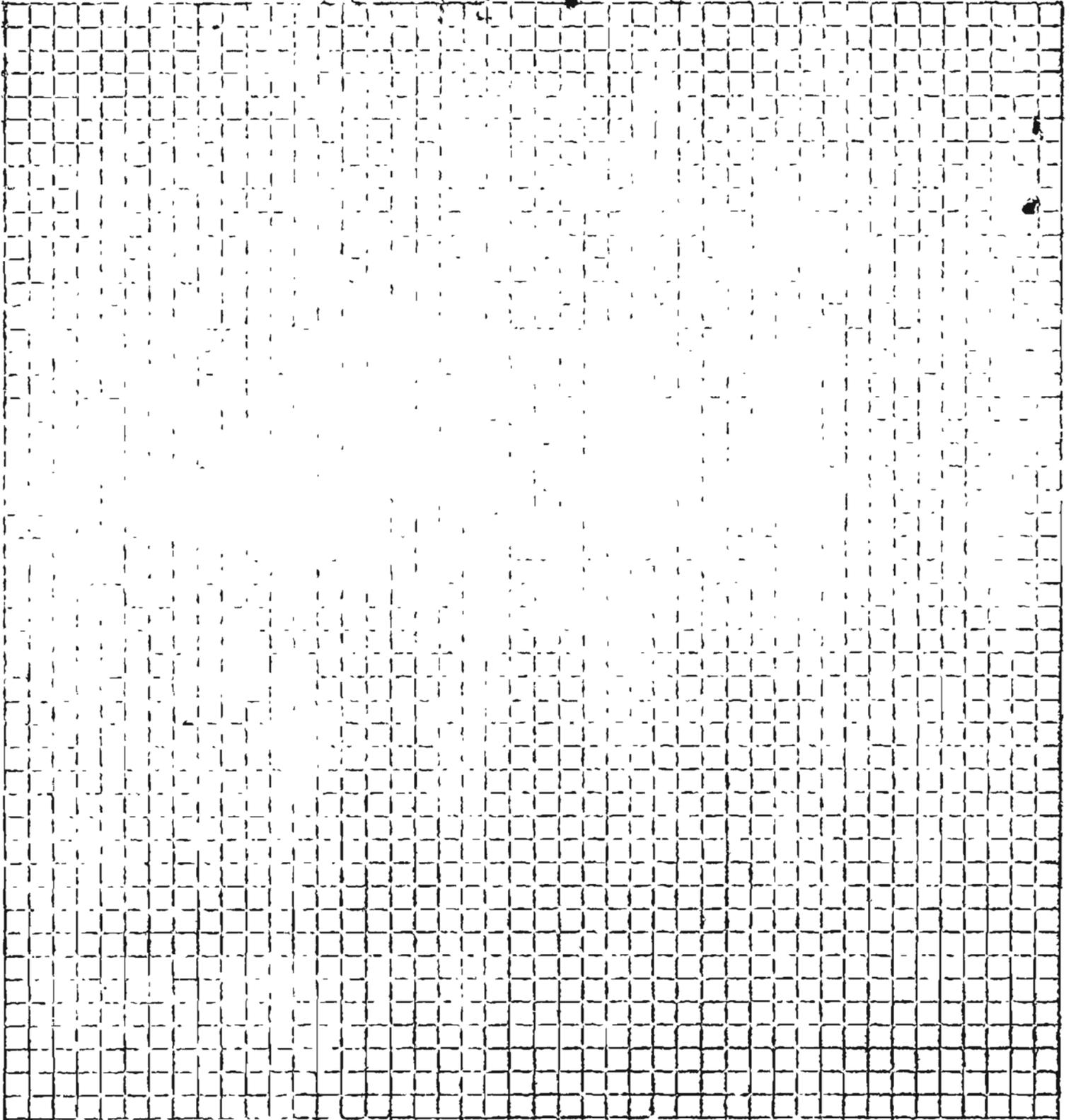
CRITICAL SOIL

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
<b>II</b>	<b>B-2</b>	<b>27</b>	<b>30.40</b>	<b>0.60</b>		<b>62.00</b>			

CASHIER'S USE ONLY	DEC-23-63	53417 E	•	•	2 - 2 CK	30.40
	DEC-2-63	59996 E	•	53386	1 - 2 CK	0.60
	DEC-2-63	59997 E	•	53386	1 - 1 CK	62.00

P.C. No. S-4837 GRADING 4/27/64 CRIT. SOIL CONS.

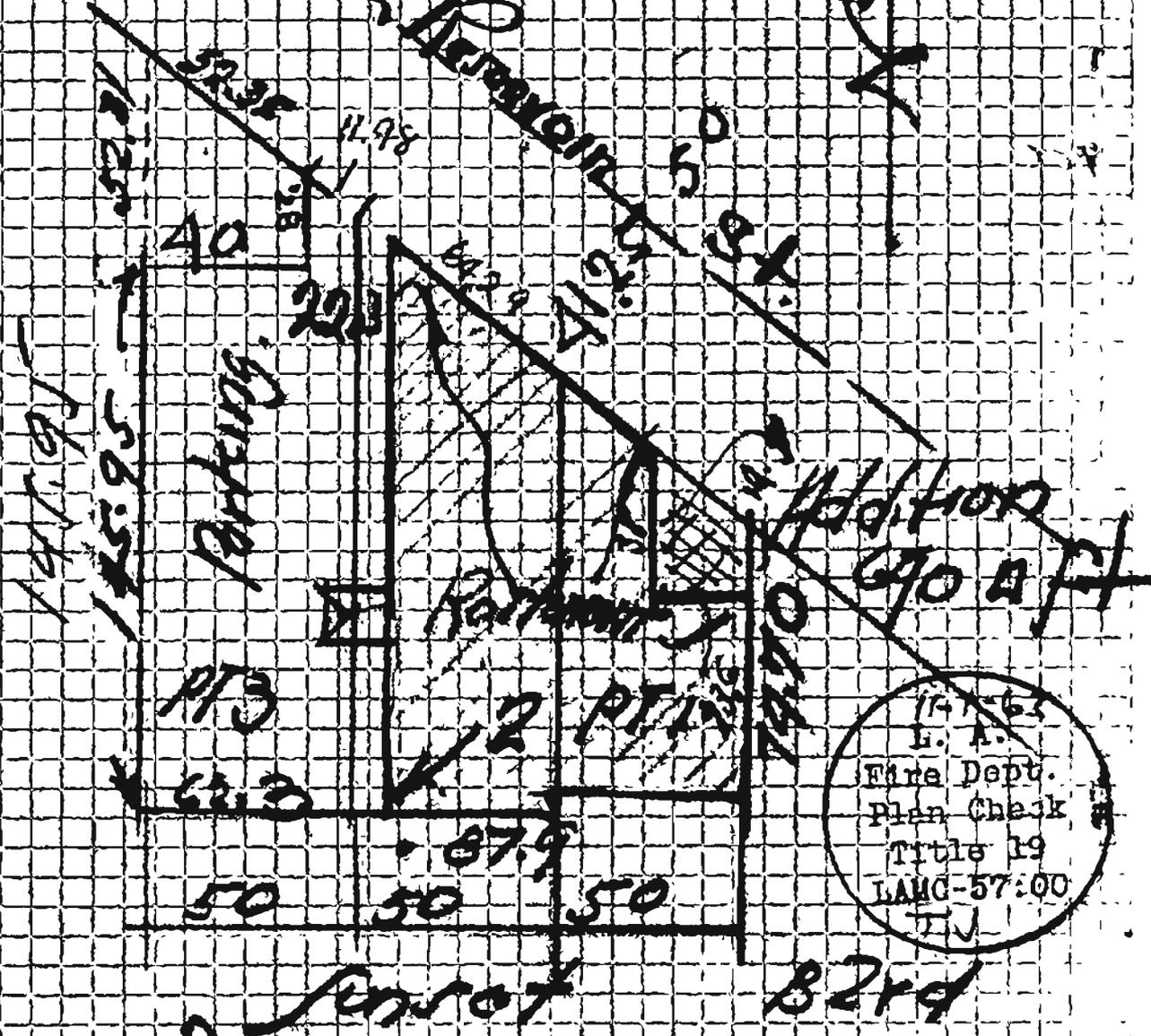
ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



**SCOPE OF PERMIT**

This permit is an application for in section, the scope 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" (S.C.C. 91.0202 L.A.M.C.)

Went 50' of Lot 1, all of Lot 2 and that portion of Lot 3 commencing 52.30 ft. S 7 E from N.W. corner of said Lot. thence S 74 E 29 ft. thence W 14 40 ft. thence S 74 E 25 ft. thence W 14 E 50 ft. thence N 14 155 ft. thence N 60 W to point of beginning.



17-563  
L. A.  
Fire Dept.  
Plan Check  
Title 19  
LARC-57:00  
TV

Part Lot 1. All Lot 2. Part #3  
Lake Side Tract  
Plot Plan 1"=60'0"

3

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

LAS 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 DESCR. LOT Pt 3 2 all BLK. TRACT Lakeside Tr. ADDRESS APPROVED L D
2. BUILDING ADDRESS 1911 Sunset Blvd. DIST. MAP 138-205
3. BETWEEN CROSS STREETS Alverado AND Glendale ZONE C-2-2-0
4. PRESENT USE OF BUILDING Restaurant NEW USE OF BUILDING (33) same FIRE DIST. II
5. OWNER'S NAME Les Freses Taix Restaurant PHONE XXXXXX INSIDE KEY
6. OWNER'S ADDRESS 1911 Sunset Blvd. P.O. ZONE COR. LOT REV. COR. / LOT SIZE Inc. Legal
7. CERT. ARCH. STATE LICENSE PHONE
8. LIC. ENGR. G F Loxton 3480 STATE LICENSE PHONE DU 42331
9. CONTRACTOR Owner STATE LICENSE PHONE REAR ALLEY SIDE ALLEY /
10. CONTRACTOR'S ADDRESS P.O. ZONE BLDG. LINE
11. SIZE OF EXISTING BLDG. 112x145 STORIES 1 HEIGHT 75 NO. OF EXISTING BUILDINGS ON LOT AND USE BLDG. AREA SAME

SEWER (Available) (Not Available)

3 1911 Sunset Blvd. DISTRICT OFFICE L A
12. MATERIAL WOOD METAL CONC. BLOCK ROOF WOOD STEEL ROOFING SPRINKLERS REQ'D. SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 300.00 VALUATION APPROVED Nakao AFFIDAVITS
14. SIZE OF ADDITION NONE STORIES HEIGHT APPLICATION CHECKED Peri yf ZAL792
15. NEW WORK: EXT. WALLS ROOFING PLANS CHECKED DWELL UNITS
Revise footing -- LA53477/63 CORRECTIONS VERIFIED SPACES PARKING
PLANS APPROVED GUEST ROOMS
APPLICATION APPROVED FILE WITH 3386 LA53477/63
INSPECTOR Miller CONT. INSP.

CRITICAL SOIL

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, and I have read reverse side of Application.

Signed [Signature] This Form When Properly Validated is a Permit to Do the Work Described.

TYPE V GROUP B-2 MAX. DEC. NK P.C. 163 S.P.C. G.P.I. B.P. 250 I.F. O.S. C/O

CASHIERS USE ONLY

Table with 5 columns: Date, P.C. No., GRADING, CRIT. SOIL, CONS.
Row 1: JAN-14-64, 01751, 5, 56176, Z -- 2 CS, 1.63
Row 2: JAN-14-64, 01752, 5, 56176, Z -- 1 CS, 2.50
Row 3: S-6110, yes, X, X



3 No 505

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

Form B

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 DESCR.	LOT 239	BLK.	TRACT Lake Side	ADDRESS APPROVED					
2. BUILDING ADDRESS	1911 Sunset Blvd.			DIST. MAP 138-205					
3. BETWEEN CROSS STREETS	Reservoir St. AND Alvarado St.			ZONE C-2-20					
4. PRESENT USE OF BUILDING	Restaurant		NEW USE OF BUILDING same	FIRE DIST. II					
5. OWNER'S NAME	Les Freres Dix Restaurant		PHONE	INSIDE KEY 100					
6. OWNER'S ADDRESS	1911 Sunset Blvd.		P.O. L.A.	ZONE					
7. CERT. ARCH.	none		STATE LICENSE	PHONE					
8. LIC. ENGR.	Vincent Kevin Kelly		STATE LICENSE 12494	PHONE 4511452					
9. CONTRACTOR	Nite & Day Sign Co.		STATE LICENSE 192850	PHONE					
10. CONTRACTOR'S ADDRESS	2127 Santee St.		P.O. L.A.	ZONE					
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE						
3			1911 Sunset Blvd.						
12. MATERIAL	<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF <input checked="" type="checkbox"/> WOOD					
EXT. WALLS	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 500.00		VALUATION APPROVED						
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED						
222 sq. ft. roof sign			Ten						
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED						
S.F. Illum roof sign being relocated			CORRECTIONS REQUIRED						
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						
Signed <i>Charles A. Kelly</i>			APPLICATION APPROVED						
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR <i>Bary</i>						
TYPE	GROUP	MAX. OCC.	P.C. 21	S.P.C.	G.P.I.	B.B. 50	I.F.	O.S.	C/O
Sig			2			3			

SEWER (Available) (Not Available)

CRITICAL SOIL

OWNER'S USE ONLY

Fruy OK

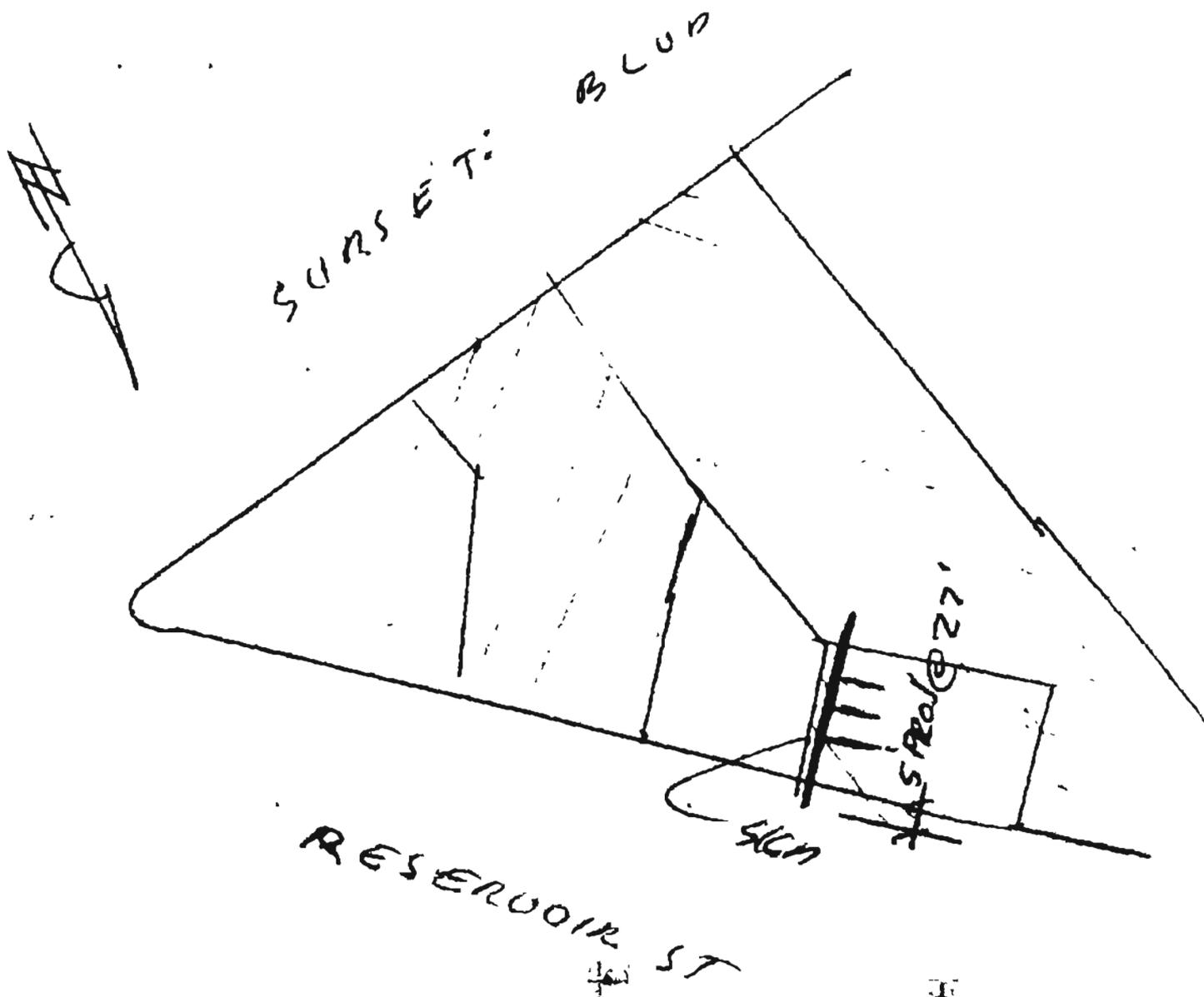
FEB-27-64 09726 E •59825 Z-2 CK 228

FEB-27-64 09727 E •59825 Z-1 CK 350

P.C. No. GRADING YES CRIT. SOIL CONC.

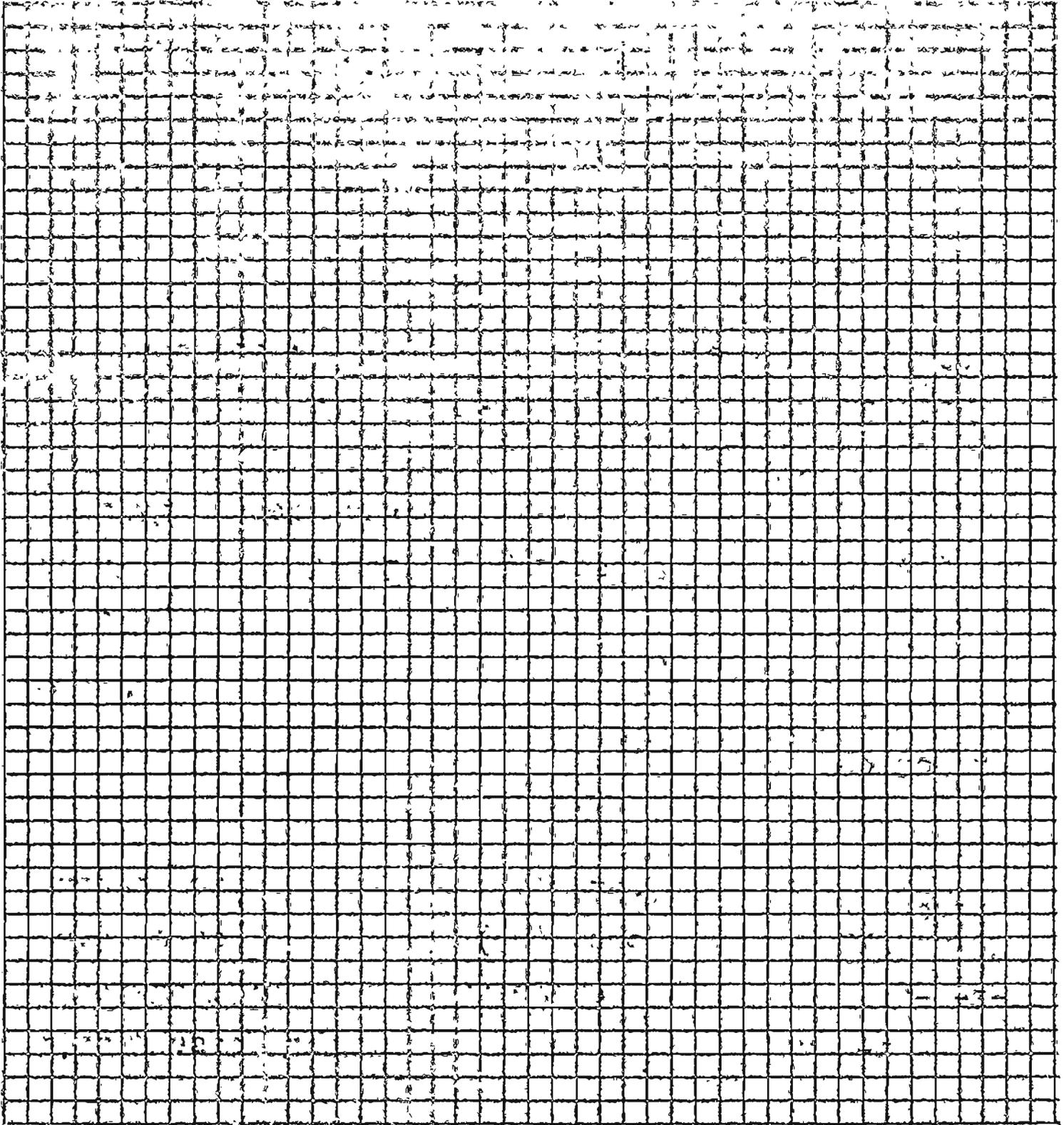
LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL UTILITIES ON LIST IN 2 DTS. OF EACH





ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



**SCOPE OF PERMIT**

"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.)

**3****APPLICATION TO ALTER - REPAIR - DEMOLISH  
AND FOR CERTIFICATE OF OCCUPANCY**BAS Form B-3  
*AC-1*

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.**

CENSUS TRACT

1. LEGAL DESCR.	LOT	BLK.	TRACT	DIST. MAP
	1-2 pt. of 3	3	Lakeside tr.	138-205
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			ZONE
(17 restaurant)	same			C-2-2-0
3. JOB ADDRESS				FIRE DIST.
1911 Sunset Blvd.				II 100/91.5
4. BETWEEN CROSS STREETS	AND			INSIDE COR. LOT
Reservoir	Alvarado St.			Shru REV. COR.
5. OWNER'S NAME	PHONE			LOT SIZE
Los Freres Taxix Restaurant				inc. legal
6. OWNER'S ADDRESS	P.O. BOX	ZIP		
1911 Sunset Blvd.				
7. ARCHITECT OR DESIGNER	STATE LICENSE NO.			PHONE
8. ENGINEER	STATE LICENSE NO.			PHONE
J.M. Sexton	XE 206			384-0737
9. CONTRACTOR	STATE LICENSE NO.			PHONE
owner				
10. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
100x150	1&2	20'	one	
11. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR	
		comp	conc	
12. JOB ADDRESS				DISTRICT OFFICE
3 1911 Sunset Blvd.				LA
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 300			GRADING
				yes
14. NEW WORK: (Describe)	erect water tank on roof			CRIT. SOIL
				/
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	HEIGHT
Same				
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED	
	M/C		/	
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	ZONED BY
				EMiller
DWELL. UNITS	GUEST ROOMS	SPACES REQ'D PROVIDED	PLANS APPROVED	FILE WITH
P.C. No.	CONT. INSP.		APPLICATION APPROVED	INSPECTOR
P.C.	S.P.C.	G.P.I.	B.P.	I.F.
1.63			2.50	1
				O.S.
				C/O
				TYPIST
				KS

CASH ONLY

FEB-18-66	09787	5	•19282	X - 2 CS	1.63
FEB-18-66	09788	5	•19282	X - 1 CS	2.50

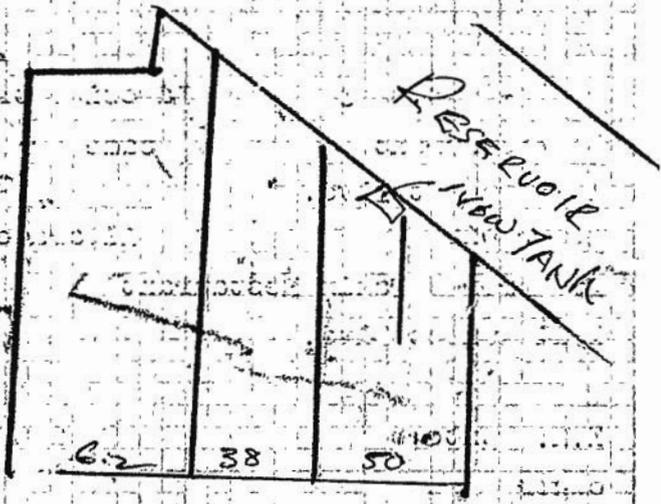
**STATEMENT OF RESPONSIBILITY**

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 *J.M. Sexton*  
(Owner or Agent)

	Address Approved	Name	Date
Bureau of Engineering	SEWERS AVAILABLE NOT AVAILABLE	RJAnthony	2/14
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		



SUNSET  
PLOT PLAN

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

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY **C-3**

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

1. LEGAL DESCR.	LOT <u>WLY 50' LOT 1</u> BLK. <u>3, 2, 3, 4, 5a</u>	TRACT <u>Lakeside MB-6 42/43</u>	CENSUS TRACT <u>1956</u>
2. PRESENT USE OF BUILDING	(17) <u>Restaurant</u>	NEW USE OF BUILDING (17) <u>Same</u>	DIST. MAP <u>138-205</u>
3. JOB ADDRESS	<u>1911 Sunset Blvd. and 1925 Sunset Blvd.</u>		ZONE <u>C-2-2</u>
4. BETWEEN CROSS STREETS	<u>Reservoir</u>	AND <u>Alvarado</u>	FIRE DIST. <u>11</u>
5. OWNER'S NAME	<u>Les Freres Taix</u>	PHONE <u>389-1265</u>	INSIDE COR. LOT KEY <u>Thru</u> REV. CON.
6. OWNER'S ADDRESS	<u>1911 Sunet Blvd.</u>	P.O. BOX <u>        </u> ZIP <u>        </u>	LOT SIZE <u>Irreg.</u>
7. ARCHITECT OR DESIGNER	<u>Nielsen, Moffatt &amp; Wolverton</u>	STATE LICENSE NO. <u>        </u> PHONE <u>        </u>	REAR ALLEY
8. ENGINEER <u>        </u>	<u>NONE</u>	STATE LICENSE NO. <u>        </u> PHONE <u>        </u>	SIDE ALLEY <u>/</u>
9. CONTRACTOR	<u>Owner</u>	STATE LICENSE NO. <u>        </u> PHONE <u>        </u>	BLDG. LINE <u>/</u>
10. SIZE OF EXISTING BLDG.	STORIES <u>2</u>	HEIGHT <u>15</u>	NO. OF EXISTING BUILDINGS ON LOT AND USE <u>one restaurant</u>
11. MATERIAL OF CONSTRUCTION	EXT. WALLS <u>conc/wood fr.stucco</u>	ROOF <u>wood/compo</u>	FLOOR <u>conc</u>
12. JOB ADDRESS	<u>1911 Sunset Blvd. &amp; 1925 SUNSET BLVD.</u>		
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	P.V. <u>\$19,800</u> <u>\$165,000</u>		
14. NEW WORK: (Describe)	<u>One story &amp; partial basement addn.</u>		

NEW USE OF BUILDING	<u>Same</u>	SIZE OF ADDITION	<u>43 x 134</u>	STORIES	<u>1</u>	HEIGHT	<u>15</u>
TYPE	<u>V</u>	GROUP	<u>B-2</u>	SPRINKLERS	<u>YES</u>	VALUATION APPROVED	<u>        </u>
BLDG. AREA	<u>10,000 sq ft</u>	MAX OCC.	<u>1st flr.</u>	SPRINKLERS SPECIFIED	<u>        </u>	PLANS CHECKED	<u>        </u>
DWELL UNITS	<u>NC</u>	GUEST ROOMS	<u>NC</u>	SPACES REQ'D	<u>34</u>	PLANS APPROVED	<u>        </u>
P.C. No.	<u>13330</u>	CONT. INSP. CONC	<u>"B" 1-3000</u>	PROVIDED	<u>45</u>	APPLICATION APPROVED	<u>        </u>
P.C.	<u>52.78</u>	S.P.F.	<u>162.70</u>	G.P.I.	<u>        </u>	B.P.	<u>331/50</u>
						T.F.	<u>1</u>
						O.S.	<u>        </u>
						C/O	<u>        </u>
						TYPIST	<u>        </u>

Plan check expires six months after fee is paid. Permit expires one year after fee is paid or six month after fee is paid if construction is not commenced.

P/R 382  
 JUL 10 1968 36008 E 70274 2-2 CK 162.00  
 JUL 11 1968 36009 E 70274 2-1 CK 331.50  
 CASHIER'S JAN 11-68 01569 LA - - X-2CK 52.78

### 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.

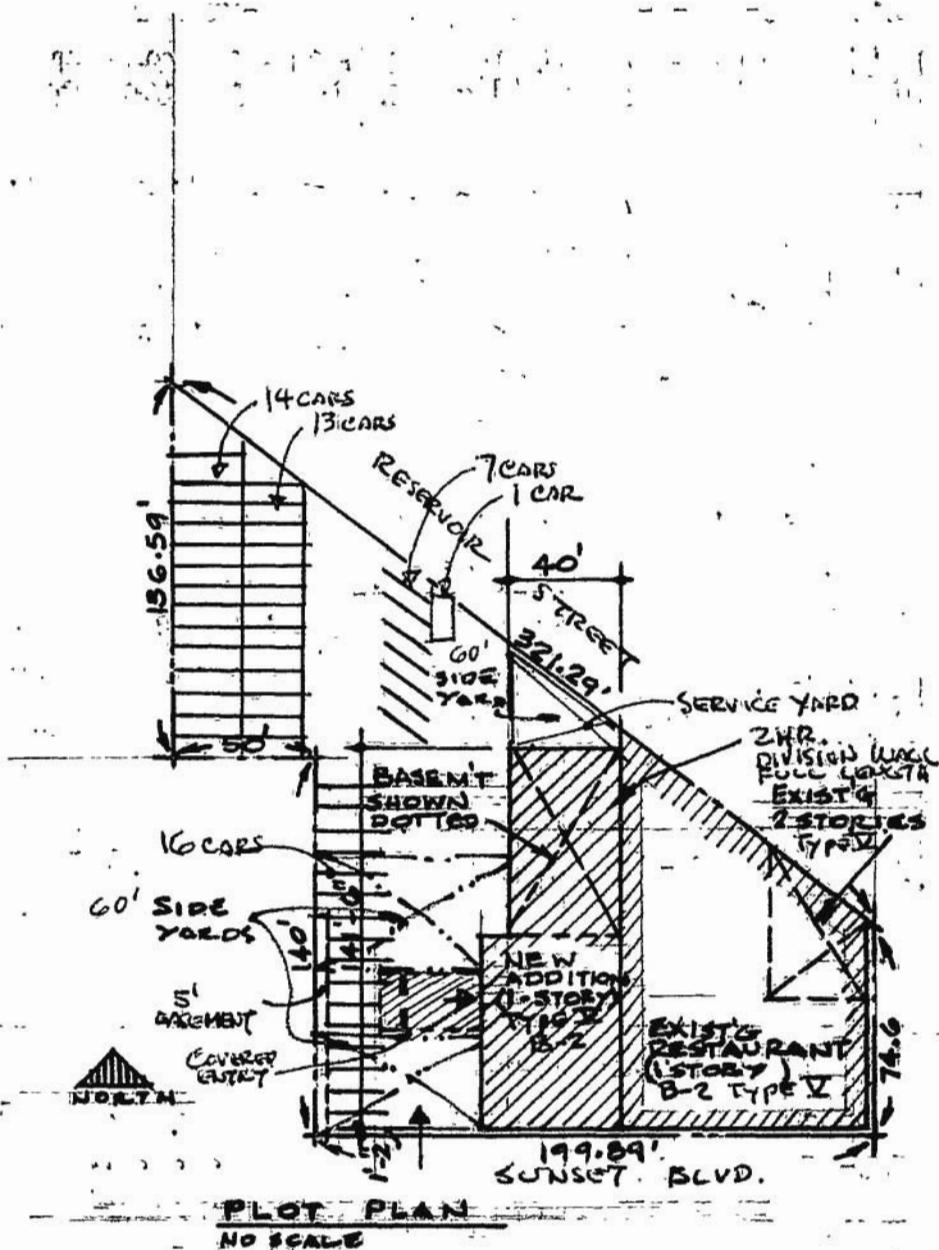
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither 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 <u>Donald L. Wolverton</u>	Name <u>        </u>	Date <u>5/21</u>
Bureau of Engineering	ADDRESS APPROVED	<u>        </u>
	SEWERS AVAILABLE	<u>        </u>
	<del>DRIVEWAY APPROVED</del>	<u>        </u>
	DRIVEWAY APPROVED	<u>        </u>
	HIGHWAY DEDICATION REQUIRED	<u>        </u>
	<u>COMPLETED</u>	<u>        </u>
	FLOOD CLEARANCE APPROVED	<u>        </u>
Conservation	APPROVED FOR ISSUE	<u>        </u>
	FILE #	<u>        </u>
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	<u>        </u>
Planning	APPROVED UNDER CASE #	<u>        </u>
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)	<u>        </u>
Traffic	APPROVED FOR	<u>        </u>

Wolverton 7-10-68

460  
705 A

The attachment on the ensuing permit is pasted and could not be removed.



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

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY **AC-2**

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
	1		LAKE SIDE	1956
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			DIST. MAP
(17) Restaurant	( ) Restaurant			138-205
3. JOB ADDRESS	1911-1925 Sunset Blvd.			ZONE
4. BETWEEN CROSS STREETS	Alvarado AND <del>Glendale Blvd.</del> RESERVOIR ST.			C-2-2
5. OWNER'S NAME	Les Freres Taix Restaurant			FIRE DIST.
6. OWNER'S ADDRESS	1911-1925 Sunset Blvd.			2
7. ARCHITECT OR DESIGNER	Nielsen, Moffatt and Wolverson			INSIDE COR IDP
8. ENGINEER	Geo. J. Fosdyke			KEY REV. COR.
9. CONTRACTOR				LOT SIZE
10. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	1R299
11. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR	REAR ALLEY
12. JOB ADDRESS	1911-1925 Sunset Blvd.			SIDE ALLEY
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$500.00			BLDG. LINE
14. NEW WORK: (Describe)	Shoring for installation of new <del>retaining wall</del> <b>BASEMENT</b>			AFFIDAVITS
				AFF. 35657
				AFF. 32523
				OB. 12266
NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	DISTRICT OFFICE
	NON			LA
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED	GRADING
BLDG. AREA	MAX OCC.	TOTAL	PLANS CHECKED	YES
DWELL. UNITS	GUEST ROOMS	SPACES REQ'D PROVIDED	PLANS APPROVED	CRFT. SOIL
P.C. No. <u>3822</u>	CONT. INSP.		APPLICATION APPROVED	HIGHWAY DED.
P.C. <u>228</u>	S.P.C.	G.P.I. NO	I.F. <u>350</u>	
			O.S.	
			C/O	
			TYPIST	

Plan check expires six months after fee is paid. Permit expires one year after fee is paid or six month after fee is paid if construction is not commenced.

JUL-15-68 37954 E •70929 W-6 CK 228  
 JUL-15-68 37955 E •70929 W-1 CK 350

### 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 Geo. J. Fosdyke  
 (Owner or Agent)

Name	Date
<u>Waven</u>	<u>7/23</u>

Bureau of Engineering	ADDRESS APPROVED
	SEWERS AVAILABLE
	NOT AVAILABLE
	DRIVEWAY APPROVED
	HIGHWAY DEDICATION REQUIRED
	COMPLETED
	FLOOD CLEARANCE APPROVED
Conservation	APPROVED FOR ISSUE
	FILE #
Plumbing	PRIVATE SEWAGE DISPOSAL
	SYSTEM APPROVED
Planning	APPROVED UNDER
	CASE #
Fire	APPROVED (TITLE 19)
	(L.A.M.C.-S700)
Traffic	APPROVED FOR

DATE	DESCRIPTION	AMOUNT	CHECK NO.	BANK
1951				
1952				
1953				
1954				
1955				
1956				
1957				
1958				
1959				
1960				
1961				
1962				
1963				
1964				
1965				
1966				
1967				
1968				
1969				
1970				
1971				
1972				
1973				
1974				
1975				
1976				
1977				
1978				
1979				
1980				
1981				
1982				
1983				
1984				
1985				
1986				
1987				
1988				
1989				
1990				
1991				
1992				
1993				
1994				
1995				
1996				
1997				
1998				
1999				
2000				
2001				
2002				
2003				
2004				
2005				
2006				
2007				
2008				
2009				
2010				
2011				
2012				
2013				
2014				
2015				
2016				
2017				
2018				
2019				
2020				
2021				
2022				
2023				
2024				
2025				
2026				
2027				
2028				
2029				
2030				
2031				
2032				
2033				
2034				
2035				
2036				
2037				
2038				
2039				
2040				
2041				
2042				
2043				
2044				
2045				
2046				
2047				
2048				
2049				
2050				
2051				
2052				
2053				
2054				
2055				
2056				
2057				
2058				
2059				
2060				
2061				
2062				
2063				
2064				
2065				
2066				
2067				
2068				
2069				
2070				
2071				
2072				
2073				
2074				
2075				
2076				
2077				
2078				
2079				
2080				
2081				
2082				
2083				
2084				
2085				
2086				
2087				
2088				
2089				
2090				
2091				
2092				
2093				
2094				
2095				
2096				
2097				
2098				
2099				
2100				

1951 1952 1953 1954 1955 1956 1957 1958 1959 1960  
 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970  
 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980  
 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990  
 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000  
 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010  
 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020  
 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030  
 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040  
 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050  
 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060  
 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070  
 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080  
 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090  
 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100

DATE	DESCRIPTION	AMOUNT	CHECK NO.	BANK
1951				
1952				
1953				
1954				
1955				
1956				
1957				
1958				
1959				
1960				
1961				
1962				
1963				
1964				
1965				
1966				
1967				
1968				
1969				
1970				
1971				
1972				
1973				
1974				
1975				
1976				
1977				
1978				
1979				
1980				
1981				
1982				
1983				
1984				
1985				
1986				
1987				
1988				
1989				
1990				
1991				
1992				
1993				
1994				
1995				
1996				
1997				
1998				
1999				
2000				
2001				
2002				
2003				
2004				
2005				
2006				
2007				
2008				
2009				
2010				
2011				
2012				
2013				
2014				
2015				
2016				
2017				
2018				
2019				
2020				
2021				
2022				
2023				
2024				
2025				
2026				
2027				
2028				
2029				
2030				
2031				
2032				
2033				
2034				
2035				
2036				
2037				
2038				
2039				
2040				
2041				
2042				
2043				
2044				
2045				
2046				
2047				
2048				
2049				
2050				
2051				
2052				
2053				
2054				
2055				
2056				
2057				
2058				
2059				
2060				
2061				
2062				
2063				
2064				
2065				
2066				
2067				
2068				
2069				
2070				
2071				
2072				
2073				
2074				
2075				
2076				
2077				
2078				
2079				
2080				
2081				
2082				
2083				
2084				
2085				
2086				
2087				
2088				
2089				
2090				
2091				
2092				
2093				
2094				
2095				
2096				
2097				
2098				
2099				
2100				

# Reservoir & Alvarado

B&S 5-112.67

## APPLICATION FOR INSPECTION OF SIGNS

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.

CENSUS TRACT

1957

DIST MAP

138-205

ZONE  
C-2-2

FIRE DIST.  
II

LOT (TYPE)  
COR

LOT SIZE  
irreg

REAR ALLEY

SIDE ALLEY /

BLDG LINE

AFFIDAVITS

DISTRICT OFFICE

IA

GRADING

hillside

HIGHWAY DED.

yes

CONS.

/

ZONED BY

Petritus

FILED WITH

FREEWAY CLEARED

*Shook*

DATE

INSPECTOR

I

TYPIST

yp

1. LEGAL DESCR	LOT	BLK.	TRACT	Lake Side tr.	
2. TYPE OF SIGN OR NEW WORK		4 x 8 double face sign - PROJECTION 6			
3. JOB ADDRESS					
1911 Sunset Blvd.					
4. OWNER'S NAME			PHONE		
Taix Restaurant					
5. OWNER'S ADDRESS			P.O. BOX		ZIP
same					
6. ARCHITECT OR ENGINEER			STATE LICENSE NO.		PHONE
7. CONTRACTOR			STATE LICENSE NO		PHONE
Three Star Sign Co.					
8. LENDER			BRANCH OFFICE		PHONE
9. SIZE OF SIGN		HEIGHT ABOVE		TOTAL COPY AREA	
4 x 8		GRADE FT. ROOF FT.			
10. ILLUMINATION TO BE USED: SINGLE FACE <input type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/>					
NONE <input type="checkbox"/> DIRECT <input type="checkbox"/> INDIRECT <input type="checkbox"/> FLASHING <input type="checkbox"/> OTHER <input type="checkbox"/>					
11. MATERIAL OF CONSTRUCTION		SUPPORTING FRAME		FRAME OF SURFACE	
12. JOB ADDRESS					DISTRICT OFFICE
1911 Sunset Blvd.					IA
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN					GRADING
\$ 800.00					hillside
14. SIZE OF EXISTING BUILDING		TYPE		STORIES	
				EXT. WALLS	
				ROOF CONST.	
				STUCO	
TYPE OF SIGN OR NEW WORK					
Projecting Sign.					
FREEWAY CLEARANCE			NOT REQUIRED <input checked="" type="checkbox"/>		FREEWAY CHECKED
			REQUIRED <input type="checkbox"/>		
FREEWAY CLEARANCE			VALUATION APPROVED		ZONED BY
					Petritus
FLASHING LIGHTS Yes <input type="checkbox"/> No <input type="checkbox"/>			PLANS CHECKED		FILED WITH
MOVING PARTS Yes <input type="checkbox"/> No <input type="checkbox"/>					
ANIMATIONS Yes <input type="checkbox"/> No <input type="checkbox"/>			APPLICATION APPROVED		INSPECTOR
OTHER					I
SIGN TRAFFIC APPROVAL <input type="checkbox"/>					
REQUIRES: BOARD APPROVAL <input type="checkbox"/>					
P.C. No.		CONT. INSP.			
P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.
358			550	/	
				C/O	

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.

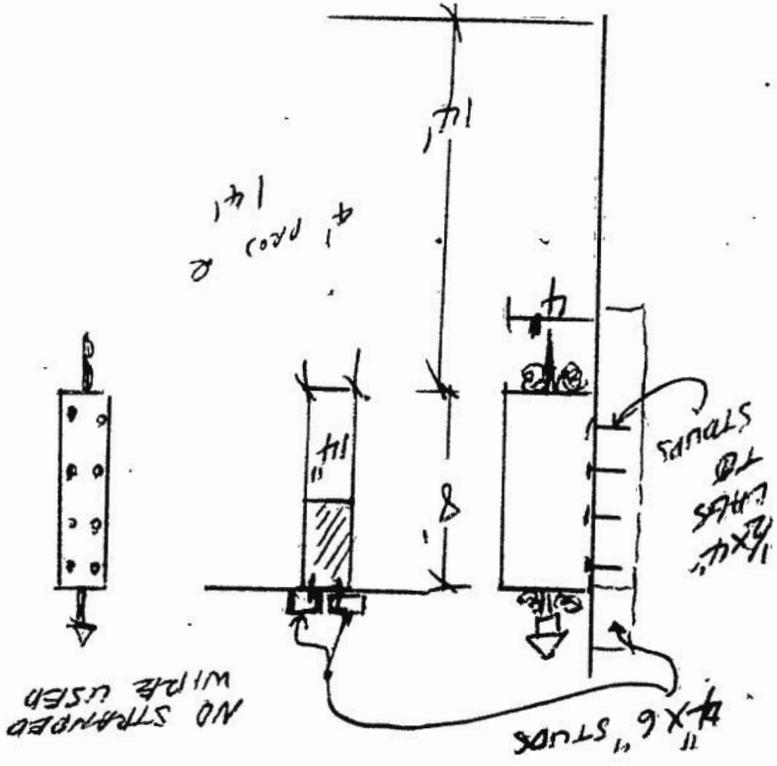
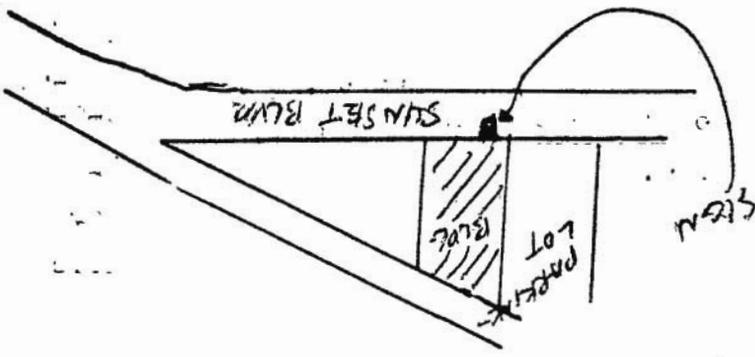
MAR 17-69	12493 E	•84312	X - 6 CK	358
MAR 17-69	12494 E	•84312	X - 1 CK	550

### 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>Robert M. Honda</i> (Owner or Agent)		
	Name	Date
Bureau of Engineering	ADDRESS APPROVED	Dalton 3-14-69
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
Municipal Arts Commissioners	APPROVED FOR ISSUE	
Board of Building Safety Commissioners	APPROVED FOR ISSUE	
	FILE #	
Traffic	APPROVED FOR ISSUE	
Planning	APPROVED UNDER	
	CASE #	
Conservation	APPROVED FOR ISSUE	
	FILE #	



MAR-13-02 15H41 E 084315 X - 304 250  
 MAR-13-02 15H42 E 084315 X - 304 250

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
	1		Lake Side Tract	1956
2. PRESENT USE OF BUILDING		NEW USE OF BUILDING		DIST. MAP
(17) Restaurant		(17) Same		138-205
3. JOB ADDRESS				ZONE
1911 Sunset Blvd.				G2-2
4. BETWEEN CROSS STREETS				FIRE DIST.
Reservoir St. AND Alvarado St.				Two
5. OWNER'S NAME				LOT (TYPE)
Taix Restaurant				Thru/Int
6. OWNER'S ADDRESS		CITY	ZIP	LOT SIZE
1911 Sunset		L.A.		Irreg.
7. ARCHITECT OR DESIGNER				STATE LICENSE No. PHONE
8. ENGINEER				STATE LICENSE No. PHONE
Wilson & Thompson SE 1369				254-2836
9. CONTRACTOR				STATE LICENSE No. PHONE
Andre V. Pastor				906184 222-1661
10. LENDER				BRANCH ADDRESS
11. SIZE OF EXISTING BLDG.		STORIES	NO. OF EXISTING BUILDINGS ON LOT AND USE	
LENGTH	WIDTH	1	1 RESTAURANT	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG		EXT. WALLS	ROOF	FLOOR
		Stucco	Compo	Conc
13. JOB ADDRESS				DISTRICT OFFICE
1911 Sunset Blvd.				LA.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				GRADING
\$ 2,000.00				Yes
15. NEW WORK: (Describe)				CRIT. SOIL
Install Steel beam in intr. kitchen				/
Non BRG. masonry wall opening (PREVIOUSLY CUT)				HIGHWAY DED.
				Yes
NEW USE OF BUILDING		SIZE OF ADDITION	STORIES	HEIGHT
(17) Restaurant (SAME)		NONE	-	-
TYPE	GROUP	SPRINKLERS REQ'D	INSPECTION ACTIVITY	
V IIIA	G2/B2	TOTAL	COMB GEN	MAJ. S. CONS
BLDG. AREA	MAX. OCC.		PLANS CHECKED	
N/C	N/C		I. Skomsvold	
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D	PLANS APPROVED	
/	/	N/C	I. Skomsvold	
P.C. No.	CONT. INSP.	APPLICATION APPROVED		INSPECTOR
QQ 3680	No	I. Skomsvold		I
P.C.	S.P.C.	G.P.I.	B.P.	INF.
7.15			11.00	

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

MAY-27-70 28553 \$ 9687 X - 6 CK 7.15

MAY-27-70 28554 \$ 9687 X - 1 CK 11.00

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>[Signature]</i>	(Owner or Agent)	Name	Date
Bureau of Engineering	ADDRESS APPROVED	Byler	5/28/70
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #	STARS	5/28/70
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

Year	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914	1915	1916	1917	1918	1919	1920	1921	1922	1923	1924	1925	1926	1927	1928	1929	1930	1931	1932	1933	1934	1935	1936	1937	1938	1939	1940	1941	1942	1943	1944	1945	1946	1947	1948	1949	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030																																																		
Population	100	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200	205	210	215	220	225	230	235	240	245	250	255	260	265	270	275	280	285	290	295	300	305	310	315	320	325	330	335	340	345	350	355	360	365	370	375	380	385	390	395	400	405	410	415	420	425	430	435	440	445	450	455	460	465	470	475	480	485	490	495	500	505	510	515	520	525	530	535	540	545	550	555	560	565	570	575	580	585	590	595	600	605	610	615	620	625	630	635	640	645	650	655	660	665	670	675	680	685	690	695	700	705	710	715	720	725	730	735	740	745	750	755	760	765	770	775	780	785	790	795	800	805	810	815	820	825	830	835	840	845	850	855	860	865	870	875	880	885	890	895	900	905	910	915	920	925	930	935	940	945	950	955	960	965	970	975	980	985	990	995	1000

Population of the United States from 1900 to 2025



Year	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914	1915	1916	1917	1918	1919	1920	1921	1922	1923	1924	1925	1926	1927	1928	1929	1930	1931	1932	1933	1934	1935	1936	1937	1938	1939	1940	1941	1942	1943	1944	1945	1946	1947	1948	1949	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024																																																								
Population	100	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200	205	210	215	220	225	230	235	240	245	250	255	260	265	270	275	280	285	290	295	300	305	310	315	320	325	330	335	340	345	350	355	360	365	370	375	380	385	390	395	400	405	410	415	420	425	430	435	440	445	450	455	460	465	470	475	480	485	490	495	500	505	510	515	520	525	530	535	540	545	550	555	560	565	570	575	580	585	590	595	600	605	610	615	620	625	630	635	640	645	650	655	660	665	670	675	680	685	690	695	700	705	710	715	720	725	730	735	740	745	750	755	760	765	770	775	780	785	790	795	800	805	810	815	820	825	830	835	840	845	850	855	860	865	870	875	880	885	890	895	900	905	910	915	920	925	930	935	940	945	950	955	960	965	970	975	980	985	990	995	1000
Area	100	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200	205	210	215	220	225	230	235	240	245	250	255	260	265	270	275	280	285	290	295	300	305	310	315	320	325	330	335	340	345	350	355	360	365	370	375	380	385	390	395	400	405	410	415	420	425	430	435	440	445	450	455	460	465	470	475	480	485	490	495	500	505	510	515	520	525	530	535	540	545	550	555	560	565	570	575	580	585	590	595	600	605	610	615	620	625	630	635	640	645	650	655	660	665	670	675	680	685	690	695	700	705	710	715	720	725	730	735	740	745	750	755	760	765	770	775	780	785	790	795	800	805	810	815	820	825	830	835	840	845	850	855	860	865	870	875	880	885	890	895	900	905	910	915	920	925	930	935	940	945	950	955	960	965	970	975	980	985	990	995	1000

Source: U.S. Census Bureau, Statistical Abstract of the United States

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

AC-2

1. LEGAL DESCR.	LOT 1,2,3,4&5	BLK	TRACT Lakeside tract	DIST. MAP 138-205
2. PRESENT USE OF BUILDING (17.) Restaurant	NEW USE OF BUILDING (17.) same		CENSUS TR. 1956.00	ZONE C2-2
3. JOB ADDRESS 1911 Sunset Blvd.	FIRE DIST. 2		LOT (TYPE) COR	
4. BETWEEN CROSS STREETS Alvarado St. AND Reservoir St.	LOT SIZE inc legal		ALLEY /	
5. OWNER'S NAME Les Freres Taix Restaurant	PHONE 484-1265	BLDG. LINE /		
6. OWNER'S ADDRESS same LA 90026	CITY LA 90026	ZIP	AFFIDAVITS see map	
7. ENGINEER Geo. J. Fosdyke	ACTIVE STATE LICENSE No. S.E. 149	PHONE 482-5480	CCPD	
8. ARCHITECT OR DESIGNER Nielsen, Mofkatt & Woverton	ACTIVE STATE LICENSE No. C2077	PHONE 482-8368	BLDG. LINE /	
9. CONTRACTOR McCormick Const	ACTIVE STATE LICENSE No. 245757	PHONE PL3-3337	AFFIDAVITS see map	
10. BRANCH LENDER	ADDRESS	CITY	CCPD	
11. SIZE OF EXISTING BLDG. WIDTH 141 LENGTH 150 irreg	STORIES 1/2, 2 1/2	HEIGHT 11'	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 rest.	
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS masonry/wd	ROOF wd/comp	FLOOR conc	

GENERAL INSPECTION

13. JOB ADDRESS 1911 Sunset Blvd.	DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 18,000.	CRIT. SOIL /
15. NEW WORK: NO OCCUP. INCREASE G-1 alter exist office & dining rm by relocation of stair (1-HR. OCCUP. SEPARATION)	GRADING /yes
NEW USE OF BUILDING (17) Restaurant	HIGHWAY DED. yes
TYPE III, IV	FLOOD /
BLDG. AREA N.C.	CONS. /
DWELL. UNITS 0	ZONED BY Myers
GUEST ROOMS 0	FILE WITH
SPRINKLERS REQ'D SPECIFIED N.C.	INSPECTOR L

P.C. No. 77.75	S.P.C.	B.P. 1150 P.M.	I.F.	G.P.I. None	C/O	O.S.	TYPIST BS
P.C. No. 109666	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	OCT-27-75	30165	500	U-6	CK	97.75
	NOV--4-75	32472	5	16239	V-1	CK-120

STATEMENT OF RESPONSIBILITY

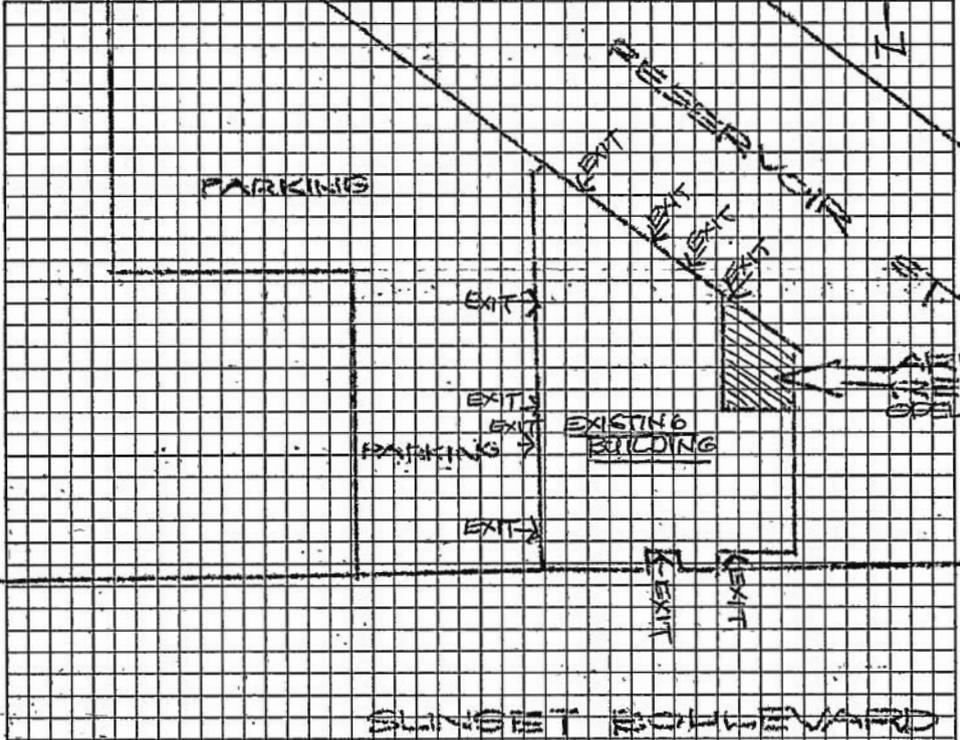
I certify that in doing the work specified herein I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"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: Daniel Bolueta OCT. 27, 75 (Owner or Agent having Property Owner's Consent) Signature/Date

Bureau of Engineering	ADDRESS APPROVED	CHin 10-24-75
SEWERS	<input checked="" type="checkbox"/> SEWERS AVAILABLE	Lower 11/3/75
SFC PAID	<input checked="" type="checkbox"/> SFC NOT APPLICABLE	10/29/75
DRIVEWAY	<input checked="" type="checkbox"/> SFC DUE	11/3/75
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)	10-27-75
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



PLOT PLAN  
SCALE 1" = 60'-0"

3

APPLICATION FOR INSPECTION - TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY AC 2 DEPT. OF BUILDING AND SAFETY

B.S. B-3 (RB.78)

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESC. 1,2,3,4&5	BLK	TRACT Lakeside Tr.	DIST. MAP 138 205
2. PRESENT USE OF BUILDING (17) Restaurant	NEW USE OF BUILDING ( ) same	ZONE C2-2	CENSUS TRACT 1956.00
3. JOB ADDRESS 1911 Sunset Blvd.		FIRE DIST. TWO	
4. BETWEEN CROSS STREETS Alvarado	AND Glendale Blvd.	LOT TYPE cor.int.	
5. OWNER'S NAME P. Talx	PHONE 484-1265	LOT SIZE irreg.	
6. OWNER'S ADDRESS 1911 Sunset Blvd.	CITY LA ZIP 90026		
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE ALLEY
8. ARCHITECT OR DESIGNER R.C. Nielsen	BUS. LIC. NO. L300477-167	ACTIVE STATE LIC. NO. C1186	PHONE 482-8361 BLDG. LINE
9. CONTRACTOR Garlow Const. Co.	BUS. LIC. NO. N.S.	ACTIVE STATE LIC. NO. 334327	PHONE 846-2822 AFFIDAVITS 35657
10. BRANCH LENDER	ADDRESS	CITY	29602 33523 OB12266A
11. SIZE OF EXISTING BLDG. WIDTH 90 LENGTH 155	STORIES 1 HEIGHT 15-6	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 restaurant	
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS wd	ROOF comp	FLOOR conc
3 13. JOB ADDRESS 1911 Sunset Blvd.		DISTRICT OFFICE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 3,000		SEISMIC STUDY ZONE	
15. NEW WORK: (Describe) Int. alterations-convert wine shop to Banquet rm-change of use - int. work only.		GRADING yes	HIGHWAY DED. yes
NEW USE OF BUILDING restaurant	SIZE OF ADDITION	STORIES 1 HEIGHT 15	FLOOD
TYPE I	GROUP OCC. 6/2/82	BLDG. AREA NC	PLANS CHECKED M. J. J.
DWELL. UNITS =	MAX OCC. 18/35	TOTAL	PLANS APPROVED
GUEST ROOMS =	PARKING REQ'D NC	PARKING PROVIDED STD. COMP.	APPLICATION APPROVED
SPRINKLERS REQ'D SPECIFIED YES	CONT. INSP.	INSPECTION ACTIVITY	
		COMB GEN	MAJ. S. CONS
P.C. 21.25	S.P.C. —	B.P. 25.00	P.M. I.F. G.P.I. C/O O.S.
P.C. NO. YY6469	WORKER'S COMPENSATION INSURANCE CERTIFICATE ON FILE	ENERGY: none	TYPIST KCB
PERMIT EXPIRES JAN 24 1979 AFTER 90 DAYS AFTER FEE IS PAID IN CONSTRUCTION NOT COMMENCED FEB-15-79 59583 E •77720 U-1 CK 25.00			

CASHIER'S USE ONLY

LIMIT OF PERMIT

"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 M. A. Sabate  
 (Owner or Agent having Property Owner's Consent). ALSO, sign statement on reverse side, if applicable.

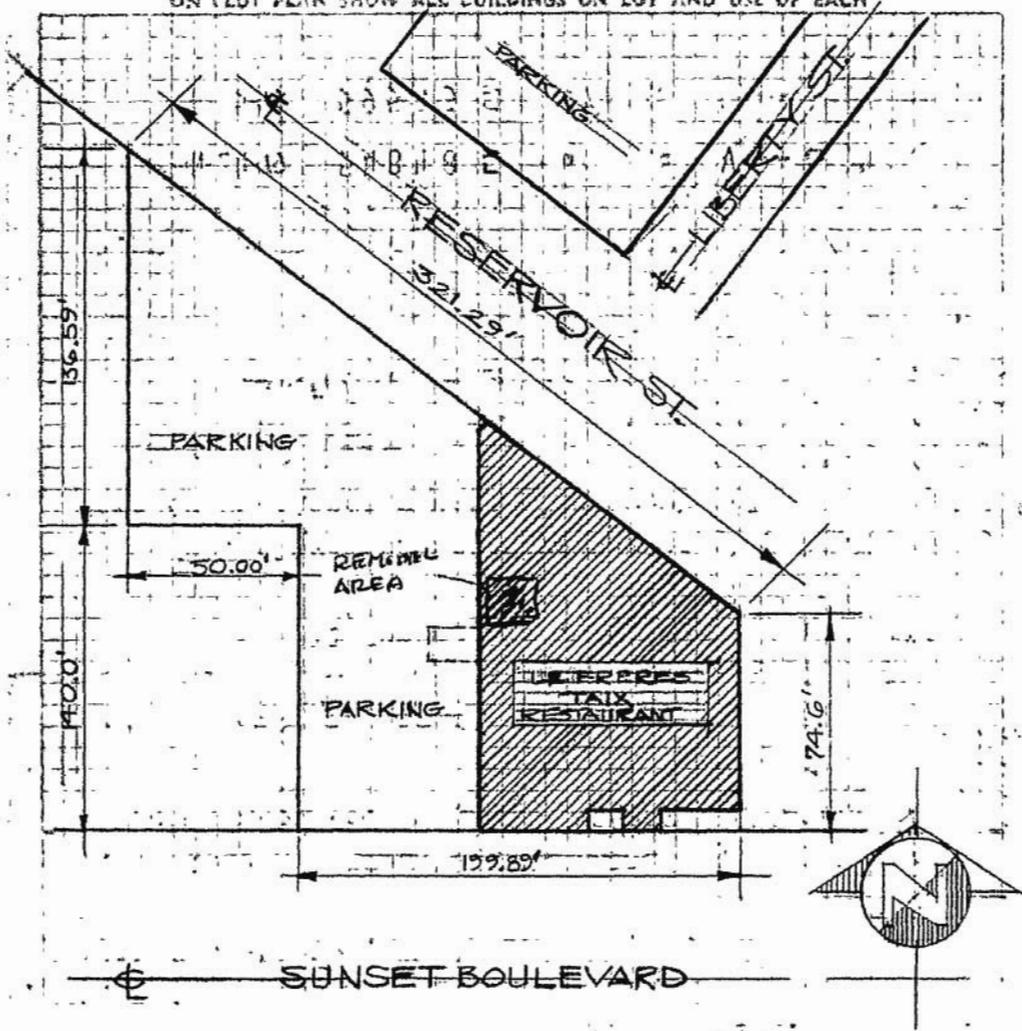
Bureau of Engineering	ADDRESS APPROVED	Signature/Date Dalton 1-24-79
	DRIVEWAY	
	HIGHWAY DEDICATION	REQUIRED
		COMPLETED
	FLOOD CLEARANCE	
SEWERS SFC to be det. after occ. is known	X SEWERS AVAILABLE	John Edgely 2-14-79
	X NOT AVAILABLE	John Edgely 1-24-79
	X SFC PAID	John Edgely 2-14-79
	SFC NOT APPLICABLE	SFC DUE
Plumbing PRIVATE SEWAGE SYSTEM APPROVED		
Conservation APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire APPROVED (TITLE 19) (L.A.M.C.-5700)		Robert Brown 2-6-79
Housing HOUSING AUTHORITY APPROVAL		
Planning APPROVED UNDER CASE #		
Traffic APPROVED FOR		
Construction Tax RECEIPT NO.	DWELLING UNITS	

WORKERS COMPENSATION CERTIFICATION

Mark Sakata  
MARK SAKATA

AGENT FOR OWNER 2-14-79

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



PLOT PLAN  
SCALE 1"=60'

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

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
	1,2,3,4,5		Lake Side Tr	4	138B205 CENSUS TRACT 1957
2. TYPE OF SIGN OR NEW WORK		ON-SITE SIGN		OFF-SITE SIGN	
(19) Wall Sign		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
3. JOB ADDRESS		EXP. DATE		FIRE DIST.	
1911 Sunset Bl		<input type="checkbox"/> TEMP.		II	
4. BETWEEN CROSS STREETS		AND		LOT (TYPE)	
Park		(MP 6-42)		Int	
5. OWNER'S NAME		PHONE		LOT SIZE	
Taix Restaurant				Irreg	
6. OWNER'S ADDRESS		CITY		ZIP	
1911 Sunset Bl		L.A.		90234	
7. ARCHITECT OR ENGINEER		BUS. LIC. NO.		ACTIVE STATE LIC. NO.	
				PHONE	
8. ARCHITECT OR ENGINEER ADDRESS		CITY		ZIP	
9. QUALIFIED INSTALLER		BUS. LIC. NO.		ACTIVE STATE LIC. NO.	
3 Star Signs		218174		680-3500	
10. INSTALLER'S ADDRESS		CITY		ZIP	
308 S. Crocker St		LA		90013	
11. SIZE OF EXISTING BUILDING		TYPE		STORIES	
WIDTH 168		LENGTH 100		NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. SIZE OF SIGN		TOTAL COPY AREA		OVERALL HEIGHT	
4'6" X 12'		54 sq ft		15'	
13. JOB ADDRESS		STREET GUIDE		DIST. OFFICE	
1911 Sunset Bl				VN	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN		\$		SEISMIC STUDY ZONE	
		2970.00			
15. MATERIAL OF SIGN CONSTRUCTION		SUPPORTING FRAME		FRAME OF COPY	
		steel		metal	
16. TYPE OF SIGN OR NEW WORK		<input checked="" type="checkbox"/> SINGLE FACE		<input type="checkbox"/> DOUBLE FACE	
Wall Sign				<input type="checkbox"/> OTHER	
17. ILLUMINATION		<input type="checkbox"/> FLASHING		<input type="checkbox"/> OTHER	
<input type="checkbox"/> NONE		<input checked="" type="checkbox"/> INTERNAL		<input type="checkbox"/> EXTERNAL	
18. NO. OF SIGNS OR GAS TUBE SYSTEMS		NO. OF ADDITIONAL BRANCH CIRCUITS		NO. OF CONTROL DEVICES	
1				1	

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

**DECLARATIONS AND CERTIFICATIONS**

**LICENSED CONTRACTORS DECLARATION**

I hereby affirm 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.

Date 4/3/90 Lic. Class 045 Lic. No. 218174 Contractor's Signature [Signature]

Contractor's Mailing Address \_\_\_\_\_

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code): The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code): The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. \_\_\_\_\_, B. & P. C. for this reason: \_\_\_\_\_

Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. \_\_\_\_\_ Insurance Company \_\_\_\_\_

Certified copy is hereby furnished.

Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 4/3/90 Applicant's Signature [Signature]

Applicant's Mailing Address \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

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.

Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name \_\_\_\_\_

Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information 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, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that 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. 81.020, LAMC)

Signed [Signature] AGENT Date 4/3/90

(Owner or agent having property owner's consent) Position Date

**PERMIT FEES**

SIGNS/G. T. SYSTEMS	15.00	CONT. INSP.	
ADDITIONAL CIRCUITS		FREEWAY CLEARANCE	
ELECTRICAL SERVICE		DATE	clr
CONTROL DEVICES	5.00	TRANSPORTATION	
ISSUING FEE	10.00	DEPT. CLEARANCE	
BLDG. PERMIT	79.00	DATE	clr
P.C.	39.50	F.H.	
S.P.C.	E.I.	I.F.	
S.P.I.	0.85		
DISTRICT OFFICE	2.98		
VN DECAL#	4772	P.C. NO.	CC

**CASHIER'S USE**

PLANS CHECKED Embudo

APPLICATION APPROVED [Signature]

B & S B-5 (R 8.00)

4/03/90 03:49:25PM VN03 T-0630 C 15

BUILD PLAN CHE 39.50

BLDG PER CONME 109.00

SEI COMMERCIAL 0.50

SIGN STOP 2.98

TOTAL 151.98

CHECK 151.98

90VN 79218

Bureau of Engineering	27900	ADDRESS APPROVED	4
CITY PLANNING		HIGHWAY DEDICATION	
OFF SITE CLEARANCE:			
LEGAL DESCRIPTION:			

**COMBINED SIGN AREAS**

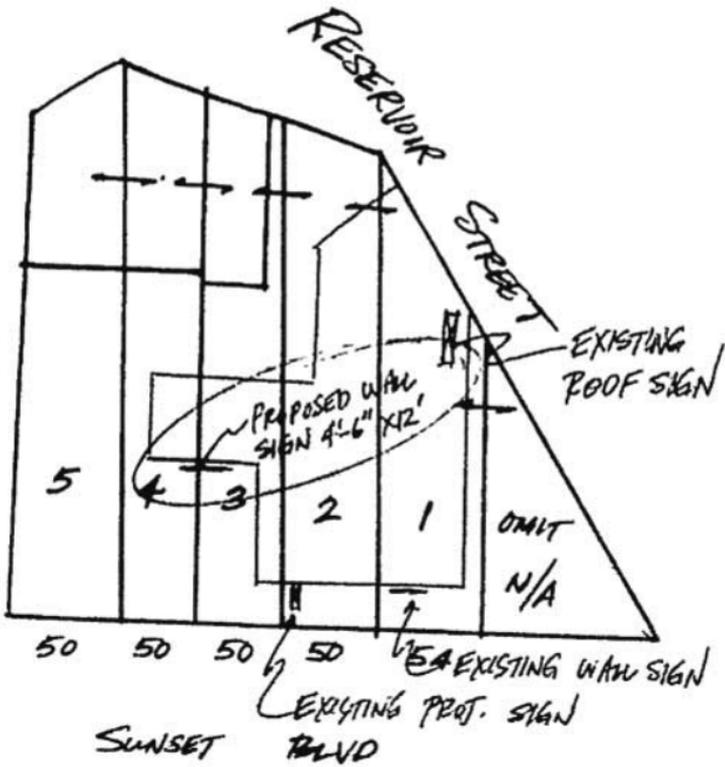
Existing Sign Area

1. Illum. Canopy Sign .....	
2. Monument Sign .....	NONE
3. Pole Sign .....	
4. Projecting Sign .....	18
5. Roof Sign .....	128
6. Wall Sign .....	6
7. Window Sign .....	NONE
8. Proposed <u>WAW</u> Sign .....	54
Total Area <u>206</u>	

Signs Facing <u>SUNSET BLVD</u>	
Allowable Combined Sign Area .....	1016
Actual Combined Sign Area .....	206
Allowable <u>WAW</u> Sign Area .....	262
Actual <u>WAW</u> Sign Area .....	54
Proposed Sign Facing <u>SUNSET BLVD</u>	

ON PLOT PLAN SHOW ALL BUILDINGS AND SIGNS ON LOT

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



3

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT OF BUILDING AND SAFETY 3 3 4 0 3 0 0 0 5

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESC. 1-5 (all)	2. LOT	3. BLOCK	4. TRACT Lakeside Tract	5. COUNTY REF. NO. MP6-42	6. DIST. MAP 138B205
7. PRESENT USE OF BUILDING (16) restaurant	8. NEW USE OF BUILDING ( ) same	9. ZONE C2-2	10. FIRE DIST. TWO	11. COUN. DIST. 4	12. LOT TYPE corner
13. JOB ADDRESS 1911 Sunset Blvd	14. BETWEEN CROSS STREETS Reservoir St AND Alvarado St	15. OWNER'S NAME Mike Talx	16. CITY LA	17. PHONE 213-484-1265	18. LOT SIZE
19. OWNER'S ADDRESS 1911 Sunset Blvd	20. CITY LA	21. ZIP 90026	22. ENGINEER	23. BUS. LIC. NO.	24. ACTIVE STATE LIC. NO.
25. ARCHITECT OR DESIGNER	26. BUS. LIC. NO.	27. ACTIVE STATE LIC. NO.	28. ARCHITECT OR ENGINEER'S ADDRESS	29. CITY	30. ZIP
31. CONTRACTOR Royce Const	32. BUS. LIC. NO. NONE	33. ACTIVE STATE LIC. NO. 481331	34. PHONE 818-765-3906	35. AFFIDAVITS AFF 29602	36. AFF 35657
37. SIZE OF EXISTING BLDG. WIDTH LENGTH	38. STORIES	39. HEIGHT	40. NO. OF EXISTING BUILDINGS ON LOT AND USE 1 - restaurant	41. AFF 32523	
42. FRAMING MATERIAL OF EXISTING BLDG.	43. EXT. WALLS	44. ROOF	45. FLOOR		
46. JOB ADDRESS 1911 Sunset Blvd	47. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ - 13,000	48. DIST. OFF. LA	49. P.C. REQ'D		
50. NEW WORK (Describe) remodel 2 bathrooms to comply with HC	51. GRADING yes	52. SEISMIC yes	53. HWY. DED. yes	54. FLOOD	
55. NEW USE OF BUILDING Restaurant	56. SIZE OF ADDITION	57. STORIES	58. HEIGHT	59. FILE WITH Craven	60. SIGNED BY CC 7-30-91
61. TYPE GROUP OCC. N/C	62. FLOOR AREA	63. PLANS CHECKED Craven	64. APPLICATION APPROVED Craven	65. TYPIST	66. INSPECTOR
67. DWELL UNITS	68. MAX OCC.	69. TOTAL	70. INSPECTION ACTIVITY	71. CS	72. GEN.
73. GUEST ROOMS	74. PARKING REQ'D	75. PARKING PROVIDED STD. COMP.	76. MAJ.S.	77. EQ.	78. INSPECTOR
79. P.C. 109.97	80. G.P.I. N/A	81. CONT. INSP.	82. B & S B-3 (R.7/89)	83. 06/04/91 10:51:55AM LA05 T-5732 C-14	84. BUILD PLAN CHE 109.97
85. S.P.C.	86. P.M.	87. CLAIMS FOR REFUND OF FEES PAID ON PERMITS MUST BE FILED: 1. WITHIN ONE YEAR FROM DATE OF PAYMENT OF FEE; OR 2. WITHIN ONE YEAR FROM DATE OF EXPIRATION OF EXTENSION FOR BUILDING OR GRADING PERMITS GRANTED BY THE DEPT. OF B. & S. SECTIONS 22.12 & 22.13 LAMC.	88. 1911 SUNSET BLVD	89. ONE STOP 2.20	90. TOTAL 112.17
91. I.F. 129.38	92. E.H. 2.73	93. ISS. OFF. LA	94. S.P.S.S. 2.64	95. CASH 200.20	96. CHANGE 88.03
97. S.D.	98. O.S.S. 2.20	99. SPRINKLERS REQ'D SPEC.	100. ENERGY	101. ONE STOP 2.64	102. TOTAL 134.75
103. P.C. NO. CC	104. C/O	105. ENERGY NO	106. DAS YES	107. CHECK 134.75	

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm 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. Date 7-26-91 Lic. Class Gen B Lic. Number 481331 Contractor Ronald S. Sank

OWNER-BUILDER DECLARATION 17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code; Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).): I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code; The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.) I am exempt under Sec. B. & P. C. for this reason. Date 7-26-91 Owner's Signature Ronald S. Sank

WORKERS' COMPENSATION DECLARATION 18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.). Policy No. 179053391 Insurance Company STATE FUND Certified copy is hereby furnished. Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety. Date 7-26-91 Applicant's Signature Ronald S. Sank Applicant's Mailing Address

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE 19. 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. Date Applicant's Signature

CONSTRUCTION LENDING AGENCY 20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.). Lender's Name Lender's Address

21. I certify that I have read this application and state that the above information 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, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that 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. 91.0292 LAMC) Signed Ronald S. Sank PRESIDENT 7-26-91 (Owner or agent having property owner's consent) Position Date

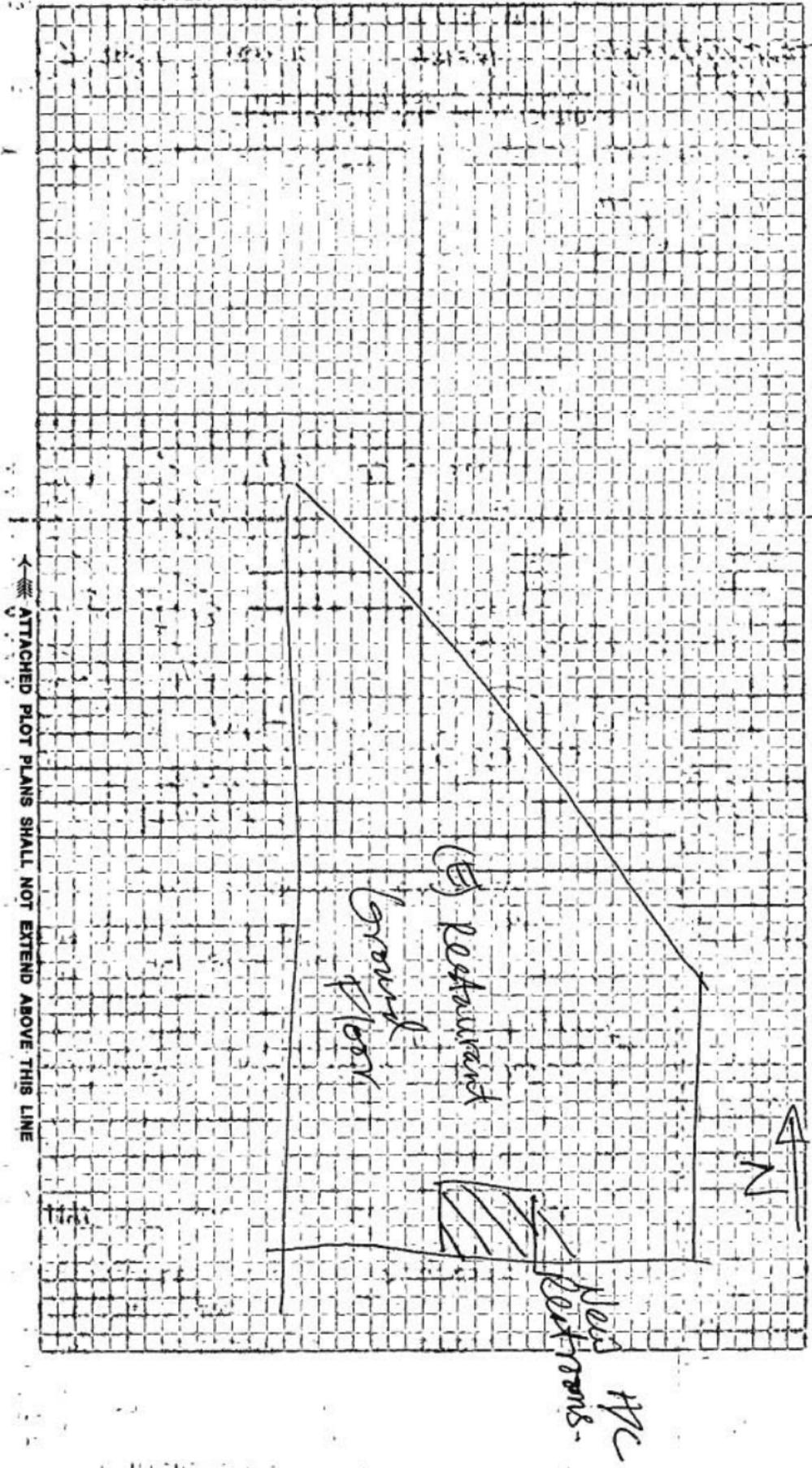
3 3 4 0 7 3 0 0 4 3 3

Bureau of Engineering	ADDRESS APPROVED <i>Bergman 6-4-91.</i>	
	DRIVEWAY	
	HIGHWAY	REQUIRED
	DEDICATION	COMPLETED
	FLOOD CLEARANCE	
SEWERS	SEWERS AVAILABLE	
RES. NO.	NOT AVAILABLE	
CERT. NO.	SFC PAID	
	SFC DUE	
	SFC NOT APPLICABLE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED	
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Transportation	APPROVED FOR	
Construction Tax	RECEIPT NO.	DWELLING UNITS

LEGAL DESCRIPTION

*Health Dept cleared*

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH





13. STRUCTURE INVENTORY

Sign# 109677 (P) # of Faces 1
Sign# 109677 (P) Height from Grade 13.5 Feet
Sign# 109677 (P) Sign Area 50 Sqft
Sign# 109677 (P) Sign Length 20.8 Feet
Sign# 109677 (P) Sign Width 4.3 Feet
Sign# 109677 (P) Street Frontage 168 Feet
Sign# 109679 (P) # of Faces 2
Sign# 109679 (P) Height from Grade 23 Feet

Sign# 109679 (P) Illuminated Sign
Sign# 109679 (P) Sign Area 32 Sqft
Sign# 109679 (P) Sign Length 8 Feet
Sign# 109679 (P) Sign Width 4 Feet
Sign# 109679 (P) Street Frontage 168 Feet
Sign# 109681 (P) # of Faces 1
Sign# 109681 (P) Height from Grade 6.5 Feet
Sign# 109681 (P) Sign Area 8 Sqft

Sign# 109681 (P) Sign Length 4 Feet
Sign# 109681 (P) Sign Width 2 Feet
Sign# 109681 (P) Street Frontage 168 Feet

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

CLASS LICENSE# PHONE#

(O) Owner-Builder

0

(A) Montgomery

Victor 3701 S Higuera St,

San Luis Obispo, CA 93401

C11090

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned 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 the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. 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. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: Llc. No.: Print: Sign:

18. 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: Policy Number:

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.

Sign: Eli Zapata Date: 10/24/00 Contractor Authorized Agent Owner

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

19. CONSTRUCTION LENDING AGENCY

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: Lender's address:

20. ASBESTOS REMOVAL

Notification of asbestos removal: Is not applicable Letter was sent to the AQMD or EPA Sign: Eli Zapata Date: 10/24/00

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code; Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code; The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code; The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. Bus. & Prof. Code for the following reason:

Print: ELI ZAPATA Sign: Eli Zapata Date: 10/24/00 Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information 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. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that 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).

Print: ELI ZAPATA Sign: Eli Zapata Date: 10/24/00 Owner Contractor Authorized Agent

Sign

City of Los Angeles - Department of Building and Safety

Plan Check #: CC12082

Back Room Plan Check

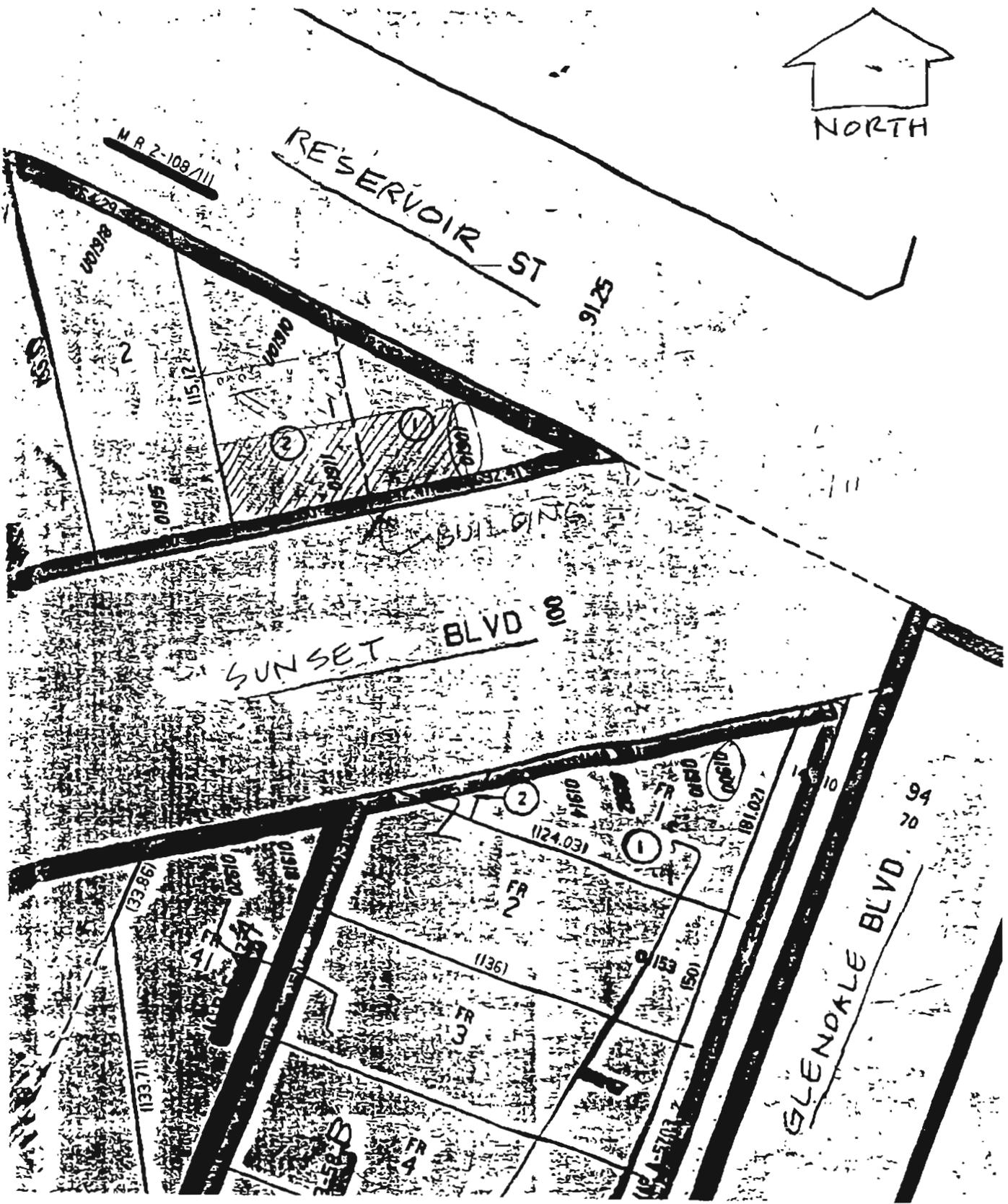
PLOT PLAN ATTACHMENT

Initiating Office: METRO

Printed on: 09/08/00 15:47:12



U 7 2 7 0 0 9 7 0 9 0  
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



1911 W Sunset Blvd



Permit #: CC12082  
Plan Check #: CC12082  
Event Code:

00016 - 10000 - 15434

Ref. #:

Bldg--Alter/Repair  
Commercial  
Back Room Plan Check

City of Los Angeles - Department of Building and Safety  
**APPLICATION FOR BUILDING PERMIT  
AND CERTIFICATE OF OCCUPANCY**

Status: Ready to Issue  
Status Date: 10/24/00  
Printed on: 10/24/00 10:19:28

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
LAKE SIDE TRACT		1	2	M B 6-42	139-5A207 30	5404 - 001 - 034

**3. PARCEL INFORMATION**

Alley - 15'	Census Tract - 1956.000	Hillside Grading Area - YES
BAS Branch Office - LA	District Map - 139-5A207	Hillside Ordinance - YES
Council District - 13	Energy Zone - 9	Highway Dedication - YES
Community Plan Area - Silverlake - Echo Park	Fire District - 2	Earthquake-Induced Liquefaction Area - YES

ZONE(S): C2-1L/

**4. DOCUMENTS**

ORD - 165167  
ORD - 168273  
AFF - 911787208

**5. CHECKLIST ITEMS**

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
Taix, Raymond M And Toni R And 3586 California Blvd PASADENA CA 91107

Tenant:

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
17 Restaurant		FACADE AND STOREFRONT REMODEL (SEE PCIS COMMENTS). WORK INCLUDING COSMETIC FINISH REPAIR, ADD (4) METAL TRELIS WITH CONCRETE FOOTING, (3) WOOD TRELIS, AND (10) WOOD SHUTTERS. SEE APPLICATION #00048-10000-01447 FOR SIGN PERMIT.

9. # Bldgs on Site & Use: TAIX FRENCH RESTAURANT

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Tienjen Wang  
OK for Cashier: Soon Cho  
Signature: *[Signature]*

DAS PC By: *[Signature]*  
Coord. OK:  
Date: 10/24/00

For information and/or inspection requests originating within LA County,  
**Call toll-free (888) LA4BUILD**  
Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: 01615434

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$21,972	PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 398.20	
Permit Fee Subtotal Bldg--Alter/Rep 339.75	
Handicapped Access	
Supp. Plan Check 0.00	
Plan Maintenance 10.00	
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation 4.61	
Supp. O.S. Surcharge 7.09	
Supp. Sys. Surcharge 21.26	
Planning Surcharge Misc Fee 5.00	
Supp. Planning Surcharge 10.49	
Permit Issuing Fee 0.00	

Sewer Cap ID: Total Bond(s) Due:

LA Department of Buildings and Safety  
10/25/00 08:36AM

BLDG PERMIT COMM	\$339.75
PLAN MAINTENANCE	\$10.00
PC COMMERCIAL	\$4.61
ONE STOP SURCH	\$7.09
SYS DEV FEE	\$21.26
CITY PLAN SURCH	\$10.49
MISCELLANEOUS	\$5.00
<b>Total Due:</b>	<b>\$398.20</b>
No Fee:	\$398.20

**NO FEE NO FEE NO FEE**

LA4BUILD DEVELOPMENT DEPT  
1911 W. SUNSET BLVD  
L.A.  
Auth: IDO # 000003  
Dept: COD  
00LA 05481

**12. ATTACHMENTS**

Plot Plan *[Signature]*

U 7 2 7 0 7 0 0 1 7 2

13. STRUCTURE INVENTORY

10/11/99 10:00 AM

14. APPLICATION COMMENTS

SEE 99000-10000-00010 FOR CMU BACKGROUND INFO FOR THIS PROJECT. FOR DAS: MIKE WOOD HAS DETERMINED ON 11/18/99 BY EMAIL TO COLIN THAT NO DAS UPGRADE WILL BE TRIGGERED FOR NEW AWNINGS, & REPLACEMENT OF DOORS OR WINDOWS. THEREFORE NO DAS UPGRADE SHOULD BE TRIGGERED BY THIS PROJECT AS A WHOLE. EMAIL ON FILE WITH ART WONG.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed hereon exceeds that required by Section 19025 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

CLASS LICENSE# PHONE#

(O) Owner-Builder

0

(A) Montgomery

Victor 3701 S Higuera St,

San Luis Obispo, CA 93401

C11090

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned 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 the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC)

17. 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. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: \_\_\_\_\_ Lic. No.: \_\_\_\_\_ Print: \_\_\_\_\_ Sign: \_\_\_\_\_

18. 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: \_\_\_\_\_ Policy Number: \_\_\_\_\_

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.

Sign: Eli Zapata Date: 10/24/00  Contractor  Authorized Agent  Owner

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

19. CONSTRUCTION LENDING AGENCY

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: \_\_\_\_\_ Lender's address: \_\_\_\_\_

20. ASBESTOS REMOVAL

Notification of asbestos removal:  Is not applicable  Letter was sent to the AQMD or EPA Sign: \_\_\_\_\_ Date: \_\_\_\_\_

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. \_\_\_\_\_, Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: ELI ZAPATA Sign: Eli Zapata Date: 10/24/00  Owner  Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information 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. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that 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).

Print: ELI ZAPATA Sign: Eli Zapata Date: 10/24/00  Owner  Contractor  Author. Agent

07270917

Bldg--Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: CC12082

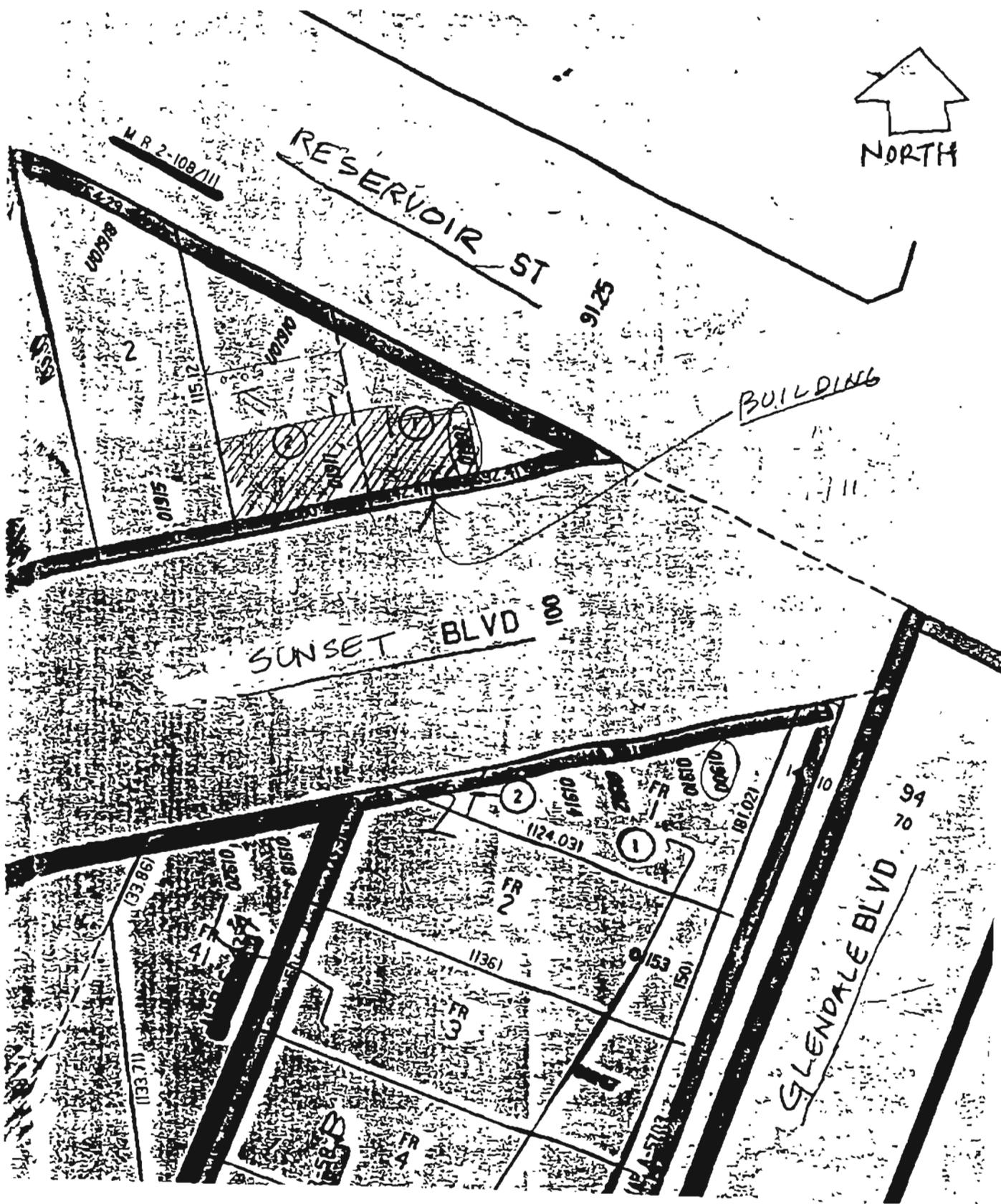
Commercial

Initiating Office: METRO

Back Room Plan Check

PLOT PLAN ATTACHMENT

Printed on: 09/08/00 15:28:26



U 7 2 7 0 7 3 7 1 : 0  
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



Sign  
City of Los Angeles - Department of Building and Safety  
**APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS**  
Over the Counter Permit  
Last Status: Ready to Issue  
Status Date: 10/10/2001

TRACT	BLOCK	LOT(s)	ABB	MAP REF #	PARCEL ID # (PIN)	BOOK/PAGE/PARCEL
LAKE SIDE TRACT		1	2	M B 6-42	139-5A207 30	5404 - 001 - 034

**3. PARCEL INFORMATION**

Alley - 15'	Census Tract - 1956.000	Hillside Grading Area - YES
BAS Branch Office - LA	District Map - 139-SA207	Hillside Ordinance - YES
Council District - 13	Energy Zone - 9	Highway Dedication - YES
Community Plan Area - Silverlake - Echo Park	Fire District - 2	Earthquake-Induced Liquefaction Area - YES

ZONE(S): C2-1L/

**4. DOCUMENTS**

ORD - 165167  
ORD - 168273  
AFF - 911787208

**5. CHECKLIST ITEMS**

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
Taix, Raymond M And Toni R And 3586 California Blvd PASADENA CA 91107

Tenant:

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b> (19) Sign	<b>8. DESCRIPTION OF WORK</b> SUPPLEMENTAL TO 00048-10000-01447. CHANGE CONTRACTOR FROM "OWNER-BUILDER" TO MALIA CONSTRUCTION, INC.
------------------------	----------------------------------	--

**9. # Bldg on Site & Use:** TAIX FRENCH RESTAURANT

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Modesto Valenzuela  
OK for Cashier: Modesto Valenzuela  
Signature: *Modesto Valenzuela*

DAS PC By:   
Coord. OK:   
Date: 10/10/01

For information and/or inspection requests originating within LA County,  
**Call toll-free (888) LA4BUILD**  
Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: 04801447  
LA Department of Building and Safety  
LA 01 17 040627 10/10/01 03:18PM

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$0 PC Valuation:

FINAL TOTAL Sign	0.00	Additional Branch Circuits/Circuits	0.00
Permit Fee Subtotal Sign	0.00	Electrical Service Fee	
Plan Check Subtotal Sign	0.00	Control Devices Fee	0.00
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	0.00		
No Fee - Department Error	0.00		
O.S. Surcharge	0.00		
Sys. Surcharge	0.00		
Planning Surcharge	0.00		
Planning Surcharge Misc Fee	0.00		
Permit Issuing Fee			
Signs or Gas Tube Systems Fee	0.00		

Sewer Cap ID: Total Bond(s) Due:

BUILDING PERMIT COMM	\$0.00
NO FEE DEPT ERROR	
Subtotal:	\$0.00
Carry Over FROM Tran# 040626	\$0.00
Total Due:	\$0.00
Carry Over TO Tran# 040628:	\$0.00

01LA 19176

**12. ATTACHMENTS**

0751090015

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-14) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(C) Malia Construction Inc	3911-I E La Palma Ave,	Anaheim, CA 92807	B 725459	714) 238-7878

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned 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 the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. 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. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: \_\_\_\_\_ Lic. No.: \_\_\_\_\_ Print \_\_\_\_\_ Sign: \_\_\_\_\_

18. 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's 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 \_\_\_\_\_ Policy Number: \_\_\_\_\_
- 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.

Sign: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  Contractor  Authorized Agent  Owner

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

19. CONSTRUCTION LENDING AGENCY

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: \_\_\_\_\_ Lender's address: \_\_\_\_\_

20. ASBESTOS REMOVAL

Notification of asbestos removal:  Is not applicable  Letter was sent to the AQMD or EPA Sign: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)
- I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
- I am exempt under Sec. \_\_\_\_\_, Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  Owner  Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information 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. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that 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).

Print: Eli Zapata Sign: Eli Zapata Date: 10, 10, 01  Owner  Contractor  Author. Agent

0754090016



13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(C) Malia Construction Inc	3911-I E La Palma Ave,	Anaheim, CA 92807	B 725459	714-238-7878

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned 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 the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. 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. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: \_\_\_\_\_ Lic. No.: \_\_\_\_\_ Print: \_\_\_\_\_ Sign: \_\_\_\_\_

18. 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's 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: \_\_\_\_\_ Policy Number: \_\_\_\_\_
- 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.

Sign: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  Contractor  Authorized Agent  Owner

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.

19. CONSTRUCTION LENDING AGENCY

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: \_\_\_\_\_ Lender's address: \_\_\_\_\_

20. ASBESTOS REMOVAL

Notification of asbestos removal.  Is not applicable  Letter was sent to the AQMD or EPA Sign: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)
- I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
- I am exempt under Sec. \_\_\_\_\_, Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  Owner  Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information 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. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that 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).

Print: ELI ZAPATA Sign: Eli Zapata Date: 10/10/01  Owner  Contractor  Author. Agent

# Les Freres Taix Photographs



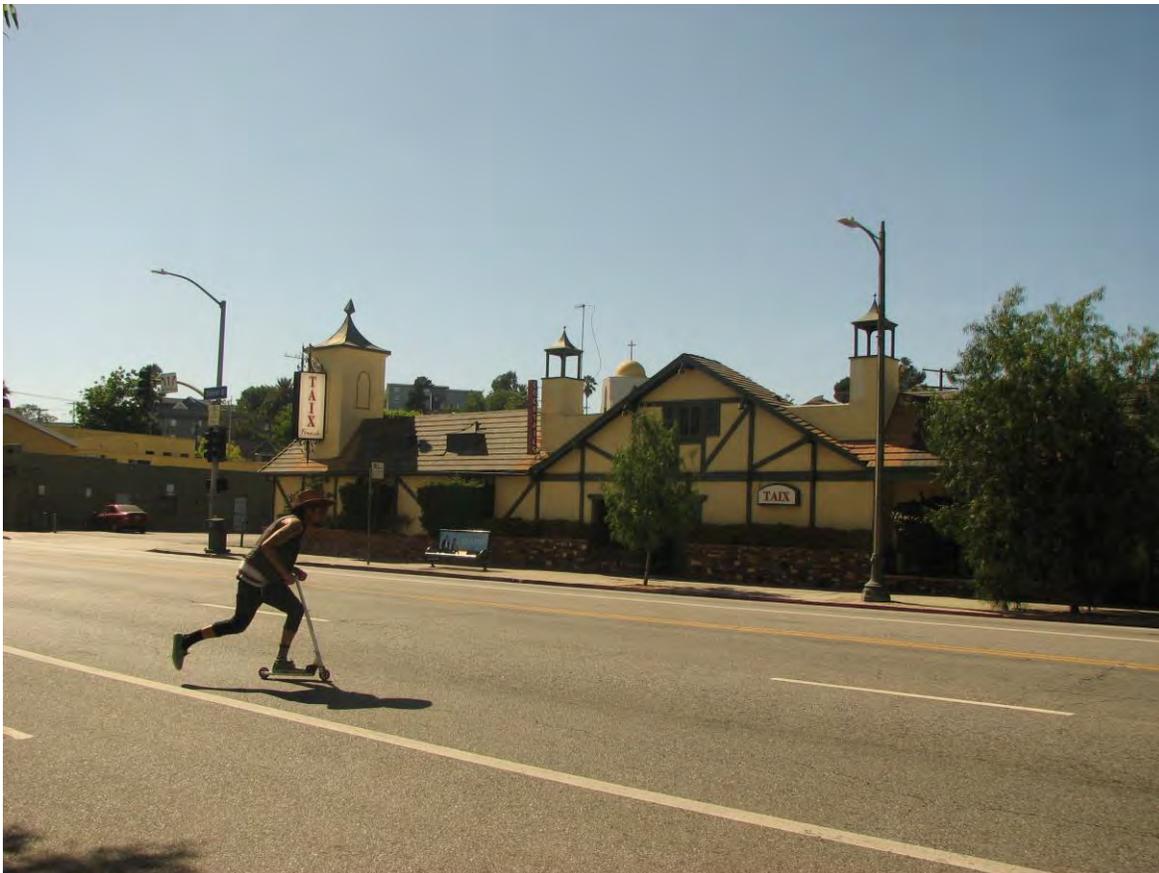
*Les Freres Taix, 1911 W. Sunset Boulevard, July 15, 2020 (Photograph by Charles J. Fisher)*



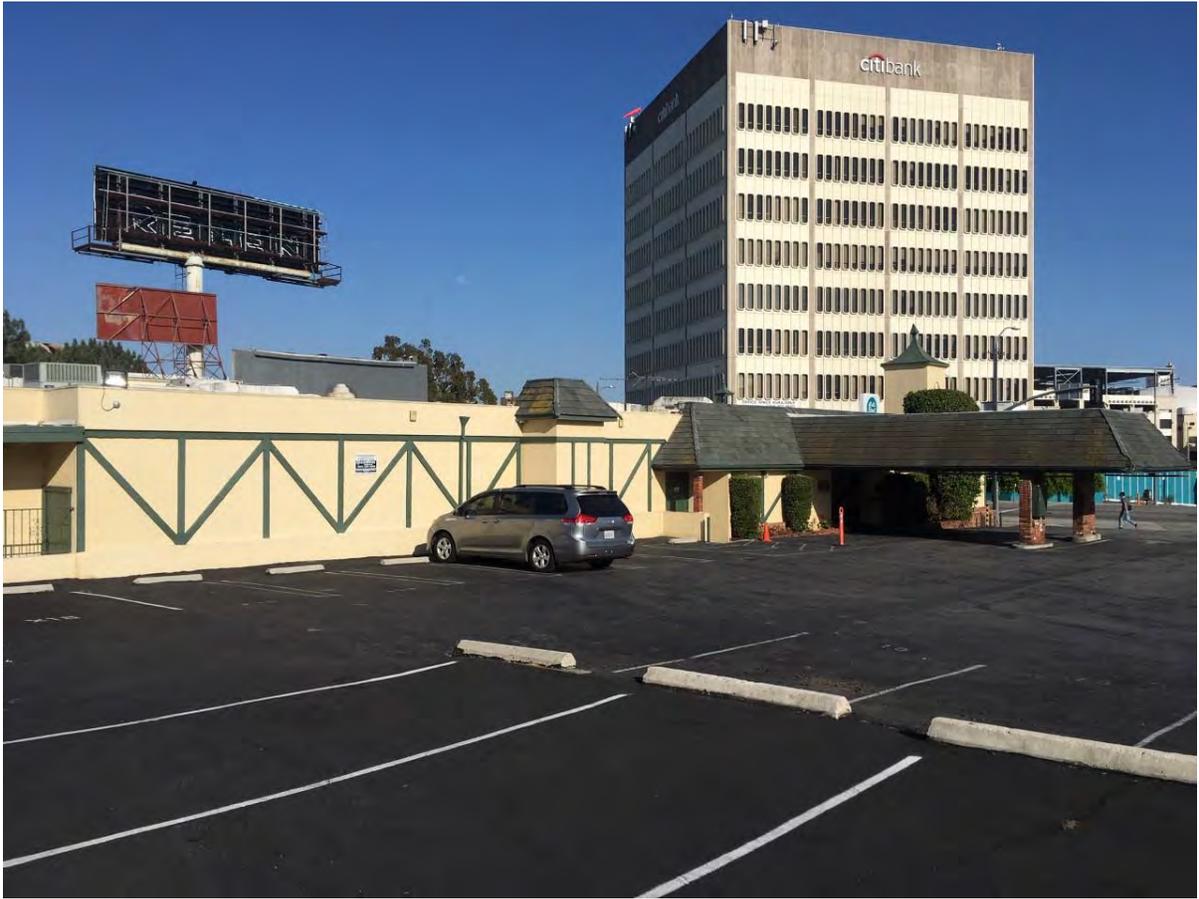
*Les Freres Taix, 1911 W. Sunset Boulevard, July 15, 2020 (Photograph by Charles J. Fisher)*



*Les Freres Taix, 1911 W. Sunset Boulevard, July 1, 2020 (Photograph by Annie Sperling)*



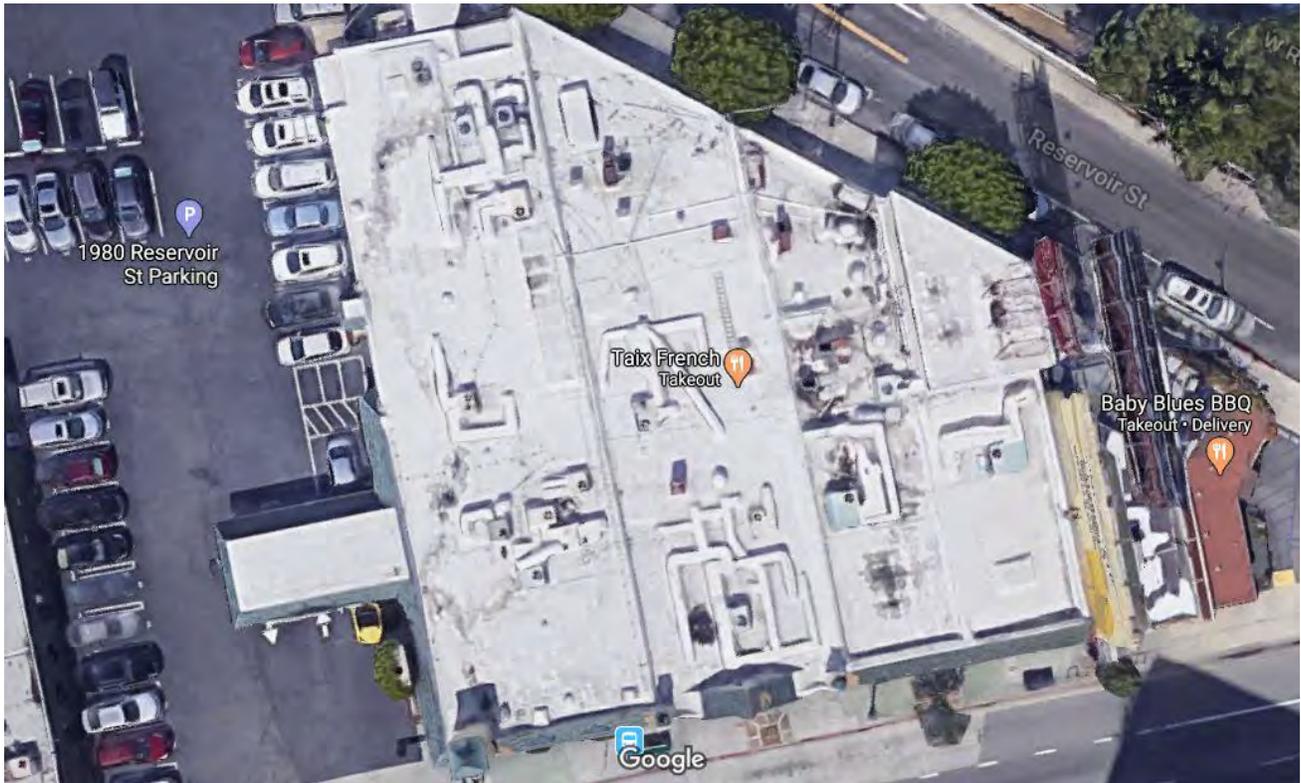
*Les Freres Taix, 1911 W. Sunset Boulevard, July 15, 2020 (Photograph by Charles J. Fisher)*



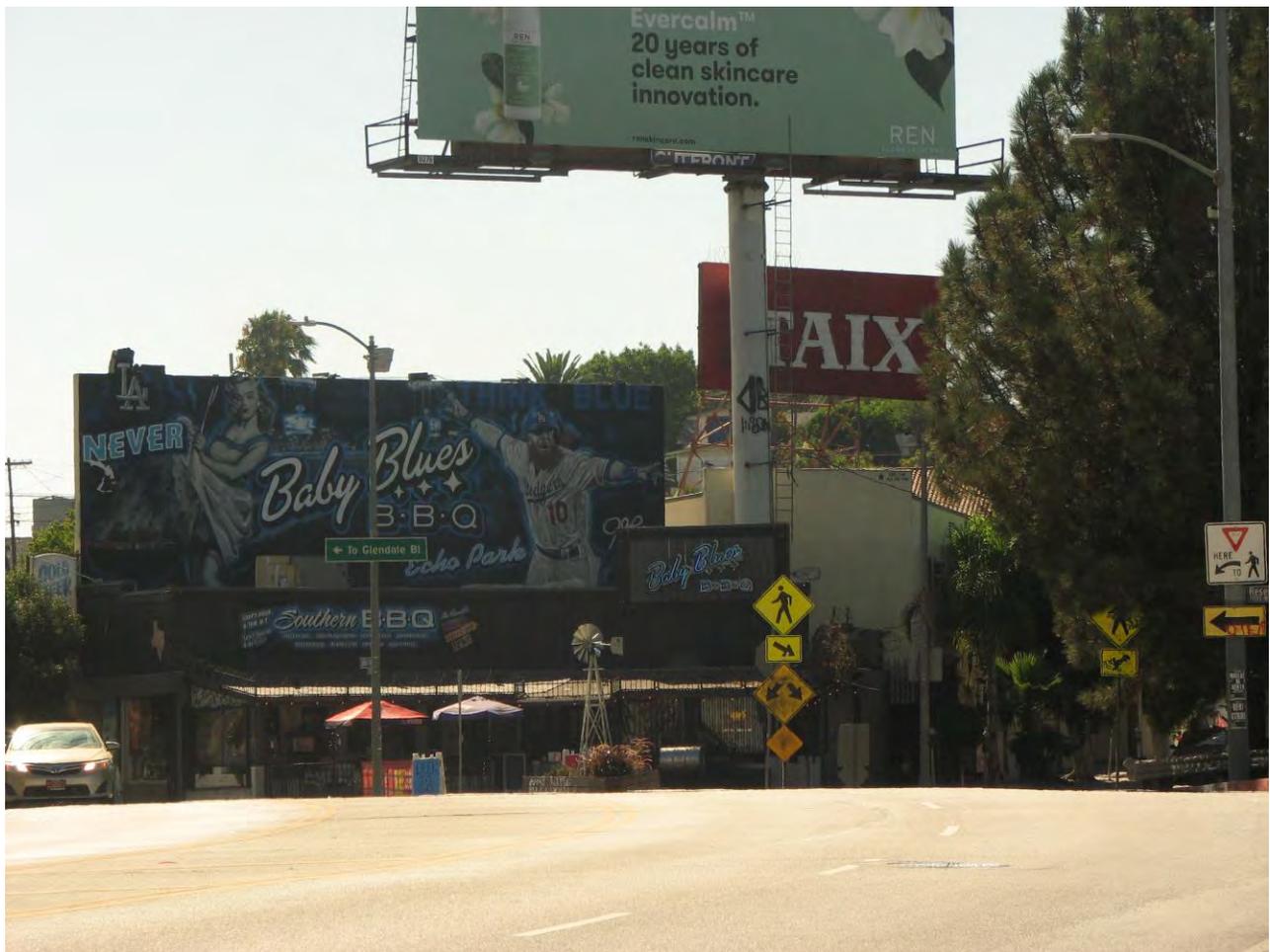
*Les Freres Taix, West facade, 1911 W. Sunset Boulevard, July 1, 2020 (Photograph by Annie Sperling)*



*Les Freres Taix, porte-cochere, 1911 W. Sunset Boulevard, July 1, 2020 (Photograph by Annie Sperling)*



*Les Freres Taix, satellite view, 1911 W. Sunset Boulevard, January, 2020 (Photograph by Google Earth)*



*Les Freres Taix, view from approaching from the East, 1911 W. Sunset Boulevard, July 15, 2020 (Photograph by Charles J. Fisher)*



*Les Freres Taix, East facing sign, 1911 W. Sunset Boulevard, July 15, 2020 (Photograph by Charles J. Fisher)*



*Les Freres Taix, rear facade, 1911 W. Sunset Boulevard, July 15, 2020 (Photograph by Charles J. Fisher)*



*Les Freres Taix, brick part of original Botwin's, 1911 W. Sunset Boulevard, July 15, 2020 (Photograph by Charles J. Fisher)*



*Les Freres Taix, awning support poles, 1911 W. Sunset Boulevard, July 15, 2020 (Photograph by Charles J. Fisher)*



*Les Freres Taix, brick in front planter/bulkhead, 1911 W. Sunset Boulevard, July 15, 2020 (Photograph by Charles J. Fisher)*



*Les Freres Taix, main tower and sign, 1911 W. Sunset Boulevard, July 15, 2020 (Photograph by Charles J. Fisher)*



*Les Freres Taix, neon cocktail sign, 1911 W. Sunset Boulevard, June 26, 2020 (Photograph by Annie Sperling)*



*Les Freres Taix, main tower and sign in 2005, 1911 W. Sunset Boulevard (Kent Kanouse Photographer)*



*Les Freres Taix, main tower and sign circa 2012, 1911 W. Sunset Boulevard (Unknown Photographer)*



*Les Freres Taix, front entry and gable, 1911 W. Sunset Boulevard, July 1, 2020 (Photograph by Annie Sperling)*



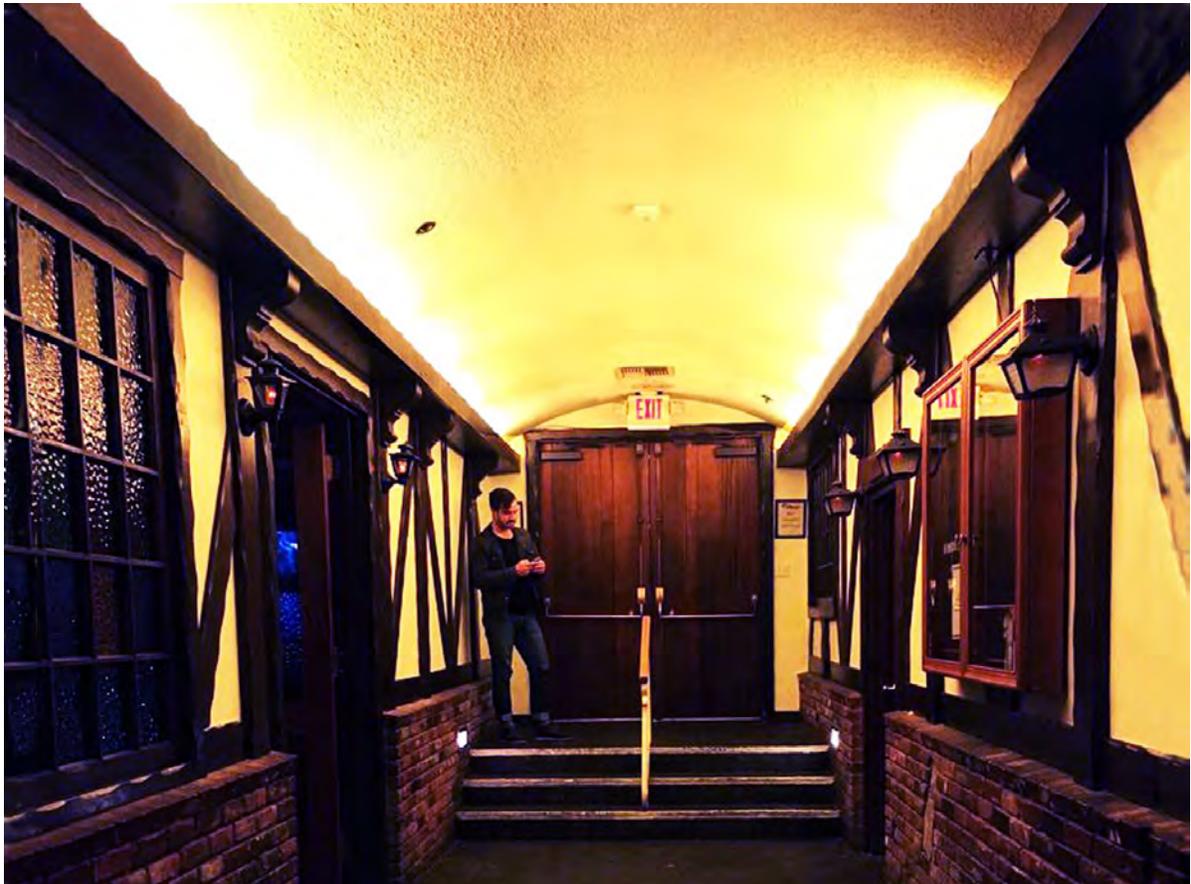
*Les Freres Taix, front planter brick, 1911 W. Sunset Boulevard, June 13, 2020 (Photograph by Annie Sperling)*



*Les Freres Taix, half timbering and bulkhead on West facade, 1911 W Sunset Blvd, June 26 2020 (Photograph by Annie Sperling)*



*Les Freres Taix, porte-cochere over main entry, 1911 W. Sunset Boulevard, June 15, 2020 (Photograph by Annie Spirling)*



*Les Freres Taix, main entry and hall, 1911 W. Sunset Boulevard, Nov 2014 (Unknown Photographer)*



*Les Freres Taix, Main entry, 1911 W Sunset Boulevard, Apr 21 2019 (Photograph by E. Betancourt)*



*Les Freres Taix, interior hallway, 1911 W. Sunset Boulevard, Jul 2018 (Photograph by Matthew Morrison)*



*Les Freres Taix, main dining room before redecoration, 1911 W. Sunset Boulevard, November 2014 (Photograph by B. R.)*



*Les Freres Taix, main dining room after redecoration, 1911 W. Sunset Boulevard, Nov 23, 2019 (Photograph by Margaux C.)*



*Les Freres Taix, chandeliers uncovered, circa 2014 (Photographer Unkown)*



*Les Freres Taix, chandelier with new shade, tin ceiling, 1911 W. Sunset Boulevard, 2020 (Unknown Photographer)*



*Les Freres Taix, dining room, 1911 W. Sunset Boulevard, Dec, 2019 (Photograph by Jenna Didier)*



*Les Freres Taix, Second dining room, 1911 W. Sunset Boulevard, Nov 2014 (Unknown Photographer)*



*Les Freres Taix, mural in banquet room, 1911 W. Sunset Boulevard, circa 2019 (Unknown Photographer)*



*Les Freres Taix, 321 Lounge, 1911 W. Sunset Boulevard, Nov 2014 (Unknown Photographer)*



*Les Freres Taix, 321 Lounge, 1911 W. Sunset Boulevard, unknown date (Unknown Photographer)*

*Taix French Restaurant  
Photos of original building*



*Taix French Restaurant in Champ d'Or Hotel, 321 Commercial Street, just before demolition in 1964.*



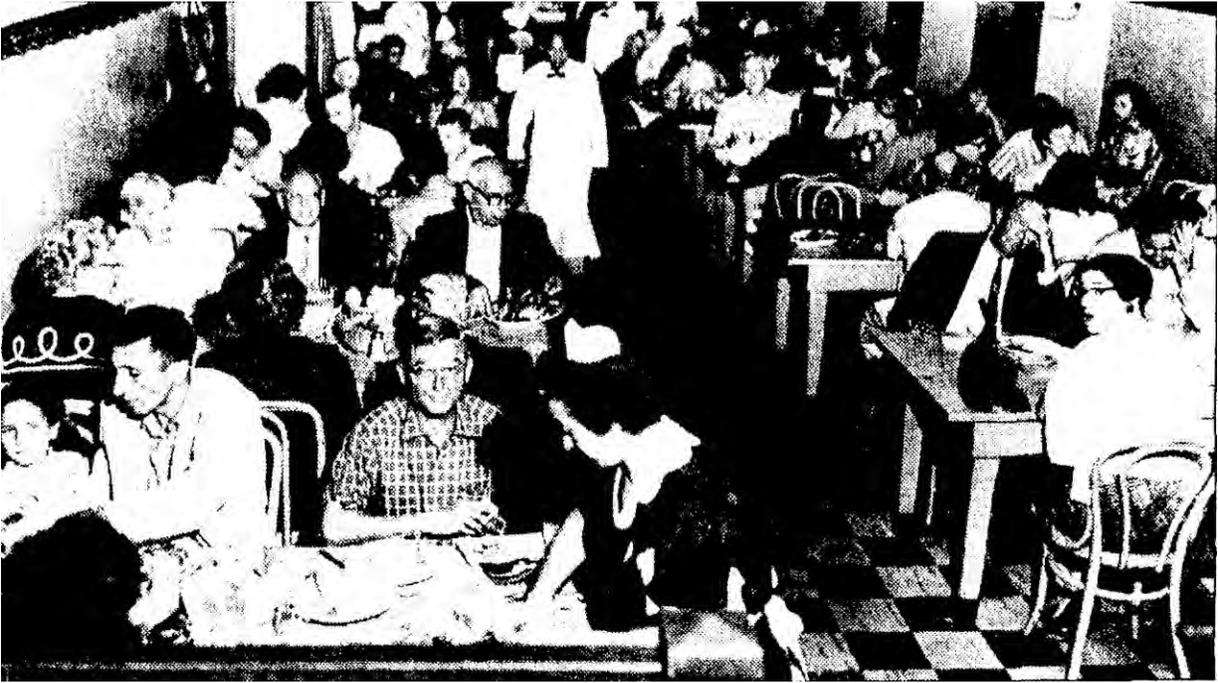
*Taix French Restaurant in 1950s, before courthouse was built behind it.*



*Taix French Restaurant circa 1960, showing proximity to Civic Center.*



*Taix French Restaurant circa 1960.*



*Taix French Restaurant circa 1960, family style dining*

### *Botwin's Restaurant*



*The current Taix building as Botwin's in 1941. (LAPL)*



*Les Freres Taix, city designation of Taix Square sign, 1911 W. Sunset Boulevard, July 30, 2020 (Photograph by Carol Cetrone)*



*Les Freres Taix, 1911 W. Sunset Boulevard, August 12, 2015 (Photograph by Charles J. Fisher)*



# City of Los Angeles Department of City Planning

## 9/18/2020 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1911 W SUNSET BLVD  
1910 W RESERVOIR ST

### ZIP CODES

90026

### RECENT ACTIVITY

CHC-2020-5524-HCM  
CPC-2020-3140-CU-MCUP-DB-SPR-HCA  
ENV-2020-5525-CE

### CASE NUMBERS

CPC-8125  
CPC-2020-3140-CU-MCUP-DB-SPR-HCA  
CPC-1995-357-CPU  
CPC-1986-255  
ORD-176825-SA38A  
ORD-165167-SA2310  
ORD-129279  
ORD-111561  
ENV-2020-3141-EAF  
OB-12266-A  
AFF-35657  
AFF-32523  
FG

### Address/Legal Information

PIN Number	139-5A207 30
Lot/Parcel Area (Calculated)	4,737.8 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID D7 PAGE 594 - GRID E7
Assessor Parcel No. (APN)	5404001034
Tract	LAKE SIDE TRACT
Map Reference	M B 6-42
Block	None
Lot	1
Arb (Lot Cut Reference)	2
Map Sheet	139-5A207

### Jurisdictional Information

Community Plan Area	Silver Lake - Echo Park - Elysian Valley
Area Planning Commission	East Los Angeles
Neighborhood Council	Echo Park
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1956.00
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	[Q]C2-1VL
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Community 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
Other Historic Survey Information	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
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	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.

Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
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)	5404001034
Ownership (Assessor)	
Owner1	1911 SUNSET INVESTORS LLC C/O C/O CHRIS RIHA
Address	1675 S MARLOW AVE STE 404 PORTLAND OR 97225
Ownership (Bureau of Engineering, Land Records)	
Owner	TAIX, RAYMOND M. ET AL
Address	3586 E CALIFORNIA BLVD PASADENA CA 91107
Owner	TAIX, RAYMOND M. (ET AL)
Address	3586 E CALIFORNIA BLVD PASADENA CA 91107
APN Area (Co. Public Works)*	0.682 (ac)
Use Code	2100 - Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story
Assessed Land Val.	\$6,225,000
Assessed Improvement Val.	\$2,805,000
Last Owner Change	07/03/2019
Last Sale Amount	\$12,000,120
Tax Rate Area	13
Deed Ref No. (City Clerk)	809
	5-76
	4-446
	3-947
	2200779
	2200778
Building 1	
Year Built	1929
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	18,418.0 (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: 5404001034]
<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	No

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.

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

#### Seismic Hazards

##### Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.19869912
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 Inundation Zone	No

#### Economic Development Areas

Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

#### Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	<a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5404001034]
Ellis Act Property	No

#### Public Safety

##### Police Information

Bureau	Central
Division / Station	Northeast
Reporting District	1181

##### Fire Information

Bureau	Central
Batallion	11
District / Fire Station	20
Red Flag Restricted Parking	No

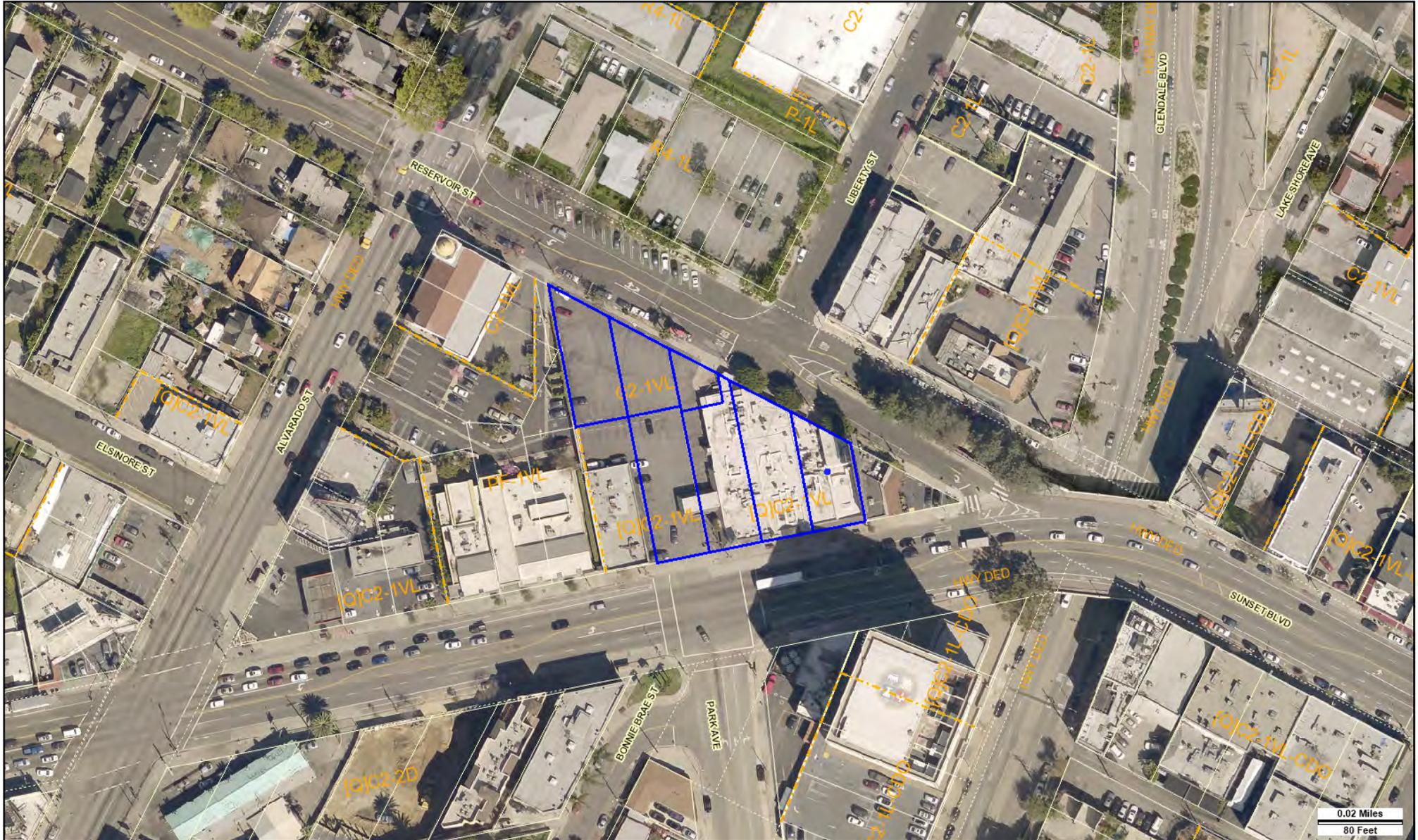
## CASE SUMMARIES

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

Case Number:	CPC-2020-3140-CU-MCUP-DB-SPR-HCA
Required Action(s):	CU-CONDITIONAL USE MCUP-MASTER CONDITIONAL USE PERMIT HCA-HOUSING CRISIS ACT DB-DENSITY BONUS SPR-SITE PLAN REVIEW
Project Descriptions(s):	DENSITY BONUS FOR SIX OFF-MENU INCENTIVES PER LAMC SECTION 12.22-A,25(G)(3), A CONDITIONAL USE FOR INCREASED DB GREATER THAN 35% PER 12.22-U,26, MCUP FOR ALCOHOL SALES PER 12.24-W,1, AND SITE PLAN REVIEW PER 16.05 FOR A 74-FOOT TALL, 6-STORY MIXED USE PROJECT WITH 170 UNITS, OVER 13,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL.
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):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SILVER LAKE AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TOBRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT  CONTINUATION OF CPC-86-255. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	ENV-2020-3141-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	DENSITY BONUS FOR SIX OFF-MENU INCENTIVES PER LAMC SECTION 12.22-A,25(G)(3), A CONDITIONAL USE FOR INCREASED DB GREATER THAN 35% PER 12.22-U,26, MCUP FOR ALCOHOL SALES PER 12.24-W,1, AND SITE PLAN REVIEW PER 16.05 FOR A 74-FOOT TALL, 6-STORY MIXED USE PROJECT WITH 170 UNITS, OVER 13,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL.
Case Number:	OB-12266-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	Data Not Available

## DATA NOT AVAILABLE

CPC-8125  
ORD-176825-SA38A  
ORD-165167-SA2310  
ORD-129279  
ORD-111561  
AFF-35657  
AFF-32523  
FG



Address: 1911 W SUNSET BLVD

APN: 5404001034

PIN #: 139-5A207 30

Tract: LAKE SIDE TRACT

Block: None

Lot: 1

Arb: 2

Zoning: [Q]C2-1VL

General Plan: Community Commercial



**TAIX FRENCH RESTAURANT**

1911-1929 West Sunset Boulevard; 1910-2018 West Reservoir Street

CHC-2020-5524-HCM

ENV-2020-5525-CE

**Correspondence from Property Owner**



September 22, 2020

Cultural Heritage Commission  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

Re: Historic-Cultural Monument Nomination - Taix French Restaurant; 1911 W. Sunset Blvd.

Honorable Members of the Cultural Heritage Commission:

My family and I are so gratified by the community's interest in helping us continue the legacy of the Taix Restaurant. I am writing to introduce the Cultural Heritage Commission to my family's plan to preserve the Taix Restaurant and to ask that you support it.

My family created the Taix French Restaurant, and through our cooking and hospitality, have made it something dear to the hearts of Angelinos for now close to one hundred years. Our entrepreneurship and perseverance has stewarded and preserved Taix through the Great Depression, through World II, several recessions, the federal government's condemnation of our original downtown location, urban decline, numerous remodelings, and periodic changes in public taste. Well before the current pandemic, it became clear to us that Taix cannot continue in its current format and premises, and so – to enable us to continue our business – we created the plan described below.

Preserving the legacy of the Taix Restaurant is not a matter of bricks and mortar. It is a matter of restaurant economics and changing public tastes to which we must respond. Though we acknowledge the well-meaning intentions of the Silver Lake Heritage Trust and the Los Angeles Conservancy, preserving Taix is not something that can be accomplished with the tools of architectural history or by designating it as a City Historic-Cultural Monument. Indeed, well-meaning intentions can have negative and unintended consequences which could put an end to the Taix Restaurant if the City does not act with careful consideration.

The City of Los Angeles has recognized Taix for its importance as a legacy business before (*see Exhibit A*), and we have no objection to our restaurant's site being recognized as a Historic-Cultural Monument if it is done properly and in a manner that allows us to evolve so that we can preserve and continue our business. And so, we ask that in considering the application before it, the Commission support our plan, and – if the Commission does nothing else – it observe the primary dictate of the Hippocratic Oath: "Do No Harm."

Accordingly, for the reasons discussed in more detail below, on behalf of our family I respectfully request, that if the Commission chooses to recommend that Taix French Restaurant



be added to the City’s list of Historic-Cultural Monuments, the Commission recommend that the designation pertain to the site of the restaurant (and not the existing building) and that the Commission find that:

1. The Taix French Restaurant exemplifies significant contributions to the broad cultural, economic or social history of the City and state of California;
2. The primary significance of Taix French Restaurant as a historic-cultural resource is as a commercial use and legacy business that has been dear to the hearts Angelinos for almost 100 years despite many changes in its location, premises, décor, format, and menu;
3. Preservation of the Taix French Restaurant as a historic-cultural resource requires that it be able to respond to economic and social challenges that compel changes in its current physical premises;
4. The Taix family preservation plan will enable the continuation of Taix French Restaurant at its present site, and includes character-defining interior and exterior features that will continue to convey the historical significance of the restaurant and justify the inclusion of its site on the City’s list of Historic-Cultural Monuments.

A. Taix’s Present Circumstances

a. Taix’s Cultural Significance is not in Current Building

The cultural significance of the Taix Restaurant is most assuredly not the building in which it is located or our tenant improvements, and the application filed by Silver Lake Heritage does not contend that it is:

*“Taix French Restaurant is significant as one of the oldest and most enduring businesses in Los Angeles. The dining establishment has remained in continuous operation between 1927 and the present in its two locations, and remains one of the city’s most iconic and beloved local businesses, as well as one of the last vestiges of historic Frenchtown.”*

The Historic Resource Group’s accompanying report concedes considering how to address Taix as a legacy business resource is complex because *“evaluating properties that are **significant for their use** is difficult, and the guidelines and eligibility standards are relatively subjective in comparison to the established thresholds for evaluating other types of significance.”* HRB goes on to recognize that long-lived businesses often have a social – “intangible” – importance rather than a physical or architectural significance:



*“In Los Angeles and elsewhere, well-established and long-lived businesses take on important social qualities and often, over time, they organically mature into iconic and revered cultural institutions. Their endurance becomes ingrained into a community’s collective memory and plays an integral role in defining a community’s sense of cultural and commercial identity. Businesses such as these “have the power to bring people together, provide a sense of continuity with the past, and lend [cities] a rich and layered identity” that is rooted in aspects of their history. **Though the reasons belying their significance are typically rooted in tradition, culture, and other intangible qualities, these businesses are important because they build a very tangible bridge linking the present with the past.**”*

b. Taix Cannot Continue In Its Present Building and Format

The truth is that Taix cannot continue in its present building and format. Indeed, while some may find that our premises evoke a certain nostalgia, Taix’s over-sized and aged building and infrastructure – and the property taxes, operational, staffing, maintenance and insurance costs associated with them – as well as changing public tastes, would have led to Taix’s closure had our family not adopted the preservation plan that we are asking your Commission to support. Put simply, Taix is no longer profitable and its premises are a white elephant.

Even before the COVID-19 public health emergency, our facilities (particularly our extensive banquet facilities) were significantly under-patronized due to increased competition and changing public habits. We no longer need, and cannot afford, a large parking lot, when more and more of our patrons are using Uber and Lyft. Organizations that used to meet in our banquet rooms weekly or monthly are now far and few between, and most no longer exist. We are now long-past the point where Taix’s operating revenue is able to support this unnecessary overhead.

Maintaining and insuring our aged-infrastructure consumes a major portion of our reduced revenue. Even if we could snap our fingers and down-size the restaurant and our property, millions of dollars would be required to accomplish the build-out we require and provide capital to restart the business – millions of dollars which the non-existent profits of the restaurant cannot provide. Needless to say, the public’s affection and civic recognition cannot provide those dollars either.

In 2018, we realized that in order to continue Taix, the best course for us would be to sell the property to a user that would help us continue at our current site, in a new ‘right-sized’ format, with new infrastructure. We carefully examined over a dozen developers, and we ultimately decided to move forward with Holland Partner Group, to whom we sold the property in the summer of 2019. HPG has a history of building quality and thoughtful developments throughout Los Angeles and Southern California. Their vision of what this corner of Echo Park could be, with placemaking and the additional energy housing provides, were aligned with the



ideas we had to renew and continue Taix. And together, we began planning the next “new Taix.”

Moreover, the structure of our transaction with HPG saved us. Although the restaurant is no longer profitable, HPG has enabled us to stay open by relieving us of the burden of mortgage debt, property taxes and insurance, and by giving us free rent. The last few months of the COVID 19 public health emergency have further reinforced the long term need to adjust our business plans. Sales have significantly dropped, and even at zero rent, the cost of operating the restaurant is not nearly being covered. The easy thing to do for us is give up, but we are not doing that.

#### B. Taix Has Continually Changed Since Its Founding

Those who may believe it is necessary to ‘freeze’ Taix in time in order to preserve are not sufficiently acquainted with our actual history, and do not understand what our restaurant is as a cultural resource. As entrepreneurs, our family business has had to adapt over and over again in order to survive. Indeed, in 1962, aware that the federal government would soon ‘condemn’ our original downtown premises, my grandfather took the risky step of moving what was already a City institution to ‘new’ premises in Echo Park and – on top of that – he changed the restaurant’s format from family-style dining to entrée menu service. But, notwithstanding the dramatic changes in locale, décor, menu and service that took place, the public recognized that granddad had preserved what was essential in “Taix.” As the LA Times reported:

#### **Original Bargain Duplicated<sup>1</sup>**

*The family and I finally got around to trying what some people call “The new Taix.” It is at 1911 Sunset Boulevard, just east of Alvarado Street, and its true name is Les Freres Taix. It is the old Botwin’s Café and is somewhat décor-dash wise, a far cry from the original Taix down on Commercial Street – tufted leather booths, carpeting, table cloths, and attractive waitresses rather than 80-year-old waiters. Incidentally, the original Taix is still in business, hasn’t yet been bulldozed as a lot of people seem to think. Anyway, at the so-called “new Taix” you get the same generous tureen of excellent vegetable soup, salad with the same garlicky dressing, huge serving of pot roast with large portions of tomato-infested zucchini, creamed au gratin potatoes, sherbet, and coffee – all for \$2.25. It is not exactly a gourmet repast. But, you can’t beat the price. What’s more, they have a red Mountain Wine for 90 cents a half bottle (by Louis Martini) that needs no apologies. And the cocktail lounge is exceptionally attractive. For an economical dine-out treat for the family, or to takeout the girl friend on the night before payday, this in one of the town’s better bargains.*

---

<sup>1</sup> Los Angeles Times, Sunday, November 3, 1963.



Moreover, the changes did not stop in 1962. We have never stood still; no service business can afford to do so. In 1969, we undertook a major renovation that included adding banquet rooms, a wine shop and cellar, the porte cochere, a parking lot, a new bar and the cocktail lounge. The 1970s brought a more continental menu and saw the onset of neighborhood blight. In the 1980s, continental cuisine began to fall out of public favor. We changed our menu, began a room-by-room remodeling to impart an older look to our restaurant, and closed our wine shop. That process continued into the 1990's and 2000's, when we added many older-looking features such as tin ceilings, patinaed mirrored walls, more brick wainscoting, antique-style light fixtures, changed booth layouts and covering, and wood paneling. Little today is left from the 1969 renovation – but our family's legacy business continues to be recognized by the public.

### C. Our Preservation Plan

There are four key components of our family's preservation plan for Taix: (1) remain at our site; (2) off-load overhead that the restaurant can no longer support; (3) move into right-sized premises with new infrastructure; and (4) retain our identity while responding to current public tastes and preferences. Our sale to HPG has enabled us to accomplish the first two objectives. The other two components of our plan are discussed in more detail below.

#### a. Right-Sized Premises with New Infrastructure

As explained earlier, it is not economically feasible to continue to operate in our current premises. Therefore, every plan we have considered requires that Taix be reborn into a smaller, approximately 5,000 square foot footprint with new kitchen, storage, and HVAC facilities. Retaining our aged existing building, and its inefficient and outmoded layout, would be fundamentally incompatible with this objective.

Working with HPG, we developed a plan to renew Taix into a new right-sized restaurant facility. Because the conventional preservation approach often involves some recognition of a building's existing edifice, our initial plan proposed fronting the new building with our current faux-Normandy Sunset Boulevard elevation. See Exhibit B. But frankly, that plan pleased no one: not City Planners who wanted to see us activate our stagnant Sunset Boulevard and make it pedestrian friendly; not local stakeholders who told us that retaining what they considered a kitschy, rather tired 'screen set' would be an empty gesture that added nothing to the community; and not preservation voices who are uncomfortable with the idea of new construction. We were asked to think instead about the importance of our site in relation to surrounding properties and the street grid, and how redevelopment of our site could benefit the community over the decades to come. So together with HPG, we went back to the drawing board.



#### b. Taix In its New Context

Together with HPG, over the next year we engaged with a “design council” of local stakeholders brought together by Councilmember O’Farrell. Through a series of design iterations (see Exhibit C) we were ultimately asked to create a pedestrian paseo through the Project from Reservoir and Liberty Streets to Sunset Boulevard that would provide a visual corridor through to Park Avenue and Echo Park to the south.

The resultant transit and pedestrian-friendly development provides 5,500 square feet of new restaurant space for Taix to continue in its current location and footprint, an additional 7,500 square feet of ground floor retail space that will activate the paseo and Sunset Boulevard, and 166 residential units (including 24 units reserved for very low income households).

A second pedestrian paseo will connect the main Project paseo to the Edendale Branch Library (whose parking and primary entrance is from Alvarado Street) transforming our property into the “hub” of the neighborhood – with Taix at its very center. Our shared property line with the library will include four “walk-up” units and a large scale mural.

Our schematic designs have been shared with the Echo Park Improvement Association and the Echo Park Neighborhood Council, who ultimately asked us to finish it with architecture that would be “of Echo Park, and for Echo Park.”

With this direction, the design team explored the Echo Park neighborhood, looking to strong examples of early 20<sup>th</sup> century architecture nearby. The traditional architecture, with pronounced top, middle and bottom horizontal separations, unique storefront street frontages, fire escape balconies and selective uses of arched windows were common themes that the team embraced in the Taix design. Further, given the architectural period of inspiration, pictures of the original Taix building in downtown LA offered direction as well. See Exhibit D. With the black framed storefront and red canopies overhead, the new Taix design now provides a distinct nod to the original home of the restaurant. See Exhibit E.

#### c. The “New Taix”

At the center of all this will be the “New Taix” – right -sized , designed to respond to current public tastes, planned with efficiency in mind, and finished in an aesthetic that will provide a familiar experience to our long time patrons. Those patrons will be greeted with an adaptation of the storefront that graced our original downtown premises flanked by our existing "Cocktails" sign. The “New Taix” will remain on its existing site, along Sunset, with its footprint occupying approximately the same position as our bar lounge today.

Therefore, when we reopen, our patrons will find us just where we were...



The new Taix will be comprised of approximately 5,500 square feet broken into multiple interior rooms, with an adjoining 1,500 square foot outdoor dining patio along the Project's new pedestrian paseo that will connect Sunset Boulevard to Reservoir Street. See Exhibit F. Our new indoor/outdoor format will respond to the public's desire to enjoy the popular California outdoor dining experience so much in demand while sheltering diners from the hubbub of traffic along Sunset. See Exhibit G. The outdoor patio will be directly integrated into the restaurant's interior via operable window-door assemblies that will allow light into Taix's interior, and allow our interior space to seamlessly flow into the outdoor environment.

Inside, we will retain Taix's feel and sense of place by reusing our beloved Cherrywood bar top, along with our trademark patinaed mirrors lining the wall behind the bar. See Exhibit H. Much of the restaurant's ceiling will be covered with a faux-tin ceiling tile similar in style to that found in our dining rooms today. The bar room walls will be lined with half a dozen booths, with the center of the bar room housing tables that can be moved and adjusted as the occasion demands.

Further back in the restaurant, there will be a darker and more intimate space for another dozen horseshoe, Pullman and circular booths like we have today. This space is conceived to embrace the darker "speak-easy" experience many of our current patrons enjoy. Patinaed mirror treatment along the walls and the faux tin tiles on the ceiling provide the depth of material to accent the plush booth benches that wrap the perimeter of this room.

Beyond this space, a small private dining room can be accessed designed for more intimate parties of approximately a dozen guests, with the restrooms and operations office further down the corridor. The kitchen, back of house and associated storage will be positioned in the center of our space with a backdoor that leads directly to an off-street loading zone and a secure and ventilated commercial trash room.

#### D. Conclusion

As the City Council Resolution presented to us on the occasion of our 60th anniversary noted,

“WHEREAS CIRCUMSTANCES, TIME AND PLACES HAVE CHANGED DURING THE PAST SIX DECADES, BUT THE WARMTH, CAMARADERIE AND SIMPLY GOOD FOOD AND SERVICE REMAIN THE SAME. THE SPIRIT OF THE BROTHERS –LES FRERES –LIVES”



In the spirit of the City Council's Resolution, and for all of the foregoing reasons, we ask that if your Commission chooses to recommend that Taix French Restaurant be added to the City's list of Historic-Cultural Monuments, the Commission recommend that the designation pertain to the site of the restaurant and that the Commission adopt the findings set forth on the first page of this letter.

Thank you for supporting our efforts to preserve the Taix French Restaurant,

A handwritten signature in black ink that reads 'Mike Taix'. The signature is written in a cursive, flowing style.

Mike Taix

cc: Councilmember Mitch O'Farrell  
Lambert Giessinger, Office of Historic Resources



Exhibit A – City Council Resolution



**Exhibit B** Summer 2019 - Initial Taix development designs envisioned removing and reinstalling the Sunset fronting elevation of the existing structure. Significant updates would be required to ensure code compliance, fire-life safety requirements and structural needs. The general response from community stakeholders favored removing the elevation to provide greater public space and more connectivity between the multiple street frontages of the site.



**Exhibit C** Spring 2020 – The submitted Taix development designs reimagined the use of the site by creating a publicly accessible pedestrian paseo connecting Sunset Blvd to Reservoir St. creating an off-street opportunity for Taix to include outdoor dining in the process. Community stakeholders generally supported the approach, but asked that the architecture be improved.



**Exhibit D** 1920's-1950's – The original Taix in downtown Los Angeles served as architectural inspiration to create a more traditional aesthetic that would be fitting with the neighboring buildings so central to the Echo Park identity. The strong horizontal lines between commercial ground floor, middle floors, and the top are prevalent in this more traditional design. Storefronts with different glazing assemblies not reaching full floor to ceiling and covered by canopies become focal elements.



**Exhibit D** 1920's-1950's – The original Taix in downtown Los Angeles served as architectural inspiration to create a more traditional aesthetic that would be fitting with the neighboring buildings so central to the Echo Park identity. Fire escape balconies, more ornate windowsills and headers are prevalent in this more traditional design.



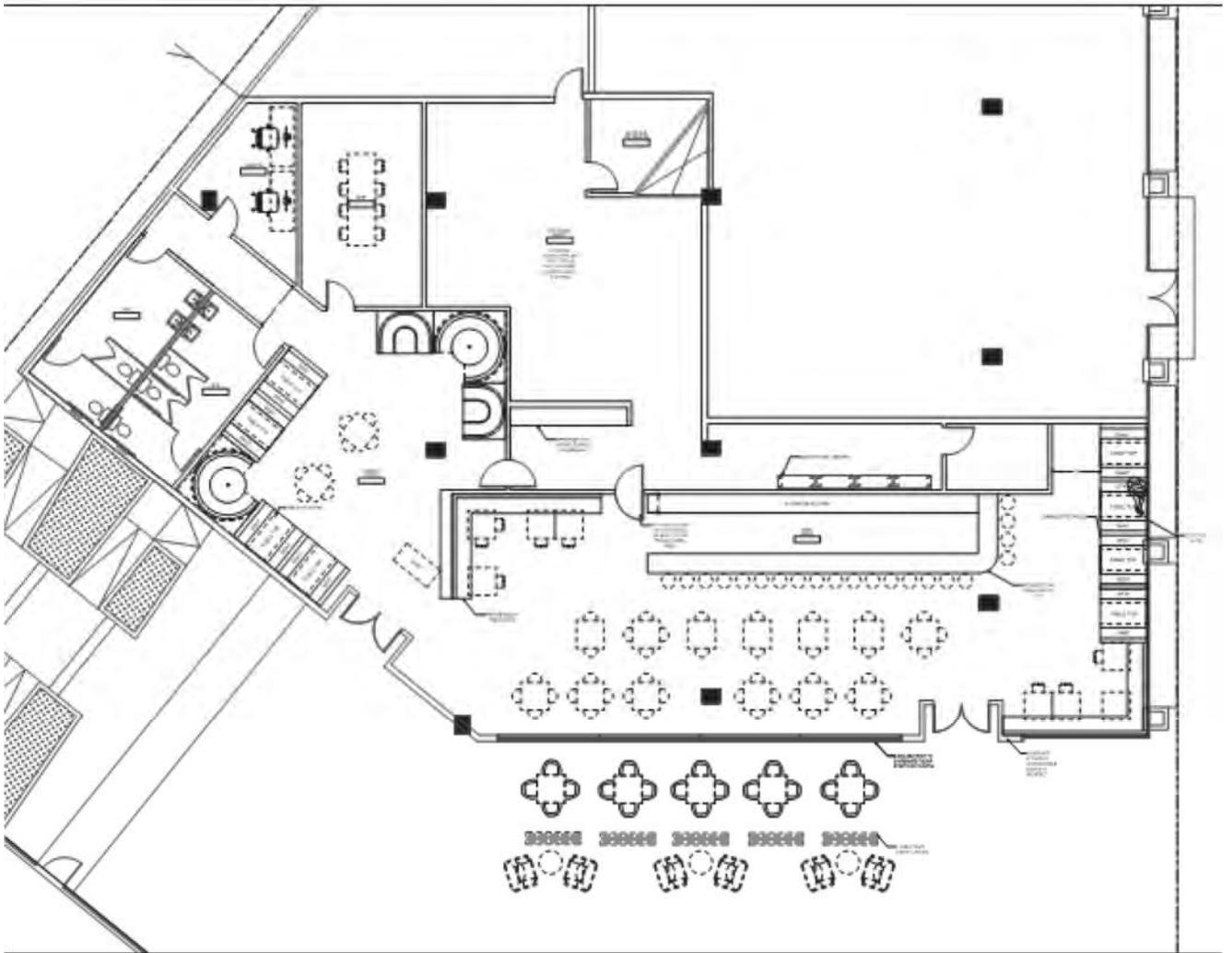
**Exhibit E Summer 2020** – The updated Taix design takes inspiration from the original Taix building from downtown, as well as the other Echo Park buildings from the same era of early 1900’s architecture. The more traditional aesthetic has strong vertical lines with the white pilasters but also provides for horizontal breaks between top, middle, bottom portions of the building. The public paseo has been enlarged from the previous version creating greater connectivity through the site.



**Exhibit E Summer 2020** – View from Park Ave and Sunset Blvd.



**Exhibit E** Summer 2020 – Looking West down Sunset Blvd. Original Taix signage retained in place overlooking The Sunset/Reservoir intersection.



**Exhibit F** Summer 2020 – Interior space plan for new Taix restaurant. Sunset Blvd is plan Right, Reservoir St. is plan Left with the public paseo and outdoor dining at the base of the plan. Patrons can enter from one of two entrances off the paseo into the bar room or to the hostess desk, a small private dining room and right-sized kitchen utilize the upper portion of the plan.



**Exhibit G** Summer 2020 – Along the main pedestrian paseo, storefronts with different glazing assemblies not reaching full floor to ceiling and covered by canopies become strong elements reminiscent of an earlier period. The 5,500 SF Taix restaurant space has ample outdoor seating, accessed via operable window-door assemblies, connecting the interior barroom and outdoor paseo seamlessly.



**Exhibit H** Summer 2020 – The 5,500 sf Taix restaurant includes multiple rooms, with the bar room being located on the prominent Sunset/Paseo corner, similarly located to its current location on the site. The new Taix bar reuses the existing wood Cherry bar top and relies on similar design cues and finish material choices of the existing restaurant to maintain the sense of place and experience that patrons have come to love. Operable window-door assemblies create a seamless transition into the outdoor dining space from the bar area.



**Exhibit H** Summer 2020 – The 5,500 sf Taix restaurant includes multiple rooms, with the bar room being located on the prominent Sunset/Paseo corner, similarly located to its current location on the site. The operable window-door assemblies create a seamless transition into the outdoor dining space on the paseo into the bar area. The ability to have outdoor seating, off the busy street frontage of Sunset Blvd has become all the more critical in today’s environment.

**TAIX FRENCH RESTAURANT**

1911-1929 West Sunset Boulevard; 1910-2018 West Reservoir Street

CHC-2020-5524-HCM

ENV-2020-5525-CE

**Historic Resource Assessment Report**

# Historic Resource Assessment

1911 W. Sunset Boulevard  
Los Angeles, CA 90026

Prepared for: 1911 Sunset Investors, LLC

Prepared by: Kathryn McGee

February 2019, revised October 2019

**TABLE OF CONTENTS**

I. Introduction and Executive Summary ..... 1

II. Consultant Qualifications..... 3

III. Methodology ..... 4

IV. Regulatory Setting..... 5

    National Register..... 5

    California Register ..... 5

    CEQA ..... 6

    City of Los Angeles..... 7

V. Preservation of Legacy Businesses..... 9

VI. Property Description and History ..... 13

    Description..... 13

    History ..... 18

VII. Historic Context ..... 30

    Silver Lake-Echo Park-Elysian Park CPA..... 30

    Commercial Development, 1850-1980..... 31

VIII. Historic Resource Assessment ..... 38

    Significance ..... 38

    Integrity ..... 40

    Character-Defining Features..... 41

IX. Conclusion ..... 45

X. Bibliography..... 46

Appendix A: Tables of Building Permits

Attachments

- Attachment A: Current Maps and Aerials
- Attachment B: Historic Maps and Aerials
- Attachment C: Current Photographs
- Attachment D: Historic Photographs
- Attachment E: Historic Menus and Newspaper Images

## I. INTRODUCTION AND EXECUTIVE SUMMARY

This historic resource assessment evaluates two parcels that include one commercial building, located at 1911 W. Sunset Boulevard (Assessor Parcel Number 5404-001-034), and a surface parking lot, located at 1929 W Sunset Boulevard (Assessor Parcel Number 5404-001-007). The properties are collectively referred to in this report as “subject property” or “Taix Restaurant.” Located in the Silver Lake-Echo Park-Elysian Park Community Plan Area (CPA), the subject property has been owned and occupied by Taix Restaurant since 1962 and functions as an approximately 18,000 sq. ft. French restaurant and banqueting facility.

The Taix Restaurant was identified in Survey LA, the City of Los Angeles’ recently completed citywide historic resource survey, as potentially “individually eligible for local listing or designation through survey evaluation” as a “long-standing commercial presence in a community.” The SurveyLA record states:

Taix French Restaurant has been located here since 1962. Established in 1927, the restaurant was originally located downtown in the Champ D’Or Hotel, which itself was founded in 1912 by the Taix family. However, it appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.

This report confirms the prior finding of eligibility, concluding that the subject property is significant as a “legacy business” for association with its long-time owner-operator, Taix Restaurant. As discussed in detail in this document, Taix Restaurant is a French restaurant that was established in 1927 in downtown Los Angeles and moved to the subject property in 1962. Initially rebranded as Les Freres Taix, the restaurant dramatically changed the exterior and interior appearance of the building at the subject property through two phases of alterations: upon moving to the property in 1962 and again in 1968-1969 with a major remodel and expansion to the west. The restaurant generally appears now as it did in 1969, though changes were made to the interior with several remodeling projects implemented in the late 1980s through the 2000s.

The Taix family has concluded that continued operation of the restaurant in its current size and format is no longer economically viable. Due to changes in the restaurant and banqueting industry, the Taix restaurant and banquet business has significantly declined, and the banqueting and restaurant space is underutilized and cannot support staff and overhead (utility, capital, and maintenance costs). The kitchen is oversized and outdated, as are the restaurant’s plumbing, electrical and utility systems. Accordingly, the Taix family has decided to sell the property to a new owner. The new owner is planning a mixed-use multi-family development. In connection with the sale of the property, the Taix family and the new owner are collaborating on a plan that would enable the continuation of the restaurant in its current location in a financially viable format and size, and with upgraded code-compliant restaurant infrastructure.

Preservation of legacy businesses, the long-time businesses that have become cultural touchstones in their respective communities, is an important and emerging area of study in the field of historic preservation. The National Trust for Historic Preservation recognizes that efforts to preserve legacy businesses represent a desire to preserve “intangible elements of culture and community that these businesses have created over time.”<sup>1</sup> However, maintaining such resources in an economically viable format presents unique historic preservation challenges, especially when

---

<sup>1</sup> “Seven Tips for Protecting Legacy Businesses,” National Trust for Historic Preservation, November 17, 2015, <https://savingplaces.org/stories/seven-tips-for-protecting-legacy-businesses#.XSObm3JZPY>, accessed July 17, 2019.

considering those properties that are not necessarily significant for their architecture or physical design. This report includes a section on the preservation of legacy businesses and describes how other cities, such as San Francisco and Seattle, have recently begun pioneering efforts aimed at helping such businesses continue to operate and thrive.

The purpose of this report is to provide a thorough assessment of the subject property, with a history of construction, alterations, owners, and occupants. The subject property is evaluated against relevant historic contexts, especially the history of the Silver Lake-Echo Park-Elysian Park CPA and contexts for commercial identity in Los Angeles and the restaurant property type. This report confirms the SurveyLA finding that the Taix Restaurant appears significant as a legacy business and important local restaurant and cultural institution, with a period of significance beginning in 1962 and ending in 1980. This report also identifies the significant character-defining features of the Taix Restaurant from its period of significance, with the goal of informing a future development project at the subject property that retains significant character-defining features to the maximum extent feasible.

## II. CONSULTANT QUALIFICATIONS

This report was prepared by Kathryn McGee with editorial assistance from Jenna Snow. Ms. McGee visited and photographed the subject property on November 26, 2018 and January 23, 2019.

### *Kathryn McGee*

Ms. McGee is an architectural historian and historic preservation planner based in Los Angeles. With over eleven years of experience, she meets the Secretary of the Interior's Professional Qualification Standards in Architectural History. Ms. McGee launched an independent practice in 2015. She previously worked as a Senior Associate at historic preservation consulting firm, Chattel, Inc. Her educational background includes a Bachelor of Arts degree in architectural history from the University of California, Santa Barbara and a Master of Urban and Regional Planning degree from the University of California, Irvine. She has also completed the Summer Program in Historic Preservation at the University of Southern California and is a LEED Accredited Professional with specialty in Neighborhood Development. Her consulting work entails writing reports for purposes of environmental and local project review; preparation of historic resource assessments and surveys; preparation of technical reports for General Plan Updates; evaluation of properties seeking or complying with Mills Act Contracts; and consultation on adaptive reuse and federal Investment Tax Credit projects.

### *Jenna Snow*

In January 2015, Jenna Snow launched an independent historic preservation consulting practice office in Los Angeles. With over fifteen years of professional experience, Ms. Snow has a strong and broad understanding of best historic preservation practice, including federal, state, and local regulations. She has worked on a wide range of projects on both the east and west coasts, as well as internationally. Ms. Snow holds a M.S. in Historic Preservation from Columbia University and a B.A. in Fine Arts focusing on architectural history from Brandeis University. She meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History. Throughout her career, Ms. Snow has authored, co-authored, and/or served as project manager for nearly 100 historic preservation projects, including a wide variety of historic resource assessments, National Register nominations, and historic resources surveys. She regularly contributes to environmental impact reports, historic preservation certification applications, Section 106 reviews and other work associated with historic building rehabilitation and preservation planning. Ms. Snow has prepared multiple National Register nominations, including the Twohy Building in San José, CA; the Beverly Hills Women's Club in Beverly Hills, CA; the Sam and Alfreda Maloof Compound in Rancho Cucamonga, CA; the Boyle Hotel/Cummings Block in Los Angeles, CA; the West Los Angeles Veterans Affairs Historic District in Los Angeles, CA, and Temple Ohave Israel in Brownsville, PA. She has completed historic resources surveys, including coauthoring historic context statements in Hollywood, Whittier, CA, and South Los Angeles. Prior to her consulting work, Ms. Snow worked for the New York City Department of Design and Construction in New York, NY, the Freedom Trail Foundation in Boston, MA, and the Neighborhood Preservation Center in New York, NY.

### III. METHODOLOGY

Project methodology involved research in a variety of databases and repositories, as described below.

**SurveyLA:** The City of Los Angeles recently completed a citywide historic resource survey; the Taix Restaurant was identified as an historical resource in the survey. The historic context statement prepared for the survey is referenced in this report.

**Historic Property Data File:** The California State Office of Historic Preservation (OHP) keeps statewide records on historic properties. Records for Los Angeles are indexed in the Los Angeles County Historic Property Data File (HPDF). There are no entries for the subject property, indicating it has not been previously identified, outside of SurveyLA.

**Sanborn Maps:** An historic Sanborn fire insurance map report for the subject property was ordered from Environmental Data Resources, Inc. Sanborn map coverage includes maps from 1906-1970 and is included in Attachment B.

**Building Permits:** Historic building permits are available online through the City of Los Angeles Department of Building and Safety website. All permits were reviewed, and relevant data is referenced in this report. A table of available permit data is attached in Appendix A.

**Online Databases:** Online databases were searched, including United States Federal Census, voter and death, and city directory records available on *Ancestry.com*, and *Los Angeles Times* and other newspaper articles available on *Newspapers.com*. Relevant information is referenced in this report.

**Aerial Photographs:** Historic aerial photographs were obtained through an online database of the University of California, Santa Barbara and in-person archival research at University of California, Los Angeles Air Photo Archive. Relevant photographs are included in Attachment B.

**Books:** The Taix Restaurant is mentioned in two books on the history of Los Angeles restaurants, George Geary's, *L.A.'s Legendary Restaurants*, published in 2016, and Josh Kun's *To Live and Dine in L.A.: Menus and the Making of a Modern City*, from the collection of the Los Angeles Public Library, published in 2015.

**Historic Plans:** The current owner provided copies of historic plans documenting alterations in the 1960s and 1990s, as well as invoices for work and other related documents, and several historic photographs. Relevant data is referenced in this report.

**Owner Interview:** An interview was conducted with current owner Michael Taix on January 23, 2019. The purpose of the interview was to understand the history of the restaurant and changes to the property over time. Relevant data is referenced in this report.

## IV. REGULATORY SETTING

### National Register

The National Register of Historic Places is “an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation’s cultural resources and indicate what properties should be considered for protection from destruction or impairment,”<sup>2</sup> Administered by the National Park Service, the National Register is the nation’s official list of historic and cultural resources worthy of preservation. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. Resources are eligible for the National Register if they meet one or more of the following criteria for significance:

- A) are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) are associated with the lives of significant persons in our past; or
- C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) have yielded or may be likely to yield, information important in history or prehistory.<sup>3</sup>

Once a resource has been determined to satisfy one of the above criteria, then it must be assessed for “integrity.”<sup>4</sup> Integrity refers to the ability of a property to convey its significance. Evaluation of integrity is based on “an understanding of a property’s physical features and how they relate to its significance.” The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain integrity, a property must possess several, and usually most, of these aspects.

*Relationship to this report:* The Taix Restaurant is not listed in the National Register. For the reasons stated in this report, the subject property may meet National Register eligibility requirements, though it does not appear to retain sufficient integrity for listing in the National Register.

### California Register

Based substantially on the National Register, the California Register is “an authoritative guide... used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected.”<sup>5</sup> For a property to be eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under at least one of the following four criteria:

- 1) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; or

---

<sup>2</sup> *National Register Bulletin #16A: How to Complete the National Register Registration Form*, National Park Service, 1997.

<sup>3</sup> *National Register Bulletin #15, How to Apply the National Register Criteria for Evaluation*, National Park Service, 1990, revised 2002.

<sup>4</sup> *National Register Bulletin #15*.

<sup>5</sup> California Public Resources Code §5024.1(a), <http://codes.lp.findlaw.com/cacode/PRC/1/d5/1/2/s5024.1>.

- 2) is associated with the lives of persons important in our past; or
- 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; or
- 4) has yielded, or may be likely to yield, information important in prehistory or history.

Also included in the California Register are properties which have been formally determined eligible for listing in or are listed in the National Register; are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; and Points of Historical Interest, which have been reviewed and recommended to the State Historical Resources Commission for listing.

*Relationship to this report:* The subject property is not listed in the California Register. As noted earlier, Survey LA found that the Taix Restaurant “appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.” For the reasons stated in this report, the Taix Restaurant may meet California Register eligibility requirements. Significant character-defining features are identified in this report.

### **California Environmental Quality Act (CEQA)**

The California Environmental Quality Act (CEQA) was enacted in 1970 and offers protection for identified historical resources. In general, for purposes of CEQA and environmental review, an “historical resource” is that which has been determined eligible for listing in the California Register, or one that is designated at the local level. The term “historical resource” includes the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (Pub Res Code SS5024.1, Title 14 CCR, Section 4850 et seq).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register (Pub Res Code SS5024.1, Title 14 CCR, Section 4852).

The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to 5020.1 (k) of the Public Resources Code), or identified in an historical survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not

preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1 (j) or 5024.1.

*Relationship to this report:* Because the Taix Restaurant was identified in SurveyLA, a local historic resource survey meeting the requirements Section 5024.1(g) of the Public Resources Code (SurveyLA), and for the reasons stated in this report, it is presumed to be historically or culturally significant. Therefore, the Taix Restaurant appears to qualify as an historical resource under CEQA.

### **City of Los Angeles**

§22.171.7 of the Los Angeles Administrative Code defines criteria for designation of a Historic-Cultural Monument (HCM). For ease in applying local eligibility, the following numbers are assigned to the criteria, which align, to a large degree, with National and California Register criteria. Resources eligible for HCM designation are:

- 1) Historic structures or sites in which the broad cultural, economic or social history of the nation, state or community is reflected and exemplified; identified with important events in the main currents of national, state, or local history; or
- 2) Historic structures or sites identified with personages in the main currents of national, state or local history; or
- 3) Historic structures or sites which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction or a notable work of a master builder, designer, or architect whose individual genius influenced his age.

An HPOZ is defined as:

a planning tool which recognizes the special qualities of areas of historic, cultural, or architectural significance. An HPOZ does not change the underlying zoning, rather it lays an added level of protection over a zone through local board oversight.<sup>6</sup>

The HPOZ criteria for evaluation state that structures, natural features, or sites within the involved area, or the area as a whole, shall meet one or more of the following:

- A. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possess historic integrity reflecting its character at that time.
- B. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community, or City.
- C. Retaining the structure would help preserve and protect an historic place or area of historic interest in the City.<sup>7</sup>

*Relationship to this report:* The Taix Restaurant was identified as eligible for listing as an HCM in SurveyLA, the City's recently completed historic resource survey. This report confirms the Taix Restaurant appears to meet eligibility criteria for listing as an HCM, though the subject

---

<sup>6</sup> *Cultural Heritage Masterplan*, City of Los Angeles Cultural Affairs Department, adopted 2000: 44, [www.preservation.lacity.org](http://www.preservation.lacity.org).

<sup>7</sup> *Cultural Heritage Masterplan*, City of Los Angeles Cultural Affairs Department, 45.

1911 W. Sunset Boulevard, Los Angeles, California

property does not appear to be a contributor to any HPOZ. Significant character-defining features are identified in this report.

## V. PRESERVATION OF LEGACY BUSINESSES

The preservation of legacy businesses, also known as heritage businesses and/or cultural heritage assets, is an emerging area of study for preservation professionals in the United States. Current economic conditions and other factors have caused “alarming loss of heritage businesses, nonprofits, and other arts and culture institutions.”<sup>8</sup> The National Trust for Historic Preservation recognizes that efforts to preserve legacy businesses present unique issues and represent a desire to preserve “intangible elements of culture and community that these businesses have created over time.”<sup>9</sup>

The City of Los Angeles recognizes the importance of legacy businesses in SurveyLA, the recently completed citywide historic resource survey. The SurveyLA historic context statement for “Commercial Identity,” which is included in this report, asserts the importance of such resources. The historic context statement also identifies properties that have already been designated as City of Los Angeles Historic-Cultural Monuments for related associations, as well as those that appear eligible under the same context.

While legacy businesses are important to the cultural identity of the communities in which they are located, maintaining a legacy restaurant business over time poses unique challenges. Businesses may move locations. Owners must respond to a changing marketplace, changing business models and many other related considerations, such as high rents and gentrification, and the passing down of a business to future generations. The City of Los Angeles does not currently have a program to incentivize preservation of legacy businesses. While the City has a Mills Act Historical Property Contract program, which may provide some relief from property taxes in exchange for maintaining an historic building, there are no financial incentives available for maintaining a business. Other cities, such as San Francisco and Seattle, have recently pioneered efforts in the arena of legacy business preservation.

San Francisco Heritage, the city’s leading historic preservation membership organization, prepared a report in 2014 (hereinafter referred to as “San Francisco Heritage Report”) describing the issues of preserving the, often intangible, qualities of legacy businesses:

Traditionally focused on architecture and monuments, the field of historic preservation in the United States has in recent years begun to respond to calls from organized communities to develop new tools for identifying and protecting intangible social and cultural resources.<sup>10</sup>

The San Francisco Heritage Report also identifies the problem with many current historic preservation programs and their approach to retaining resources that are not always significant for architecture or design:

Despite their effectiveness in conserving architectural resources, traditional historic preservation protections are often ill-suited to address the challenges facing cultural heritage assets.<sup>11</sup>

---

<sup>8</sup> San Francisco Heritage, *Sustaining San Francisco’s Living History: Strategies for Conserving Cultural Heritage Assets*, September 2014: 4.

<sup>9</sup> “Seven Tips for Protecting Legacy Businesses,” National Trust for Historic Preservation, November 17, 2015, <https://savingplaces.org/stories/seven-tips-for-protecting-legacy-businesses#.XSOBm3JZPY>, accessed July 17, 2019.

<sup>10</sup> San Francisco Heritage, 7.

<sup>11</sup> *Ibid.*, 4.

The San Francisco Heritage Report includes a section focusing on preservation of legacy bars and restaurants, including those representing the city's non-architectural heritage.<sup>12</sup> San Francisco Heritage's *Legacy Bars and Restaurants* initiative has a process of "certifying" businesses that "must have achieved longevity of 40 years or more, possess distinctive architecture or interior design, and/or contribute to a sense of history in the surrounding neighborhood."<sup>13</sup> While bars and restaurants with notable architecture may be included in the program, having notable architecture is not a requirement for program inclusion.

In 2015, the City of San Francisco Board of Supervisors approved creation of the San Francisco Legacy Business Registry. The registry website states the following intention:

The Legacy Business Registry works to save longstanding, community-serving businesses that so often serve as valuable cultural assets. The City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success.<sup>14</sup>

The City defines a legacy business based on several factors, which do not necessarily require significant architecture for program inclusion:

A "Legacy Business" is defined as a business that has been nominated by a member of the Board of Supervisors or the Mayor and that the Small Business Commission has determined meets the following criteria:

- The business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years. The business may have operated in more than one location. If the business has operated in San Francisco for more than 20 years but less than 30 years it may still satisfy this subsection (b)(1) if the Small Business Commission finds that the business has significantly contributed to the history or identity of a particular neighborhood or community and, if not included in the Registry, the business would face a significant risk of displacement.
- The business has contributed to the neighborhood's history and/or the identity of a particular neighborhood or community. Prior to the hearing, the Small Business Commission, or the Executive Director of the Office of Small Business on its behalf, shall request an advisory recommendation from the Historic Preservation Commission as to whether the business meets the requirement in this subsection (b)(2). If the Historic Preservation Commission does not provide an advisory recommendation within 30 days of receipt of the request, the Small Business Commission shall treat such nonresponse as an advisory recommendation that the business meets the requirement in this subsection (b)(2).
- The business is committed to maintaining the physical features or traditions that define the business, including craft, culinary, or art forms.<sup>15</sup>

The City of Seattle is another major jurisdiction that has recently focused on the issue of preserving legacy businesses. In 2017, Seattle conducted a study of the issues and published a

---

<sup>12</sup> San Francisco Heritage, 5.

<sup>13</sup> Ibid., 12

<sup>14</sup> City of San Francisco Legacy Business Registry, San Francisco Planning Department, <https://sfplanning.org/project/legacy-business-registry>, accessed July 15, 2019.

<sup>15</sup> Ibid.

report (hereinafter referred to as “Seattle Study”).<sup>16</sup> In addition to the issues of aging infrastructure and need for capital investment, the Seattle Study focused on the changing business models in the food service industry, which have similarly affected the Taix Restaurant, noting the following:

Legacy businesses in the food services industry also face increased competition from fast-casual chains and large groceries. This competition may require legacy businesses to shift to new business models. Businesses that provide community value (such as a local gathering place) may find it easier to compete with lower-cost online, chain, or big-box options.<sup>17</sup>

The Seattle Study also describes that there are generational factors that affect legacy businesses:

Older businesses close for different reasons than younger businesses, sometimes because they have already successfully navigated many of the challenges which fell their younger counterparts. Compared with younger businesses, older businesses are more likely to close due to an owner/operator’s sale of the business, retirement, illness, or death. Nationally, over 58% of businesses more than ten years old close for these reasons.<sup>18</sup>

One of the primary considerations for preservation of legacy businesses is how associated properties should be evaluated when considered for inclusion in historic registers. The San Francisco Heritage report suggests that the manner in which preservation professionals consider the “integrity requirement” needs to be broadened. Historic register listings generally require retention of original physical fabric in order for a property to retain sufficient integrity for listing. However, properties significant for non-architectural associations, such as association with certain legacy businesses, may no longer have physical features from an early period that are intact. Strict interpretation of the integrity requirement might not allow certain properties to be included in local registers even if they have important intangible cultural associations. The San Francisco Heritage Report describes how this can limit the breadth of property types found eligible for inclusion in historic registers:

Rather than treating the loss of the physical fabric as a justification for intervention, the integrity standard can lead to the opposite result by disqualifying properties from eligibility for landmark protection. The impact of these shortcomings is acute: fewer than 8 percent of the 87,000 property listings in the National Register of Historic places are associated with the histories of communities of color, women, and LGBTQ communities.<sup>19</sup>

In the California Office of Historic Preservation’s *Preservation Matters* newsletter in 2012, Milford Wayne Donaldson, a preservation architect and the current Chairman of the Advisory Council on Historic Preservation, writes about the issue of integrity and argues for broadening of property types considered for inclusion in the National Register. He writes:

Bringing a more dynamic understanding of change over time into the National Register criteria is closely linked to the analysis of the seven aspects of integrity—location,

---

<sup>16</sup> City of Seattle, *Legacy Business Study*, September 2017, [http://www.seattle.gov/Documents/Departments/economicDevelopment/22820\\_Legacy\\_Report\\_2017-09-25.pdf](http://www.seattle.gov/Documents/Departments/economicDevelopment/22820_Legacy_Report_2017-09-25.pdf), accessed July 15, 2019.

<sup>17</sup> *Ibid.*, 28.

<sup>18</sup> *Ibid.*, *Legacy Business Study*, 14.

<sup>19</sup> San Francisco Heritage, *Sustaining San Francisco’s Living History*, 8.

design, setting, materials, workmanship, feeling, association. Although basic standards are necessary, a strict interpretation of architectural integrity can exclude properties that still possess considerable historical significance. Design and workmanship tend to be weighted most heavily when evaluating integrity. Instead, association, setting, and feeling should be more strongly considered when evaluating integrity to incorporate a large variety of resources.<sup>20</sup>

SurveyLA recognizes there may be a need for lower integrity thresholds for properties identified as significant under the Commercial Identity Historic Context Statement, the context under which the Taix Restaurant was identified. The Context Statement provides the following:

Some alterations may be acceptable if they were made during the period of significance for a business and if significance is not also based on architectural quality.<sup>21</sup>

This inclusive approach may allow legacy businesses to meet eligibility criteria for listing as a City of Los Angeles Historic-Cultural Monument even when the buildings have sustained some alterations.

*Relationship to this report:* Taix Restaurant was originally located in downtown Los Angeles beginning in 1927, moved to its current location at the subject property in 1962, and remains in operation. It is considered a significant legacy business. Despite the change of scenery from the original to the current location, the restaurant has been praised for the continuity of its legacy. The *Los Angeles Times* reported in 1963 on the newly opened restaurant at the subject property as a 35-year-old “eating landmark.”<sup>22</sup> Another article from the same year, titled, “Original Bargain Duplicated,” described with great enthusiasm how the menu options remained unchanged, despite dramatic differences between the appearances of the original and new buildings.<sup>23</sup>

The Taix Family has concluded that continued operation of their restaurant in its current size and format (including underutilized banquet rooms and outdated kitchen, plumbing, electrical systems and supporting facilities) is no longer economically viable. In connection with the sale of their property, the Taix family and the new owner are collaborating on a plan that would enable the continuation of the restaurant in its current location in a financially viable format, size and with upgraded code-compliant restaurant infrastructure.

The City of Los Angeles does not have a program to financially incentivize the retention of legacy businesses. However, the manner in which SurveyLA addresses integrity thresholds for properties identified as significant under the Commercial Identity Historic Context Statement suggests eligibility of Taix Restaurant as an historical resource may be maintained even in the event the resource has had some degree of alteration. This may provide flexibility with regard to how alterations to the resource are considered in the context of a future development project.

---

<sup>20</sup> Milford Wayne Donaldson, *Preservation Matters*, California Office of Historic Preservation, Vol. 5, No. 3, Summer 2012: 4.

<sup>21</sup> City of Los Angeles Office of Historic Resources, *SurveyLA, Los Angeles Citywide Historic Context Statement, Context: Commercial Development, 1850-1980, Theme: Commercial Identity, 1920-1980*, August 2016, 7.

<sup>22</sup> “Original Bargain Duplicated,” *Los Angeles Times*, November 3, 1963: 494.

<sup>23</sup> *Ibid.*

## VI. PROPERTY DESCRIPTION AND HISTORY

### Physical Description

#### Site

*(Attachment A, Current Maps and Aerials; Attachment C, Current Photographs.)*



Fig 1: Current aerial, subject property outlined in red (Google Earth aerial)

The subject property consists of two parcels, with one restaurant building at 1911 W. Sunset Boulevard, and a surface parking lot at 1929 W Sunset Boulevard, in the Silver Lake-Echo Park-Elysian Park Community Plan Area (CPA). The complete range of addresses included is 1911-1929 W. Sunset Boulevard and 1910-2018 W. Reservoir Street. Bounded by W. Reservoir Street to the northeast, N. Alvarado Street to the northwest, and W. Sunset Boulevard to the south, the subject property is oriented southeast, but for purposes of this report is described as oriented south (Fig 1). The site slopes upward to the north. Surrounding development consists of a mix of uses, with buildings constructed in different decades. The adjacent property immediately to the east includes a restaurant, home to Baby Blues BBQ, 1901 W. Sunset Boulevard, constructed in 1950. To the west is a one-story office building, 1931 W. Sunset Boulevard, constructed in 1959, and the one-and-a-half-story Edendale Branch Library, 2011 W. Sunset Boulevard, constructed in 2004. Across Sunset Boulevard is Citibank office tower, 1900 W. Sunset Boulevard, constructed in 1964, and the one-story Brite Spot Café, 1918 W. Sunset Boulevard constructed in 1965.

#### Exterior



Figs 2 and 3: Subject property, current views northeast and north, respectively, from Sunset Boulevard

The restaurant building at the subject property is oriented south toward Sunset Boulevard, is generally one-story, has an irregular plan corresponding to the shape of the site, and features multiple rooflines, with roofs clad in a combination of contemporary material and slate tile (Figs 2 and 3). Decorative features, implemented with elements of French Revival style, are focused at the south façade, which has three bays corresponding to phases of construction and is asymmetrical in composition. Exterior walls are of textured stucco, with applied half-timbering serving a decorative function at the south façade and west elevation, while a brick wall incorporating a planter runs the length of the elevation.

At the south façade, the center bay has a false front gable flanked by slender, rectangular towers with flared metal roofs finishing in finials. The eave of the front gable is supported by simple wood brackets; a multi-light stained glass casement window with fixed wood shutters is positioned below the gable peak. The recessed entrance door is offset from the center, has a wood enframing, and consists of decorative wood double doors, with a decorative lava rock wall to the west. The west bay has a hipped roof that incorporates pop up dormer vents, and a large rectangular tower at the southeast corner, which has a flared metal roof finishing in a finial. Decorative half-timbering adorns the wall. The east bay is simpler by comparison to the center and west bays, with a hipped roof and deep eave. The wall is set back slightly from the sidewalk edge. The eave is supported by two simple round posts set at angles, extending from under the southernmost part of the eave to the bottom of the wall. The aforementioned brick wall incorporating a planter sits lower in east bay than in the center and west bays. Tall shrubs obscure views of east bay fenestration, which consist of a trio of fixed pane windows with etched glass flanked by plastic shutters fixed in the open position. There is no half-timbering or other decorative trim in the east bay.

The west elevation fronts the surface parking lot and has three bays. Half-timbering decoration and low brick walls from the façade wrap center and south bays. A porte cochere in the center bay extends west and is wide enough to accommodate the width of two cars. The porte cochere features a hipped roof supported on a pair of rectangular brick columns on concrete bases at its west end. Aligned with the porte cochere is the main entrance to the building, which includes a deeply recessed entry area, with a pair of wood double doors leading into the interior foyer, as well as a single wood door set at an angle to the north, leading into the wine room. The recessed entry area has half-timbering detailing and a low brick wall along its the south wall, while the ceiling incorporates simple, rectangular recessed light fixtures, and the flooring is of slate tile. South of the main entrance, the south bay includes a brick chimney covered in foliage and curved at the base, and a secondary entrance door. The north bay is simpler in terms of detailing, void of ornamentation and with a flat roof.

The north elevation is utilitarian and unadorned. It includes a wall segment angled northwest as well as a larger wall segment aligned with the sidewalk edge. The wall portion angled northwest opens onto a fenced service yard where there are secondary entrance doors and a canopy extends across the small yard. The wall portion aligned with the sidewalk edge can generally be described a blank wall with several secondary entrance doors. It also features a two-story wall in its east end, with a recessed entrance at the first-floor level and contemporary windows at the second-floor level. The wall is generally of stucco, and includes painted brick toward its center, where there is a pair of windows covered in metal security bars.

The east elevation is not visible as it directly abuts the adjacent property.

Signage includes: a small wall-mounted sign at the south façade reading “TAIX,” located east of the entrance; a projecting neon blade sign at the south façade reading “COCKTAILS,” extending

from the tower immediately west of the front gable; a larger, internally illuminated projecting blade sign reading “TAIX French,” with metal coil detailing above and below, extending from the south elevation of the tower at the southeast corner of the building; and a sign mounted to the south elevation of the porte cochere roof with two lines of text reading, “TAIX” in neon at the top with smaller, internally illuminated sign reading, “Reserve now for the holidays!” at the bottom. There is also a closed panel roof sign supported on a superstructure, located in the northeast corner of the roof, reading “TAIX.”

### Interior

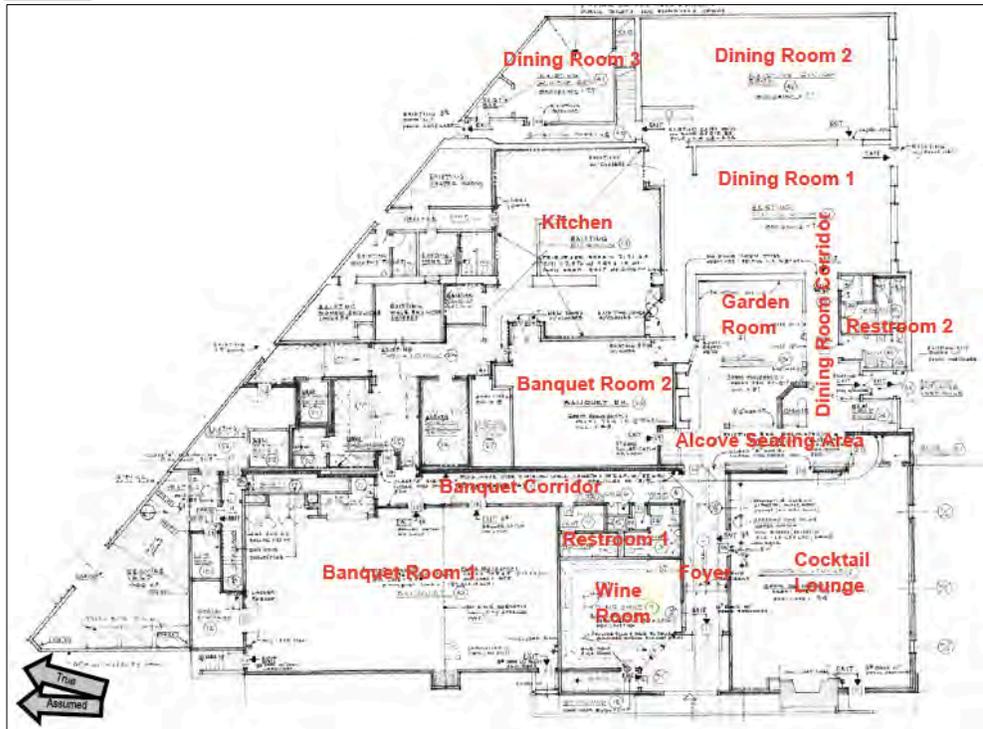


Fig 4: Ground floor plan with overlay identifying current nomenclature (base plan by Nielsen, Moffatt & Wolverton)

Interior spaces are organized around corridors (see Fig 4 above for corridor and room nomenclature). The main point of access is the west elevation entrance, which leads into the Foyer. The Foyer is oriented east-west, accessing the Wine Room to the north and Cocktail Lounge to the south, as well as passage to the Banquet Corridor, oriented north-south. The Banquet Corridor leads to Restroom 1 and Banquet Room 1, located in the west portion of the interior. The Foyer and Banquet Corridor converge at the centrally located Alcove Seating Area, which serves as a lobby. The Alcove Seating Area provides access to Banquet Room 2 along its north wall, the Garden Room along its east wall, and the Dining Room Corridor at its southeast corner. The Dining Room Corridor runs east-west, and accesses Restroom 2 along its south wall Dining Rooms 1-3 to the east, which occupy the east portion of the interior.

The Foyer has a raised landing inside the main entrance; three steps down lead into the space. The Foyer is framed overhead by a curved ceiling with painted finish. North and south walls feature brick bases with painted plaster walls with wood half-timbering decorative trim above. Wood molding supported on curved brackets runs the length of the walls creating a cove near the ceiling where linear florescent light fixtures are mounted. Wood trim and moldings throughout are stained dark with wavy edges. Doorways provide access into the Wine Room to the north Cocktail Lounge to the south. Foyer walls include stained-glass windows with nine divided lights,

located west of the doorway to the Wine Room and east of the doorway to the Cocktail Lounge. Doorways are bordered by wood moldings. Floors are of slate tile. Accent lighting consists of small lanterns mounted at door frames.

The Wine Room has is accessed from the north wall of the Foyer and from the building exterior along the west elevation. Situated level with the Foyer landing, the Wine Room is accessed by a short flight of steps with a low metal rail. The Wine Room is rectangular with clipped corners. The room is encircled by built-in shelving with contemporary wallpaper backing along west, north and east walls. Shelving is divided by fluted pilasters. Crown molding borders the room, while a coved ceiling with round medallion at the center serves as a visual anchor. Lighting consists of a contemporary chandelier hung from the medallion as well as contemporary recessed ceiling fixtures. Flooring is of slate tile.

Cocktail Lounge access is provided through doors off the Foyer and Alcove Seating Area. The entrance off the Foyer is defined by partial-height wood partitions incorporating multi-light stained glass. Rectangular in plan, the Cocktail Lounge centers on a bar stretching the length of the south wall, elaborated by a scalloped ceiling above. The ceiling's textured surface is painted white capped with wood. There is a second scalloped ceiling above the north wall seating area. The north and east walls have wood paneling. The west wall is of brick and includes a brick and flagstone fireplace, as well as a secondary exit door south of the fireplace. Built-in upholstered seating lines north and east walls, while freestanding tables and chairs provide additional seating at the center of the room. The bar consists of a wood frame and cherry wood bar top, though the front is upholstered with contemporary fabric. The bar back includes built-in shelving with cupboards lining the south wall. The floor is generally carpeted, though there is concrete flooring near the bar. The central area of the ceiling contains recessed light fixtures.

The Banquet Corridor provides access to Restroom 1 and Banquet Room 1 through doors in its west wall. The Corridor walls feature a contemporary brick base with smooth plaster walls above interspersed with vertically oriented contemporary wood trim, a simplified version of the more elaborate decorative half-timbering of the Foyer. Doorways are bordered in wood frames. Wood trim throughout is stained dark with wavy edges. Small, contemporary, projecting signs indicate entrances to rooms. Lighting consists of ceiling mounted fixtures. The floor is carpeted.

Restroom 1 consists of men's and women's restrooms. The women's restroom was accessed and includes two spaces: a powder room with contemporary vanity shelf and mirror, as well as a bathroom with two toilet stalls and two sinks. Finishes include contemporary wallpaper in the powder room, and pink tiles on the walls and floor in the bathroom.

Banquet Room 1 is accessed through two doors off the Banquet Corridor. The room is rectangular in plan, with a partition wall dividing the room in half, creating two banquet spaces. The south space is called the Alsace Room, while to the north is the Champagne Room. Each room is defined by a recessed ceiling where contemporary chandeliers are hung. Additional lighting is provided though recessed ceiling fixtures. Perimeter walls are bordered by a brick base, with painted plaster surface above, interspersed with regularly spaced stained wood trim.

Banquet Room 2 is about half the size of Banquet Room 1 and rectangular in plan. Walls are generally bordered by wood wainscot, with painted plaster surface above. Wall art includes an impressionistic painting on canvas. The artist was Biller; the painting was done in 1964.

The Alcove Seating Area is centrally located and rectangular in plan. Entrance doors from the south elevation lead into the space, where there is a reception desk of contemporary wood in the

southwest corner. There is a central partition/feature wall of brick with wood accents that divides the space and creates a seating nook oriented toward a large stone fireplace, positioned along the north wall. Wood trim throughout is stained dark and features wavy edges. The floor is carpeted.

The Garden Room is a small dining room. Access is provided through its west wall where the room is sectioned off by contemporary wood doors. Inside the room, the north, east, and west walls have a wood wainscot with painted plaster wall above, adorned with decorative half-timbering trim. Distinctive wood doorframes and wood features throughout are stained dark with wavy edges. Flat wall surfaces are adorned with a painted mural, where subject matter appears to be the French countryside. The artist was Sylvia Johnson; the painting was done in 1990.

The Dining Room Corridor, oriented east-west, is relatively simple and unadorned, with wood trim around doors, smooth painted finishes, and carpeted floor.

Restroom 2 consists of men's and women's restrooms. The women's restroom was accessed and includes one room with a sink and two toilet stalls. Finishes include contemporary wallpaper, and white and green tile on the walls and floor.

Dining Room 1 is rectangular in plan. Contemporary wood frames around doors feature fluting detail. East and west walls incorporate contemporary mirrored panels separated by simple, rectangular engaged columns. The ceiling is recessed and clad in contemporary metal panels. The floor is carpeted. U-shaped dining booths upholstered in contemporary fabric encircle the perimeter of the space, while a combination of U-shaped and rectangular booths, divided by a central, contemporary partition, are arranged in a column at the center. Lighting consists of ceiling mounted chandeliers and wall sconces. Fixtures and finishes are contemporary. South elevation windows appear to have been altered with addition of contemporary, etched glass.

Dining Room 2 is accessed through a doorway in the south end of its west wall. Similar to Dining Room 1, it is rectangular in plan with contemporary wood frames around the doors featuring fluting detail. Wall surfaces are clad in contemporary wallpaper. U-shaped dining booths upholstered in contemporary fabric encircle the perimeter of the space, while a combination of U-shaped and rectangular booths, divided by a central, contemporary partition, are arranged in a column at the center. Lighting consists of ceiling mounted chandeliers and wall sconces. Fixtures and finishes are contemporary. Steps up to a doorway in the north wall access Dining Room 3. South elevation windows have contemporary, etched glass.

Dining Room 3 is a small, private dining area, accessed by French doors in its south wall. It is irregularly shaped, accommodating space for two long dining tables. Fixtures and finishes are contemporary. A door in the west wall accesses a secondary hallway oriented north-south.

Kitchen and Back-of-House Spaces are located in the north and northeast portions of the interior and are generally utilitarian and unremarkable.

The Basement is accessed by two staircases and provides storage for wine and supplies. The stairs, walls, ceiling and floor are of concrete. The room is configured as one big open space with shelving inserted. It is generally utilitarian.

The Second Floor Office is accessed by a stair in the northeast portion of the building. The space is configured as one big open room with a bathroom. Fixtures and finishes are contemporary.

## History

### History of Construction and Alterations

(Attachment B, Historic Maps and Aerials; Attachment D, Historic Photographs; Attachment E: Historic Menus and Newspaper Images)

The following history of construction and alterations is based on information contained in available building permits, which are listed in Appendix A, available historic plans and historic aerials and photographs, visual inspection, and an interview with long-time and current property owner, Michael Taix.<sup>24</sup> In 1929, a permit was issued to construct a new restaurant building at the subject property, oriented south toward Sunset Boulevard. The permit was issued to Ona W. Spaulding (biography below). The new building was planned as a Class “C” structure, 26’x66’, one-story, and 15’-tall, with stone tile exterior walls, metal lath and plaster interior partitions, concrete floors, and a composition roof. The architect was Edgar E. Butler. No contractor was listed. Valuation of the permit was \$3,500.00. The first tenant was Botwin’s Café (tenant history below). The original building was relatively simple in plan with few decorative features (Figs 5-6). The building was remodeled in 1936, expanding it to the east and remodeling the south façade in the Streamline Moderne style (Fig 7). The new side addition was one-story, 24’x42’, and of brick construction, intended for use as a cocktail lounge and toilet room. In later years, Botwin’s expanded again, this time to the west (Fig 8), adding a new entrance corresponding to the “Sierra Room,” remodeling the façade with brick and wood veneer, adding the existing low wall of clinker brick that runs along the south façade, and adding the existing lava rock flanking the new westerly entrance. The property was occupied by Botwin’s Café until at least 1960,<sup>25</sup> when the tenant changed to Rafael’s Restaurant, which only stayed about two years.<sup>26</sup>

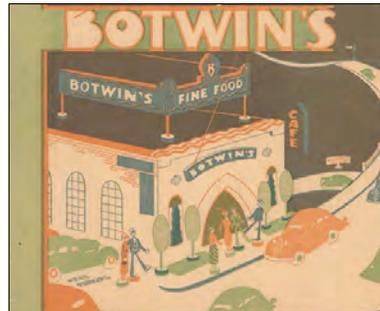


Fig 5 (left): Subject property in 1932, showing original building, view northeast (UCLA Air Photo Archive)  
Fig 6 (right): Subject property circa 1932, drawing of original building from menu (Flickr, user: Jericl Cat)



Fig 7 (left): Subject property in 1940, showing building with side and rear additions, view northeast (UCLA Air Photo Archive)  
Fig 8 (right): Subject property, 1940-1960, showing building with west addition, view northeast (Flickr, user: Jericl Cat)

<sup>24</sup> Interview with Michael Taix, January 23, 2019.

<sup>25</sup> *Los Angeles Street Address Directory, March 1960*: 758.

<sup>26</sup> *Los Angeles Street Address Directory, October 1961*: 426.  
*Los Angeles Street Address Directory, July 1962*: 354.

Taix Restaurant, a French restaurant previously located in downtown Los Angeles, purchased and moved into the subject property in 1962, and has remained the owner-occupant since then (history of restaurant below). Taix Restaurant dramatically changed the exterior and interior appearance, removing the Streamline Moderne style façade, replacing it with a French Revival style façade, and reconfiguring and altering materials of the interior. Through two major phases of alteration, upon moving to the property in 1962, and again in 1968-1969 with a major remodel and expansion, Taix Restaurant removed the majority of prior historic material. Many changes were made to the interior with remodeling projects implemented in 1998 and in the 2000s. The following describes alterations implemented by Taix Restaurant.

Upon occupying the property in 1962, Taix Restaurant began alterations. While the restaurant maintained its orientation toward Sunset Boulevard, and there continued to be a small parking lot to the west, the façade was remodeled with the new design centered on a false front gable with stucco walls and applied wood half-timbering, which served as a decoration. Historic aerial photographs convey the dramatic nature of alterations (Fig 9), as the architecture took on a kitschy French Revival style in reference to the restaurant’s French cuisine (Fig 10). There was no architect listed on building permits for remodeling work, though an engineer, George F. Sexton, and contractor, Harold Sampson, were listed (biographies below). Other work on the exterior included addition of an 8’x10’ canopy extending from the west elevation (1962), addition of new signs (1963), addition of a 690-square-foot second story at the northeast corner of the restaurant (1963), and addition of a water tank on the roof near the northeast corner of the building (1966), though the tank was replaced in the 1980s.

The configuration of the interior in 1962 can be deduced from notes on later drawings (from the 1968 alterations), Sanborn maps, and building permits. In 1962, the interior was much smaller than it is currently, with the main entrance leading from Sunset Boulevard into a central lobby and bar area, which opened up directly into a central dining area, with a large fireplace along its north wall (extant), and a bar in the existing Garden Room. There were dining rooms to the east (corresponding to existing Dining Rooms 1 and 2), and there was one small banquet room (corresponding to existing Banquet Room 2). There was no Cocktail Lounge in 1962, nor was there a large Banquet Room.



Fig 9 (left): Subject property in 1964, showing façade remodel, view northeast (UCLA Air Photo Archive)  
Fig 10 (right): Subject property circa 1964, showing building with side and rear additions, view northwest (UCLA Air Photo Archive)

In July of 1968, permits were issued for expansion of Taix Restaurant with a substantial new, one-story addition with a basement to the west. This work dramatically altered the existing building, incorporating new architectural features with a distinctive tower element at the southwest corner, and porte cochere extending from the west elevation, which reoriented the main entrance toward the west elevation and parking lot (Figs 11-13). New architectural features

referenced French Revival style architecture through the new tower element, with its sloped roof with finial detailing, as well as stucco exterior walls incorporating half-timbering decoration, and through interior design, discussed below. Alterations were designed by Nielsen, Moffatt & Wolverton (firm history below).

The interior was reconfigured as part of the 1969 expansion, encompassing a substantial amount of new space in the west portion of the building. The entrance in the west elevation lead into a new Foyer with a curved ceiling, half-timbering trim, and stained-glass windows on the walls. The Foyer provided access to a new Wine Room, Banquet Rooms, and basement to the north and new Cocktail Lounge to the south, expanding the restaurant's capability to host large groups of people. The Wine Room, which originally served as a wine shop, featured clipped corners encircled by built-in shelving, and had a separate entrance from the west elevation. (The Wine Room ceased to serve as a wine shop in 1979, when it was converted into a private dining room.) A new Banquet Corridor extended north of the Foyer, though it was simpler than the Foyer, without decorative features at the time. (The existing brick base and wood trim were added in the 1990s.) The Banquet Corridor provided access to new restrooms (Restroom 1) as well as a large banquet room that could be divided into two spaces (Banquet Room 1). The Cocktail Lounge, added south of the Foyer, was anchored by a fireplace in its west wall and incorporated a long bar with a cherry wood top with built-in shelving for wine behind along its south wall. This room was framed by a distinctive scalloped ceiling along the north and south walls, while the wall surfaces were clad in flocked wallpaper. The Sunset Boulevard entrance remained in its original location, leading into the newly configured Alcove Seating Area where there was a cashier stand adjacent to a central brick feature wall. The former bar was converted into the Garden Room, serving as a private dining space. Dining Rooms 1-3 were retained in their existing locations. A certificate of occupancy was issued in August of 1969.

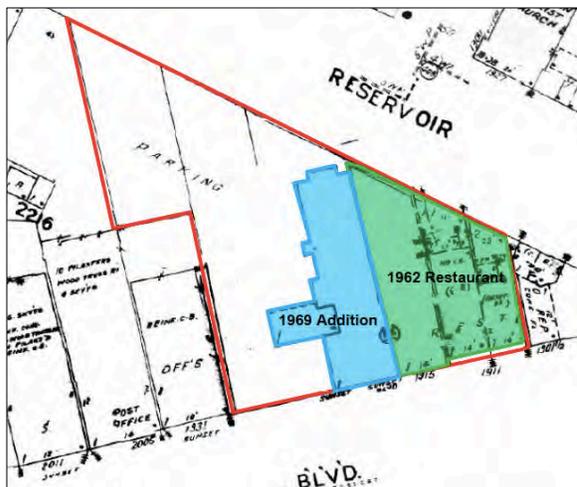




Fig 12 (left): Subject property in 1971, red arrow indicating newly constructed west addition (UCSB Aerial Photography Collection)  
Fig 13 (right): Subject property, current view showing porte cochere at left (McGee, 2018)

Changes were made to the interior with several remodeling projects implemented in the late 1980s through the 2000s.<sup>27</sup> Especially notable are the following alterations implemented in the 1990s, the majority of which were part of a comprehensive remodel implemented in 1998, designed by Nadel Architects, Inc.:

- *Wine Room*: Existing perimeter shelving including engaged columns was added. The central ceiling medallion was also added.
- *Cocktail Lounge*: Existing fire door was added along the east wall, built-in seating was reupholstered, and service station partition walls were added along the east wall.
- *Banquet Corridor*: Existing brick veneer at wall bases and wood trim was all added.
- *Restroom 1*: Restrooms were remodeled with all fixtures and finishes replaced.
- *Banquet Room 1*: Early wallpaper was removed. Ceiling and wall finishes were replaced with existing.
- *Banquet Room 2*: An acoustical tile ceiling was removed and replaced with the existing finishes. The existing wall art, which appears to be acrylic on canvas, was painted by an artist named Biller in 1964 and moved within the room in the 1990s to the existing location. Biller's other work is unknown.<sup>28</sup>
- *Alcove Seating Area*: Reception desk was moved from its positioning adjacent to the central brick feature wall to its current location in the southwest corner. The existing wood frame bordering the entrance to seating area, extending north from the brick feature wall near the fireplace, was added.
- *Garden Room*: Existing wall mural was added in 1990, painted by Sylvia Johnson, whose other work is unknown.
- *Dining Room Corridor*: Existing wood door frames were added. Early wallpaper was removed and walls were painted.
- *Restroom 2*: New accessible restrooms were added.
- *Dining Rooms 1-2*: Existing north walls were added, enclosing the dining rooms from service spaces. Acoustical tile ceilings were removed and replaced with the existing ceilings. Contemporary metal paneling was added to ceilings and new wallpaper was added to walls. Several simple engaged columns or furred out walls were added along east and west walls to create visual balance and provide space for new electrical wiring. The existing fluted doorframes were added. Stained glass windows along the south wall were replaced with the existing fixed windows with etched glass. Dining booths were replaced with the existing booths upholstered in floral fabric. Configuration of U-shaped

<sup>27</sup> Information provided via email from current owner, Michael Taix, February 18, 2019.

<sup>28</sup> There is a local artist, Les Biller, who was active in the 1960s, though it is unclear if the art in Banquet Room 2 is his work or that of another local artist with a similar name.

booths around the perimeter remained generally intact, but central U-shaped booths were replaced with smaller, contemporary booths in a new configuration.

- *Dining Room 3*: The acoustical tile ceiling was removed and replaced with the existing ceiling. All other finishes were changed to existing.

Many other wall and ceiling finishes were changed throughout during the 1990s, including replacement of all original wallpaper and carpeting, where it existed, replacement of furniture, and replacement of light fixtures. One restaurant reviewer criticized the 1990s décor, noting, “While there is a hammered tin ceiling, the décor otherwise is straight from the 70s: mauve and gray booths, frosted glass, shiny brass fixtures. Unlike other Los Angeles landmarks—Phillippe’s, the Pantry, Musso & Frank—the ghost of Raymond Chandler does not linger here.”<sup>29</sup> Due to the negative feedback on the décor, subsequent changes were made to introduce faux historic elements into the interior an attempt to return the interior to its French roots, such as incorporating new wood paneling and trim.

Regarding signage, in the late 1990s, the “Les Freres” script was removed from the east facing Taix roof sign, as the restaurant was doing business as “Taix French Restaurant” and no longer using the name “Les Freres Taix.” South façade signage other than the “cocktails” sign, was altered during 1990-2017 as well. The existing signage was added to the porte cochere after 2000.<sup>30</sup>

The following exterior and interior alterations were interior implemented since 2000:

- *Roof*: The flat portion of the roof was reroofed and the pitched portions of the roof were patched and repaired in specific locations due to damage caused by graffiti. Evidence of patching is visible.
- *West Elevation*: Entrance doors were replaced with existing.
- *Cocktail Lounge*: Existing wood paneling was added to the walls, new upholstery was added to the base of the bar, existing wood caps (beams) were added to the scalloped ceiling, original wine racks in the back bar were replaced with shadow boxes and cabinets, and existing built-in booths and freestanding furniture were added.
- *Garden Room*: Existing glazed wood doors were added to the west wall and the existing wood coatrack was added to the west wall, north of the doors.
- *Dining Rooms 1-2*: Existing mirrored wall surfaces were added.
- *Back of House*: Existing wood paneling on the hallway walls was added.
- *2<sup>nd</sup> Floor Office*: The second floor office space was remodeled with all new ceiling, wall and floor finishes.

### *Summary of Alterations*

The building has been substantially altered since it was initially constructed in 1929, and no longer retains physical features from an early period. The exterior has been relatively unaltered from when Taix Restaurant altered the building in 1969, with exception of changes to the east bay of the south façade (replacement of windows, removal of original lanterns that hung under eaves, and alteration of curved walls surrounding secondary entrance door). Slate roofing material at the pitched portions of the roof is generally intact, though some areas have been patched with material that does not match existing. At the interior, the overall configuration of interior spaces is generally intact from 1969, though there have been alterations to materials, especially in dining rooms, implemented as part of remodeling done in 1998 and in the 2000s. While the decorative features of the Foyer, Alcove Seating Area, Cocktail Lounge and Garden Room are generally

---

<sup>29</sup> Michelle Huneven, “Old Enough to Know Better,” *Los Angeles Times*, November 6, 1992: 112.

<sup>30</sup> Information provided via email from current owner, Michael Taix, February 18, 2019.

intact, remodeling work has changed many wall, ceiling, and floor finishes, and light fixtures throughout other interior spaces.

#### History of Architects, Engineers, and Contractors

##### *George F. Sexton, Engineer*

George F. Sexton was born about 1890 in Colorado. He worked as civil engineer in 1930,<sup>31</sup> and as a deputy building inspector for unincorporated Los Angeles County in the 1930s and 1940s.<sup>32</sup> In 1962-1963, he worked as the engineer on remodeling projects for Taix Restaurant at the subject property. He is also associated with design of Paradise Baptist Church in Los Angeles (constructed 1934, appears to be extant).<sup>33</sup> His brother, Joseph Sexton, was a structural engineer, and is listed on the permit for addition of the water tank in 1966. Lack of available information on the career of George and Joseph Sexton suggests neither made substantial contributions to the history of engineering, nor are they persons important in our past.

##### *Harold Sampson, Contractor*

Contractor Harold Sampson was born about 1896 in England.<sup>34</sup> In 1930, he worked as an engineer designing cabinet fixtures.<sup>35</sup> He also owned his own contracting company, which was active in 1938, when he had a classified advertisement in the *Los Angeles Times* stating he offered “any type specialty building and design.”<sup>36</sup> He implemented remodeling work at the subject property in 1962. He passed away in 1977.<sup>37</sup> Lack of available information on the career of Harold Sampson suggests he did not make substantial contributions to the history of contracting, nor is he a person important in our past.

##### *Nielsen, Moffatt & Wolverton, Architect*

The architectural firm of Nielsen, Moffatt & Wolverton was comprised of partners Reiner C. Nielsen, Gene Edison Moffatt, and Donald Leland Wolverton. The firm was initially a partnership between Nielsen and Moffatt, who designed Garden Grove Hospital together in 1956.<sup>38</sup> By the 1960s, the firm added Wolverton as partner. In 1968, the firm had an office at 500 S. Lucas Avenue in Los Angeles.<sup>39</sup> In addition to their work at the subject property in 1968-1969, the firm’s known work includes design of buildings in Santa Ynez Valley in the 1960s, including Solvang Lutheran Home, Santa Ynez Valley Hospital, and Solvang Municipal Center, which was designed in a Danish style.<sup>40</sup> The firm also designed the Taxidermy Wing of the Los Angeles County Museum in Exposition Park in 1964,<sup>41</sup> a comprehensive health center to replace John Wesley Hospital at 2826 S. Hope Street in Los Angeles in 1975,<sup>42</sup> and Martin Luther King, Jr. Medical Center Campus in the Willowbrook neighborhood of Los Angeles County in 1968-1972, as part of a team with two other firms.<sup>43</sup> Reiner C. Nielsen, was a member of the American

---

<sup>31</sup> “George Sexton,” *1930 United States Federal Census*, Census Place: Los Angeles, Los Angeles, California; Page: 7A; Enumeration District: 0010; FHL microfilm: 2339867, *Ancestry.com*.

<sup>32</sup> “Men Named as Building Inspectors,” *Los Angeles Times*, July 29, 1933: A1.

<sup>33</sup> “George F. Sexton,” Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/firm/2825/>, accessed December 19, 2018.

<sup>34</sup> “Harold Sampson,” *1940 United States Federal Census*, Census Place: Los Angeles, Los Angeles, California; Roll: m-10627-00406; Page: 21A; Enumeration District: 60-866, *Ancestry.com*.

<sup>35</sup> “Harold W. Sampson,” *1930 United States Federal Census*, Census Place: Beverly Hills, Los Angeles, California; Page: 6A; Enumeration District: 0841; FHL microfilm: 2339859, *Ancestry.com*.

<sup>36</sup> “Classified Advertisement,” *Los Angeles Times*, January 29, 1938: 19.

<sup>37</sup> “Harold W. Sampson,” U.S. Find A Grave Index, 1600s-Current, *Ancestry.com*.

<sup>38</sup> “Start of New \$475,000 Hospital Announced,” *Los Angeles Times*, July 15, 1956: 24.

<sup>39</sup> “Legal Department Notice Involving Sealed Proposals,” *Santa Ynez Valley News*, October 24, 1968: 6.

<sup>40</sup> “New SMID Office Building Plans Revealed at Meeting,” *Santa Ynez Valley News*, August 8, 1968: 1.

<sup>41</sup> “Taxidermy Wing OKd,” *Los Angeles Times*, January 5, 1964: 40.

<sup>42</sup> “Three Nominated to Posts on County Labor Relations Panel,” *Los Angeles Times*, June 11, 1975: 48.

<sup>43</sup> David Kaplan, Historic Architect, “Martin Luther King, Jr. Medical Center Campus,” Written Historical and Descriptive Data, Historic American Landscapes Survey, July 15, 2015.

Institute of Architects (AIA) from 1954 until he passed away in 1990;<sup>44</sup> Gene Edison Moffatt, was a member of the AIA from 1954 until he passed away in 1986;<sup>45</sup> and Donald Leland Wolverton was a member of the AIA beginning in 1958, and served as president of the Los Angeles Chapter of the Construction Specifications Institute in 1975.<sup>46</sup> Nielsen, Moffatt & Wolverton's work at the subject property does not appear to be the best example of their work. The history of their work appears better represented by other examples, such as Solvang Municipal Center (Fig 14). It is notable that the firm's experience designing Danish style buildings in Solvang was similar to the design intent at Taix Restaurant, referencing historical architecture with use of half-timbering decoration and varied roof forms.

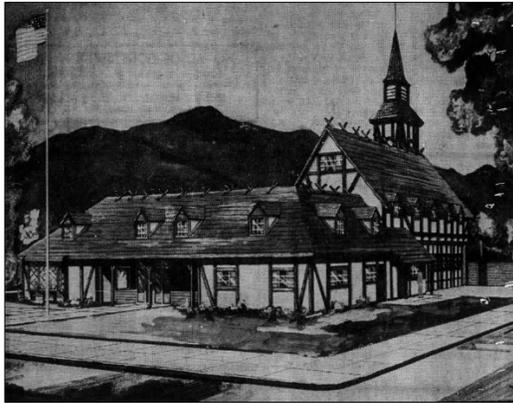


Fig 14: Nielsen, Moffatt & Wolverton's architectural rendering for Solvang Municipal Center, 1968.<sup>47</sup>

### History of Owners and Tenants

#### *Ona W. Spaulding*

Ona Wood Spaulding developed the earliest portion of the existing building at the subject property in 1929 and owned the property until at least 1950, according to building permits (see Appendix A). Spaulding was born in Ohio in 1867.<sup>48</sup> She married Herbert George Spaulding, who worked as a contractor. Herbert passed away in the 1920s, and Ona was a widow when she developed the building.<sup>49</sup> She is listed in the 1930 and 1940 Census as having no occupation, indicating she owned the subject property as an investment.<sup>50</sup> She is mentioned in only two articles of the historic *Los Angeles Times*, in association with deaths of relatives. She died in 1967.<sup>51</sup> Given lack of available information on Spaulding's life and work, she does not appear to have made substantial contributions to history such that the subject property would be considered significant for its association with her.

#### *Botwin's Café*

Botwin's Café operated out of the subject property from 1929 until 1960. Owned and operated by Noah Botwin, the café was known for offering reasonably priced meals. An advertisement from

---

<sup>44</sup> "Reiner C. Nielsen," AIA Historical Directory of American Architects, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/35299562/ahd1032642>, accessed December 19, 2018.

<sup>45</sup> "Gene Edward Moffatt," AIA Historical Directory of American Architects, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/35769671/ahd1030965>, accessed December 19, 2018.

<sup>46</sup> "Wolverton Takes Key CSI Post," *Los Angeles Times*, June 22, 1975: 109.

<sup>47</sup> "New SMID Office Building Plans Revealed at Meeting," *Santa Ynez Valley News*, August 8, 1968: 1.

<sup>48</sup> "Ona Wood Spaulding," U.S. Find A Grave Index, 1600s-Current, *Ancestry.com*.

<sup>49</sup> Los Angeles City Directory, 1929: 2009.

<sup>50</sup> "Ona W. Spaulding," 1930 United States Federal Census, Census Place: Los Angeles, Los Angeles, California; Page: 3B; Enumeration District: 0390; FHL microfilm: 2339882, *Ancestry.com*.

"Ona W. Spaulding," 1940 United States Federal Census, Census Place: Los Angeles, Los Angeles, California; Roll: m-t0627-00419; Page: 7B; Enumeration District: 60-963, *Ancestry.com*.

<sup>51</sup> "Ona Wood Spaulding," U.S. Find A Grave Index, 1600s-Current, *Ancestry.com*.

1954 noted that a full-course Thanksgiving dinner could be eaten for \$2.15.<sup>52</sup> The restaurant also served as a meeting space for local organizations, hosting several meetings of the Republican Assembly in the 1950s,<sup>53</sup> and Association of Investment House Cashiers in 1957.<sup>54</sup> One 1952 *Los Angeles Times* article notes that its banquet space serviced a large family reunion.<sup>55</sup> Noah Botwin was a Municipal Health Commissioner for about two years in the 1950s, resigning after admitting to bribing city officials in order to obtain a liquor license.<sup>56</sup>



Fig 15: Original Taix Restaurant in downtown L.A. in 1956 (USC Digital Library)

### *Taix Restaurant*

Taix Restaurant was founded by Marius Taix Jr. at 321 E. Commercial Street in Downtown Los Angeles in 1927. Marius Taix Jr.'s father, Marius Taix Sr., was a baker who immigrated to Los Angeles from the Hautes-Alps in southeastern France in 1882. Settling on Commercial Street in the heart of the City's early French quarter, where over 4,000 French lived together around the turn of the century,<sup>57</sup> the Taix family was one of Los Angeles' pioneering French families.

Marius Taix Sr. initially established a bakery in the French quarter selling French bread, and he lived above the bakery.<sup>58</sup> After the bakery was demolished in 1913, the Taix family constructed Champ d'Or Hotel, leasing a ground floor restaurant space to another restaurateur. Following a conflict regarding sale of alcohol on the property, the restaurateur vacated the premises. In 1927, Marius Taix Jr. established his own operation in its place: Taix French Restaurant.

Taix French Restaurant served 28,000 meals a month,<sup>59</sup> and was known for its reasonably priced French fare offered with family-style dining wherein patrons sat together at long tables, sharing serving dishes.<sup>60</sup> A nostalgic article written in the 1990s described the early restaurant as "a high-volume place with large tables where you might have had to double up with strangers and share tureens of soup and bottles of wine."<sup>61</sup> The Taix Restaurant on Commercial was vacated around October 1, 1964 and demolished to make way for a parking lot for a federal building.<sup>62</sup> Ten other buildings were demolished and the entire area including was reconfigured, with new streets, decimating the French quarter. The original Taix Restaurant location was later redeveloped with the existing federal prison, Metropolitan Detention Center.<sup>63</sup>

Marius Taix Jr. was born June 13, 1893 at 319 Commercial Street.<sup>64</sup> In addition to opening the Taix Restaurant at the Commercial Street location in 1927, he was a pharmacist, and served in the

<sup>52</sup> "Display Ad," *Los Angeles Times*, November 24, 1954: 21.

<sup>53</sup> "Dinner Scheduled by 56<sup>th</sup> GOP Assembly," *Los Angeles Times*, August 26, 1953: 31.

<sup>54</sup> "Investment Cashiers to Meet Tomorrow," *Los Angeles Times*, October 8, 1957: 44.

<sup>55</sup> "Goulds Attend Family Reunion in Los Angeles," *Los Angeles Times*, December 26, 1952: 3.

<sup>56</sup> "City Health Aide, Named at Quiz, Quits," *Los Angeles Times*, April 8, 1955: 1.

<sup>57</sup> "U.S. 'Giant' Erases Old Landmarks," *Los Angeles Times*, January 9, 1963: 29.

<sup>58</sup> "Marius Taix, Restaurateur, Rites Planned," *Los Angeles Times*, March 5, 1967: 45.

<sup>59</sup> Cecilia Rasmussen, "L.A. Scene: The City Then and Now," *Los Angeles Times*, June 1, 1992: 28.

<sup>60</sup> "Roundabout," *Los Angeles Times*, March 25, 1963: 64.

<sup>61</sup> Michelle Huneven, "Old Enough to Know Better," *Los Angeles Times*, November 6, 1992: 112.

<sup>62</sup> "Taix Restaurant," *Los Angeles Times*, August 14, 1964: 8.

<sup>63</sup> Cecilia Rasmussen, "L.A. Scene: The City Then and Now," *Los Angeles Times*, June 1, 1992: 28.

<sup>64</sup> "Marius Taix," U.S. Social Security Death Index, 1935-2014, *Ancestry.com*.

United States Army.<sup>65</sup> In 1942, he worked at the French-Mexican Drug Company on Los Angeles Street.<sup>66</sup> Marius Taix Jr. retired in 1964 when the building was demolished.<sup>67</sup> He died in 1967 in Riverside County.



Fig 16: Taix family in front of location at subject property, ca. 1960s (Taix Restaurant)

Marius Taix Jr.'s sons, Raymond Taix and Pierre Taix, son-in-law, John Narp, and another business partner, Louis Sangouard (Marius' brother-in-law), purchased the subject property in 1962 in order to provide a new location for the Taix Restaurant. The restaurant continued operating at the original location for two years, until 1964, while the new restaurant started up operations. The new restaurant was initially called Les Freres Taix, which means "The Brothers Taix." Raymond eventually became the sole proprietor of the business and the restaurant's name was simplified to Taix.<sup>68</sup>

Raymond Marcell Taix was born in 1925.<sup>69</sup> He grew up helping with the family restaurant and began working there washing dishes at age twelve.<sup>70</sup> He attended Woodbury University and joined the U.S. Army in 1943, serving in Guam in World War II. As previously noted, Raymond opening the new Taix location at the subject property with his brother and other business partners in 1962, later becoming sole proprietor of the business. He worked at the restaurant until his death at age 85 in 2010 in Pasadena.<sup>71</sup>

Despite the Taix Restaurant's move to its current location in 1962, the emphasis on low cost meals endured, with "complete dinners for as little as \$2."<sup>72</sup> Even at the time, the restaurant was seen as a significant establishment. In 1963, Taix Restaurant was described in the *Los Angeles Times* as a 35-year-old "eating landmark."<sup>73</sup> One 1964 advertisement provided: "...the décor is pure Parisian, the food is all that even a Frenchman could ask for and the wine cellar offers as complete a selection as you'll find anywhere. Prices are modest, well within the family range." At the time, dinner was served until ten o'clock at night, with the cocktail lounge open until midnight.<sup>74</sup> A 1965 advertisement showcased the restaurant's low prices, with lunch available for \$1.00-\$1.95 and dinner for \$2.35-\$3.35.<sup>75</sup> A 1963 restaurant critic write the following about the new location at the subject property:

It is...somewhat, décor-wise, a far cry from the original Taix down on Commercial St. – tufted leather booths, carpeting, tablecloths, and attractive waitresses rather than 80-year-

<sup>65</sup> "Marius Taix Jr.," U.S. World War I Draft Registration Cards, *Ancestry.com*.

<sup>66</sup> "Marius Taix Jr.," U.S. World War II Draft Registration Cards, *Ancestry.com*.

<sup>67</sup> Marius Taix Jr. died at age 73 in Riverside County in 1967.

<sup>68</sup> Valerie J. Nelson, "Raymond Taix, 1925-2010, Owner of L.A. French Restaurant," *Los Angeles Times*, October 17, 2010: 33.

<sup>69</sup> "Raymond Taix," 1940 *United States Federal Census*, Census Place: Los Angeles, Los Angeles, California; Roll: m-t0627-00401; Page: 3A; Enumeration District: 60-288, *Ancestry.com*.

<sup>70</sup> Valerie J. Nelson, "Raymond Taix, 1925-2010, owner of L.A. French Restaurant," *Los Angeles Times*, October 17, 2010: 33.

<sup>71</sup> "Raymond Marcell Taix," U.S. Obituary Collection, 1930-2018, *Ancestry.com*.

<sup>72</sup> "Roundabout," *Los Angeles Times*, March 25, 1963: 64.

<sup>73</sup> "Roundabout," *Los Angeles Times*, March 25, 1963: 64.

<sup>74</sup> "Display Ad," *Los Angeles Times*, June 19, 1964: 98.

<sup>75</sup> "Display Ad," *Los Angeles Times*, April 16, 1965: 23.

old waiters. Incidentally, the old Taix is still in business, hasn't yet been bulldozed as a lot of people seem to think. Anyway, at the so-called "new Taix," you get the same generous tureen of excellent vegetable soup, salad with the same garlicky dressing, huge serving of pot roast with large portions of tomato-infested zucchini, creamed au gratin potatoes, sherbet, and coffee—all for \$2.25. It is not exactly a gourmet repast. But, you can't beat the price. What's more, they have a red mountain wine for 90 cents a half bottle (by Louis Martinez) that needs no apologies. And the cocktail lounge is exceptionally attractive. For an economical dine-out treat for the family or to take out a girlfriend on the night before payday, this is one of the town's better bargains.<sup>76</sup>

Taix Restaurant was often home to meetings of local organizations. In 1963, it was home to a meeting of the Retired Officers Association, Los Angeles Chapter.<sup>77</sup> In 1964, it was used by a reunion of veterans of World War I.<sup>78</sup>

In 1968-1969, the restaurant was expanded to the west, reorienting the entrance toward the parking lot and adding about thirty percent more space to the building, encompassing banqueting facilities. By this time, the restaurant could accommodate functions of many sizes, offering a small wine room, a large cocktail lounge, and several dining and banquet rooms for groups from 20 to 180 people.<sup>79</sup> The restaurant remained very busy in the 1960s through most of the 1970s, though there was a downturn in business in the late 1970s, which continued through ensuing decades.<sup>80</sup> Competition from new local establishments with expansive banqueting facilities, at such places as the Los Angeles Convention Center and nearby hotels, has made it difficult for larger restaurants to successfully continue to utilize their banquet rooms. Additionally, the Echo Park neighborhood declined, earning reputation for gang activity, which negatively impacted the restaurant's ability to continue to serve as a neighborhood gathering place. While it remained a destination restaurant, it suffered from the tarnished image of its location in a "bad area."<sup>81</sup>

Newspaper coverage of the restaurant's cuisine continued over time. In 1985, Taix Restaurant received attention for its wine selection. Michael Taix took over the wine program from his father, Raymond Taix and "turned it from something that was merely interesting to something that was exciting and dynamic," offering 450 selections of high-quality, low priced wines by the glass, bottle, and even by the case.<sup>82</sup> Efforts were also made to adjust the menu to a more authentic Country French style cuisine in the mid-1980s.<sup>83</sup> In 1989, one critic praised Taix for its notable wine list, though emphasized the food was rather ordinary, stating, "Taix is the most curious thing in the L.A. food world: a restaurant for the wine lovers who are not foodies."<sup>84</sup> In 1992, another reviewer remarked on the lack of historical associations evident in the building, noting, "Taix may be one of L.A.'s older restaurants, but it did not preserve the more alluring aura of its own history. While there is a hammered tin ceiling, the décor otherwise is straight from the 70s: mauve and gray booths, frosted glass, shiny brass fixtures. Unlike other Los Angeles landmarks—Phillippe's, the Pantry, Musso & Frank—the ghost of Raymond Chandler does not linger here."<sup>85</sup> In 1998, the restaurant underwent a remodel which involved changing many wall and ceiling finishes, upholstery, furniture, and light fixtures throughout. In the 1990s and later,

---

<sup>76</sup> "Original Bargain Duplicated," *Los Angeles Times*, November 3, 1963: 494.

<sup>77</sup> "Election Schedule," *Los Angeles Times*, January 17, 1963: 32.

<sup>78</sup> "Display Ad," *Los Angeles Times*, November 8, 1964: 42.

<sup>79</sup> "Les Freres Taix," *Los Angeles Times*, August 6, 1987: 186.

<sup>80</sup> Interview with Michael Taix, January 23, 2019.

<sup>81</sup> Information provided via email from current owner, Michael Taix, February 18, 2019.

<sup>82</sup> Dan Berger, "The Best Kept Wine Secret in L.A.," *Los Angeles Times*, May 21, 1989: 434.

<sup>83</sup> Interview with Michael Taix, January 23, 2019.

<sup>84</sup> Charles Perry, "Les Freres Taix: It's Almost Like Home," *Los Angeles Times*, September 8, 1989: 84.

<sup>85</sup> Michelle Huneven, "Old Enough to Know Better," *Los Angeles Times*, November 6, 1992: 112.

many of the interior alterations were aimed at infusing the restaurant with a greater sense of history, adding more wood trim and other features meant to harken back to the past. In 2017, Taix Restaurant celebrated its 90<sup>th</sup> anniversary and the Los Angeles City Council issued a certificate honoring the business, stating, “. . . be it resolved that by the adoption of this resolution, the Los Angeles City Council does hereby commend and congratulate the Taix French Restaurant on the occasion of celebrating their 90<sup>th</sup> Anniversary and contribution to the culture of Los Angeles.”<sup>86</sup>

### *French Cuisine in Los Angeles*

French Cuisine has long been an important centerpiece of Los Angeles culinary history. The book *To Live and Dine in L.A.: Menus and the Making of the Modern City* incorporates reproductions of historic restaurant menus and provides a comprehensive history of the dining establishments that shaped aspects of early culinary and social history of the City. Author Josh Kun asserts the significance of Los Angeles as a long-time national center for restaurants, writing that, “By 1910, Los Angeles was being declared the number three “Top Restaurant City” in the country.” Kun also underscores the importance of French restaurants for establishing the City’s preeminence in the culinary arena, stating, “The city’s nineteenth century French immigrant population was instrumental in the birth of the city’s food and wine industry.”<sup>87</sup>

French immigration to Los Angeles began with arrival of Jean Louis Vignes, who moved to Los Angeles from Bordeaux in 1832, bringing grapevine cuttings and establishing the El Aliso vineyard south of Union Station, becoming the first commercial winemaker in California.<sup>88</sup> Other important French immigrant families, including Sainsevain, Viole, Penelon, Bouchet, Nadeau and Taix, followed, establishing themselves in downtown Los Angeles, “building homes and opening businesses in what quickly became a Gallic enclave,”<sup>89</sup> referred to as “the Frenchiest Place in town.”<sup>90</sup>

A concentration of French restaurants in early downtown Los Angeles emerged. The City’s first sit-down restaurant appears to have been French, opening in 1849, located at the Bella Union hotel in downtown.<sup>91</sup> In a chronology of early restaurants of downtown Los Angeles, Kun identifies several other early dining establishments that were French. In 1852, a stand-alone French restaurant, La Rue’s, opened, known for its low-cost meals and no-frills atmosphere; in 1855, Restaurant Francais opened; in 1876, Victor Dol’s restaurant, the Commercial opened; and, in 1878 Restaurant de Paris opened.<sup>92</sup> Other notable early examples were Portier’s French Restaurant in East Los Angeles and Jeanne’s French Café in Montebello.<sup>93</sup> Thus, Taix Restaurant, which opened in the 1920s, was part of a lineage of early French restaurants in the City, though its focus was, and has always been, on serving “family style” and reasonably priced cuisine.

Despite the early success of French dining in the City, overcrowding and redevelopment ultimately decimated the French quarter, and many of the early French restaurants were lost as

---

<sup>86</sup> Certificate for Taix French Restaurant, 90<sup>th</sup> Anniversary, signed by Los Angeles City Council, adopted October 20, 2017.

<sup>87</sup> Josh Kun, *To Live and Dine in L.A.: Menus and the Making of a Modern City*, from the collection of the Los Angeles Public Library, Santa Monica: Angel City Press, 2015: 70.

<sup>88</sup> Other notable early French in Los Angeles include: French Basque artist Paul De Longpre, known for painting flowers, immigrated to Hollywood in 1899; Jean August Bachelot, the first French Father of the Picpus Order of La Iglesia de Nuestra Senora La Reina de Los Angeles in 1831; and Jacob Morenchaut who created the Consulat General de France a Los Angeles in 1859.

Cedric Drake, “Boarding Houses and Handball Courts: The Fleeting Story of Los Angeles’ French Town,” KCET, April 4, 2012, <https://www.kcet.org/history-society/boarding-houses-and-handball-courts-the-fleeting-story-of-los-angeles-french-town>, accessed December 17, 2018.

<sup>89</sup> Cecilia Rasmussen, “Neighborhood Reflects City’s Ethnic Flux,” *Los Angeles Times*, October 29, 2000: 33.

<sup>90</sup> “. . . Of Markham and Taix,” *Los Angeles Times*, August 22, 1964: 32.

<sup>91</sup> Kun, *To Live and Dine in L.A.*, 28.

<sup>92</sup> Kun, *To Live and Dine in L.A.*, 29-30.

<sup>93</sup> *Ibid.*, 48.

that population spread out around the Los Angeles area and throughout the country. In Los Angeles, restaurants such as the Taix Restaurant appear to have endured due to their appeal to the middle-class, offering low cost meals and comfort food for the masses.<sup>94</sup>

It should be noted, in the mid-Twentieth Century era, French food was seen as the pinnacle of fine-dining. This was initially popularized by several factors, such as success of the Le Pavillion French restaurant in New York, established during this period and noted as a big success for “restoring French cuisine to the preeminence it had enjoyed before Prohibition and redefining haute cuisine in America as something indisputably French.”<sup>95</sup> The restaurant’s culinary masterworks created new high standards for fine dining. Additionally, French at home cooking was made popular by the famed chef, Julia Child, who began a French cooking television show in the 1960s that was influential in popularizing French cuisine.<sup>96</sup> Child was “considered to have rescued, or at least attempted to rescue, America from its infatuation with bland convenience.”<sup>97</sup> However, Le Pavillion’s influential chef, Henri Soule, was infamous for his snobby attitude which has allegedly “damaged the reputation of French cuisine in America ever since.”<sup>98</sup> Thus, while French food had long been synonymous with fine dining, attitudes toward the cuisine ultimately changed. As supported by advertisements and restaurant reviews in the *Los Angeles Times*, Taix Restaurant appears to have always served reasonably priced food in a comfortable setting, and has never been associated with high-end cuisine or fine-dining.

---

<sup>94</sup> A 2012 KCET article on the history of the French Basque culture in Los Angeles provides that the culture is represented today in the area through the following: Basque Village at the L.A. County Fair; Basque Club in Chino; the Annual Basque Festival & Picnic in Los Banos; La Villa Basque, restaurant established in Vernon in 1960; and Taix Restaurant in Echo Park  
Drake, “Boarding Houses and Handball Courts: The Fleeting Story of Los Angeles’ French Town,” KCET.

<sup>95</sup> Paul Freedman, *Ten Restaurants that Changed America*, New York: Liveright Publishing Corporation, 2018: 293.

<sup>96</sup> *Ibid.*, 318.

<sup>97</sup> *Ibid.*, 384.

<sup>98</sup> *Ibid.*, 294.

## VII. HISTORIC CONTEXT

Relevant historic contexts include: SurveyLA’s contexts for developmental history of the *Silver Lake-Echo Park-Elysian Park Community Plan Area* and for *Commercial Development from 1850-1980*, including the theme of *Commercial Identity, 1920-1980*, and the theme of *Neighborhood Commercial Development from 1880-1980* under the sub-theme *Restaurants, 1880-1980*, and relevant SurveyLA evaluation criteria, as well as Route 66 in Los Angeles.

### **Context: Silver Lake-Echo Park-Elysian Park Community Plan Area**

The following overview of developmental history of the Silver Lake-Echo Park-Elysian Park CPA is taken from the relevant SurveyLA report for that CPA:<sup>99</sup>

#### *Development History*

The Survey Area’s first inhabitants were native people referred to as the Tongva. The Spanish would later name these native people “Gabrieleno” in reference to Mission San Gabriel founded in 1771. Spanish explorers under Gaspar de Portola and Father Juan Crespi encountered the Tongva in 1769 during their expedition through the area. They had been sent north from Mexico to establish settlements in the territory known as “Alta California.” Their expedition camped on the riverbank near the present-day entrance to Elysian Park. The campsite is designated California Historical Landmark #655.<sup>100</sup>

In 1781, the Pueblo de Los Angeles was founded near this campsite. A large portion of the Survey Area belonged to the public lands surrounding the pueblo. The Spanish government encouraged settlement in territory by the establishment of large land grants called ranchos. The ranchos were originally concessions from the Spanish crown, permitting settlement and granting grazing rights on specific tracts of land, while the crown retained the title. In 1821, Mexico achieved its independence from Spain, and the Spanish territory of Alta California came under control of the Mexican government. The Mexican governors of Alta California eventually gained the power to make additional land grants, and many more grants were made under Mexican rule. Land in the northwestern portion of the Survey Area was originally part of Rancho Los Feliz, which was granted to Jose Vicente Feliz in 1796. The communities of Ivanhoe and Kenilworth, part of present-day Silver Lake, were eventually formed from a portion of this early rancho. No resources from this period remain in the Survey Area.

A railroad rate war between the Union Pacific and Santa Fe in 1885 reduced the price of a ticket from St. Louis to Los Angeles to one dollar. Within a few years, more than 100,000 newcomers had arrived in Southern California, creating a real estate boom that drove land prices skyward. The bubble finally burst in 1887, leaving many paper millionaires suddenly penniless. But by that time, the land around downtown Los Angeles, including Echo Park, gave way to development.

During the late 19th and early 20th centuries, streetcar service played a key role in laying the groundwork for the future growth of the area. Commercial and residential development generally extended into the area from downtown Los Angeles north and west along streetcar lines. Angelino Heights, located in the southeastern portion of the

---

<sup>99</sup> GPA Consulting, Inc., *Survey LA Historic Resources Survey Report, Silver Lake-Echo Park-Elysian Valley Community Plan Area*, prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources, May 2014: 6-7.

<sup>100</sup> At the northwest corner of North Broadway and Park Row Drive is a bronze plaque that marks the beginning of the six-mile Portola Trail through Elysian Park.

CPA, is considered to be the first suburban development outside of downtown Los Angeles. It was developed as a direct result of a horse-drawn streetcar line on Temple Street. The line was later electrified and incorporated into the Los Angeles Railway Yellow Car system. Pacific Electric Red Car lines on Riverside Drive and Sunset Boulevard carried development further west into the neighborhoods of Echo Park and Elysian Valley.<sup>101</sup> The Olive Street Substation on Sunset Boulevard was constructed by the Pacific Electric Company in 1905 to service the line between downtown Los Angeles and Hollywood.

In other parts of the CPA development patterns clearly reflect automobile influences, as evidenced by the numerous tracts of single-family residences located in the hilly areas along Echo Park and Silver Lake Boulevards. By 1920, there were two automobiles for every three residents in Los Angeles. U.S. Highway 66, popularly known as “Route 66,” was the nation’s first all-weather highway linking Chicago to Los Angeles; a portion of this famous highway was Sunset Boulevard.

### **Context: Commercial Development from 1850-1980**

#### Theme: Commercial Identity, 1920-1980

SurveyLA identified the Taix Restaurant as significant under the theme of Commercial Identity, 1850-1980; the following narrative statement of significance and eligibility criteria is excerpted from that context:<sup>102</sup>

#### *Narrative Significance*

Los Angeles has a wide range of long-term businesses that have served residents, visitors, and tourists for decades. Properties identified as significant within this theme relate to the particular goods and services provided by a business and the role a business played in local commerce. Examples in Los Angeles range from small mom and pop neighborhood businesses, to companies that became regional in importance, to national franchises. While many are well-known legacy businesses coveted by neighborhood locals, others are far-reaching in reputation, serving as popular tourist destinations and icons of Los Angeles culture. And still others reflect associations with corporate identities and prototypes.

Property types evaluated under this theme include food service, retail stores, and service related businesses. Identified examples include restaurants, bakeries, bars and taverns, mortuaries, nurseries, dry cleaners, hardware stores, and neighborhood markets. A large percentage of the businesses recorded under the Commercial Identity theme are food related. Examples designated as Los Angeles Historic-Cultural Monuments (HCM) include the nation’s first See’s Candy Shop and Kitchen (HCM No. 959), the original Der Weinerschnitzel (HCM No. 1046), and the Munch Box hamburger stand (HCM No. 750). Other recorded examples of long-term Los Angeles businesses include Pink’s Hot Dogs, Musso and Frank Grill, Cole’s Restaurant, Tom O’Shanter, Pann’s Coffee Shop, The Bear Pit Bar-B-Q, and The Apple Pan.

Particularly noteworthy are long-term businesses owned and operated by individuals and families from a variety of ethnic/cultural backgrounds. Many of these are further

---

<sup>101</sup> “About the Silver Lake Community, Los Angeles, California,” Welcome to Silver Lake, [http://www.silverlake.org/about\\_silverlake/aboutSL\\_frmset.htm](http://www.silverlake.org/about_silverlake/aboutSL_frmset.htm), accessed December 3, 2013.

<sup>102</sup> City of Los Angeles Office of Historic Resources, *SurveyLA, Los Angeles Citywide Historic Context Statement, Context: Commercial Development, 1850-1980, Theme: Commercial Identity, 1920-1980*, August 2016.

discussed in the ethnic/cultural themes developed for SurveyLA.<sup>103</sup> These businesses evidence the overall history and development of an area as well as patterns of settlement, movement, and changing demographics.

Although historic districts are not common under this theme, three districts have been recorded for SurveyLA – the New Chinatown Commercial Historic District and Greater Chinatown Commercial Historic District,<sup>104</sup> significant for their association with Chinese American-owned and operated businesses in Chinatown, and the Beverly Boulevard Commercial Historic District, significant for its association with businesses important to the Beverly-Fairfax Jewish community.

Many of the properties recorded under this theme are highly significant within a neighborhood context. Because determining eligibility of properties for the National and California registers typically includes in-depth comparative analysis with similar resources, most properties under this theme were evaluated under City Historic-Cultural Monument criteria only.<sup>105</sup>

Local criteria allow for discretion in considering the importance of neighborhood landmarks and generally provide greater leeway with regard to comparative analysis. However, further research and analysis may reveal that some properties meet significance thresholds for the National and California registers.

#### *Evaluation Criteria*

*Theme: Commercial Identity: 1920-1980.*

*Summary Statement of Significance:* A resource evaluated under this theme is significant in the area of commerce as the founding or long-term location of a business that made a significant contribution to the commercial history of Los Angeles. Resources may also be significant in the areas of ethnic heritage and social history for their association with ethnic-cultural groups as well as women's and LGBT history.

*Period of Significance:* 1920-1980

*Period of Significance Justification:* The 1920s is the time of the earliest recorded resource under this theme; 1980 represents the end date for SurveyLA, which may be extended over time.

*Geographic Location:* Citywide

*Area(s) of Significance:* Commerce; Ethnic Heritage; Social History

*Criteria:* NR: A; CR: 1, Local: 1

*Associated Property Type:* Commercial/Commercial District

---

<sup>103</sup> Ethnic/cultural theme published to date can be found at <http://preservation.lacity.org/historic-context>. For information on themes in progress contact the Office of Historic Resources.

<sup>104</sup> The districts in Chinatown were determined eligible for the National Register of Historic Places through a Section 106 Review process determination in 1986 and are listed in the California Register of Historical Resources. However, since data for individual contributors in the district are not included in the State Historic Resources Inventory (HRI) the district was recorded and updated as part of SurveyLA using themes from the Citywide Historic Context Statement.

<sup>105</sup> See the "Comparing Related Properties" section of *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 1990, rev. 1991: 9. The California Register is based closely on the National Register. California Register instructions refer preparers to Bulletin 15 for further information on applying and interpreting the California Register criteria.

*Property Type Description:* Although any commercial property type can be significant under this theme, those evaluated generally include food service, retail stores, and service related businesses. Designated and known resources include restaurants, bakeries, bars and taverns, mortuaries, nurseries, dry cleaners, and markets. Property type also include commercial historic districts, particularly those associated with ethnic cultural groups.

*Property Type Significance:* Property types represent important long-term businesses that have contributed to commercial growth and development in Los Angeles. Properties may also be significant in the areas of social history and ethnic heritage or their association with ethnic - cultural groups, women's history and LGBT history.

*Eligibility Standards:*

- Is associated with a business that made an important contribution to commercial growth in Los Angeles.
- Is the founding or the long-term location of a business significant in commercial history.

*Character-Defining Features:*

- Retains most of the essential physical features from the period of significance.
- May be associated with ethnic/cultural history, women's history, LGBT history.
- Contributes to the commercial, social, and cultural history of Los Angeles.
- May have particular significance for its association with a neighborhood or community in Los Angeles.
- May be associated with business/corporations that have gained national importance.
- May feature corporate designs, logos and signs.
- May have served as a prototype for other buildings and locations.
- For the National Register, properties must possess exceptional importance if less than 50 years of age.
- In most cases, the business is still in operation.

*Integrity Considerations:*

- Should retain integrity of Location, Design, Feeling, Materials, and Association.
- Setting may have changed (surrounding buildings and land uses).
- Some alterations may be acceptable if they were made during the period of significance for a business and if significance is not also based on architectural quality.

The SurveyLA report for the Silver Lake-Echo Park-Elysian Park Community Plan Area identifies several properties that appear significant under the above context, including not only the Taix Restaurant, but also Red Lion Tavern, 2362 N. Glendale Boulevard, constructed 1959; Millie's Coffee Shop, 3523 W. Sunset Boulevard, constructed 1926; and Tokio Florist, 2718 Hyperion Avenue, constructed 1965.<sup>106</sup>

---

<sup>106</sup> GPA Consulting, Inc., *Survey LA Historic Resources Survey Report, Silver Lake-Echo Park-Elysian Valley Community Plan Area*, prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources, May 2014: 32.

Theme: Neighborhood Commercial Development, 1880-1980

Sub-Theme: Restaurants, 1880-1980

Restaurants are an integral part of Los Angeles history, reflecting important aspects of not only the City's culinary history, but also "broad currents of political and social trends."<sup>107</sup> During the mid-Twentieth Century period, Americans were dining out with increased frequency, a trend which extended through the 1960s, when Taix Restaurant moved to the subject property.<sup>108</sup>

Excerpts from the City's SurveyLA historic context for restaurants provides the following regarding historical development of the restaurant property type and eligibility criteria for evaluation of such properties:<sup>109</sup>

The restaurant sub-theme consists of neighborhood resources purpose built to house food service establishments. The neighborhood restaurant catered to locals, and was not dependent upon a patronage drawn from other neighborhoods. As such, it reflected the economic level and, oftentimes the ethnically-based tastes, of the neighborhood. Many of Los Angeles neighborhood restaurants are also evaluated under the Commercial Identify theme as the founding or long-term location of well-known, and often iconic, establishments. Restaurants are also important property types discussed in each of the ethnic-cultural themes separately developed as part of the citywide historic context statement.

The neighborhood restaurant as a distinct business emerged in the decades after the Civil War. It began as an offshoot of a tavern, hotel, or grocery store...

A more direct predecessor of the neighborhood restaurant was the luncheonette. It evolved from the soda fountains of the late 1800s. The luncheonette provided counter service, with perhaps a small kitchen in the rear, and served light meals. Some were parts of drugstores or variety stores, while others were independent businesses.<sup>110</sup> By the early 1900s the luncheonette had developed into the neighborhood café. The café was a form that could be found both on the main streets of small towns and in the neighborhood business districts which functioned very much like small towns.

Between 1910 and 1940 the local café served as a social gathering place for the neighborhood. It fit into the standard storefront found in the streetcar-based neighborhood commercial district. It consisted of a long, narrow space, with a counter along one side, tables or booths along the other, and the kitchen in the rear.<sup>111</sup>

... This was a facility that provided a special experience as well as food. Atmosphere and design were stressed. Menus were more elaborate and prices higher. Unlike the café and tearoom, alcohol was typically available, surreptitiously during Prohibition and openly afterward.<sup>112</sup>

---

<sup>107</sup> Paul Freedman, *Ten Restaurants that Changed America*, New York: Liveright Publishing Corporation, 2018: xxvii.

<sup>108</sup> Derek Thompson, "The Paradox of American Restaurants," *The Atlantic*, June 10, 2017, <https://www.theatlantic.com/business/archive/2017/06/its-the-golden-age-of-restaurants-in-america/530955/>, accessed December 16, 2018.

<sup>109</sup> City of Los Angeles Office of Historic Resources, *SurveyLA, Los Angeles Citywide Historic Context Statement, Context: Commercial Development, 1850-1980, Theme: Neighborhood Commercial Development 1880-1980, Sub-Theme: Restaurants, 1880-1980, 100-112.*

<sup>110</sup> John A. Jakle and Keith A. Sculle, *Fast Food: Roadside Restaurants in the Automobile Age*, Baltimore: Johns Hopkins University Press, 1999, *Fast Food*, 25-29.

<sup>111</sup> *Ibid.*, 31-32.

<sup>112</sup> *Ibid.*, 49

The destination restaurant was rare in a neighborhood setting. It was typically found Downtown, particularly as parts of hotels, along specialized business strips, such as Hollywood Boulevard and the Miracle Mile, or in resorts such as Venice. But certain residential neighborhoods could support one. An example from the 1920s is the La Fonda Restaurant (L.A. Historic-Cultural Monument No. 268). It is located at 2501-2511 Wilshire Boulevard in the Westlake district, and was designed by the architectural firm of Morgan, Walls and Clements.<sup>113</sup>

Dating from 1926, the La Fonda was opened when Westlake was evolving from a neighborhood of single-family homes into one of apartments and institutions, able to support an upscale destination restaurant. On the block to the west of the La Fonda were the Los Angeles Art Association and the Otis Art Institute. Diagonally across the intersection of Wilshire and Carondelet was the Park-Wilshire, an apartment building of 174 units completed in 1923.<sup>114</sup>

Neighborhood destination restaurants continued to be built up until the beginning of the Second World War. An example is the Los Feliz Brown Derby Restaurant (L.A. Historic-Cultural Monument No. 843). It is located at 4500 West Los Feliz Boulevard and dates from 1942. It is a branch of the more famous hat-shaped restaurant of the same name, but shares only the circular form. Its style is late Streamlined Moderne, reflecting its projected image of elegant dining. It is located on the southwest corner of Los Feliz and Hillhurst, at the point where the commercial district along Hillhurst to the south ends and the upper-class residential district of Los Feliz begins. Of significance is that, unlike the earlier La Fonda, it provided parking.<sup>115</sup>

After the Second World War, the storefront-based neighborhood café was replaced by the auto-oriented coffee shop. These were free-standing structures, with their own parking lots, which reflected the shift toward neighborhood commerce based on widespread ownership of the automobile. Like the café, the coffee shop combined counter service with table and booth service, and like the café, generally did not serve alcohol. Some identified themselves as family restaurants, with less space for the counter and with the table and booth service in a separate space.<sup>116</sup>

#### *Evaluation Criteria*

*Theme: Commercial Development: 1920-1980.*

*Sub-Theme: Restaurants, 1880-1980*

*Summary Statement of Significance:* Neighborhood commercial resources are those which contain purveyors of goods and services that satisfy the everyday needs of nearby residents. Convenience of location was more important than range or quality of the goods or services offered. Resources evaluated under this sub-theme are examples of neighborhood restaurants.

Neighborhood restaurants may be significant in the areas of Commerce, Social History, and/or Architecture. They illustrate the evolution of the neighborhood restaurant into a variety of building types, from the café and the luncheonette, often housed in rented storefront spaces, into the free-standing tea room, destination restaurant, coffee shop, and

---

<sup>113</sup> Herr, *Landmark L.A.*, 443.

<sup>114</sup> 1923 Sanborn Map.

<sup>115</sup> 1909 and 1950 Sanborn Map.

<sup>116</sup> Jakle and Sculle, *Fast Food*, 50-51

walk-up food stand. They also illustrate how the neighborhood restaurant often functioned as important and well-known places to gather and socialize, reinforcing a sense of neighborhood identity. These restaurants may be associated with local, regional, and/or national chains and reflect prototype/corporate designs which may be significant examples of architectural styles and designed by noted architects. Neighborhood restaurants are also often significant under the Commercial Identity theme.

*Period of Significance: 1880-1980*

*Period of Significance Justification:* The period of significance begins in 1880, when the extension of the streetcar system led to the creation of spatially separate neighborhoods, with individual commercial districts, and ends in 1980, the end date established for SurveyLA.

*Geographic Location:* Citywide, within the current boundaries of Los Angeles

*Areas of Significance:* Commerce, Social History, Architecture

*Criteria:* NR: A/C; CR: 1/3; Local: 1/3

*Associated Property Types:* Commercial-Food—Restaurant; Commercial-Food—Walk-up Food Stand.

*Property Type Description:* Restaurant: A provider of food in an indoor, sit-down setting  
Walk-Up Stand: A provider of food without provision for indoor sitting, and with service via a window.

*Eligibility Standards:*

- Was constructed during the period of significance
- Was historically designed and used as a restaurant
- Of a scale and architectural character typical of neighborhood eating establishments
- Contains architectural features that reflect trends in neighborhood commercial design

*Character Defining / Associative Features:*

- Retains most of the essential character defining features from the period of significance
- May also be significant under themes within the Architecture and Engineering context
- Features architectural and site-planning elements typical of neighborhood restaurants in both a pedestrian-oriented storefront form and an auto-oriented freestanding form
- May reflect prototype/corporate designs associated with particular restaurant chains
- May be associated with noted architect/designers
- May have prominent signage
- Associated with activities typical of neighborhood economic and social life

*Integrity Considerations*

- Should retain integrity of Design, Materials, Location, Association, and Feeling
- Should maintain if possible original relationship to the street and to neighboring structures
- Architectural integrity should be intact, retaining original massing, significant features, and identifying details
  - Some original materials may have been altered, removed, or replaced, particularly in earlier examples
- Use may have changed
- Setting may have changed (surrounding buildings and land uses)

**Route 66**

The subject property was considered for potential significance for association with the former U.S. Highway 66 (Route 66), a cross-country highway and major transportation corridor running from Chicago to Santa Monica.<sup>117</sup> Route 66 was first designated as a U.S. highway in 1926 and historically ran along Sunset Boulevard through the Echo Park neighborhood where the subject property is located, encouraging local development meant to appeal to passing motorists. However, Route 66 in Los Angeles was replaced by the I-10 Freeway prior to the Taix Restaurant's 1968-1969 expansion and alterations. Originally known as the Olympic Freeway, the route for the I-10 Freeway was adopted in 1956 and was planned to extend the approximately 16 miles from the East Los Angeles neighborhood of Boyle Heights to the Pacific Coast Highway (PCH) in Santa Monica.<sup>118</sup> Ground was broken on the first, easternmost, segment in 1957, which was completed and dedicated in 1961. By 1964, the freeway extended west toward La Cienega Boulevard; and by 1966, the final segment to PCH was completed. Thus, the segment of Sunset Boulevard where the subject property is located was no longer associated with Route 66 by the time the existing iteration of Taix Restaurant had been constructed in 1969. The subject property does not appear to be historically significant for association with Route 66.

---

<sup>117</sup> The history of Route 66 in California has recently been acknowledged with preparation of a National Register of Historic Places Multiple Property Documentation Form (MPDF) for historical resources associated with the history of the highway in the state.

Carol Roland, Heather Goodson, Chad Moffett, and Christina Slattery, Mead & Hunt, Inc., "U.S. Highway 66 in California," National Register of Historic Places Multiple Property Documentation Form, prepared September 28, 2011, approved January 3, 2012.

<sup>118</sup> Nathan Masters, "Creating the Santa Monica Freeway," KCET, September 9, 2012, <https://www.kcet.org/shows/departures/creating-the-santa-monica-freeway>, accessed December 28, 2018.

## VIII. HISTORIC RESOURCE ASSESSMENT

### Significance

Eligibility criteria for local City of Los Angeles individual designation align in large degree with that of the National and California Registers. The following evaluates potential eligibility of the subject properties under each eligibility criteria for the federal, state and local levels under a single heading. Significance thresholds for eligibility are considered to be the same at the local, state, and federal levels. Even if a property is primarily significant for local or statewide associations, it may still be considered eligible for the National Register, as listing in the National Register allows for distinction between local, statewide, and national levels of significance.

Criterion A/1/1: Is associated with events that have made a significant contribution to the broad patterns of our history and cultural heritage.

The Taix Restaurant is a legacy business evaluated in this report for potential significance for association with historic contexts including commercial identity and restaurants in Los Angeles. The subject property has been home to Taix Restaurant since 1962. The business was established in 1927 in downtown Los Angeles, when Marius Taix, Jr., the son of an French immigrant, founded Taix Restaurant at 321 E. Commercial Street in the City's French quarter. The downtown location was known for its low-cost French food and family style dining. After the Commercial Street building was demolished in the early 1960s, Marius Taix, Jr. retired, and his sons, Raymond and Pierre Taix, along with two other business partners, John Narp, and Louis Sangouard, started a new French restaurant at the subject property.

In 1962, the building at the subject property was redesigned with elements of French Revival-style architecture reflecting the French food served inside. The new restaurant was described at the time as a place to dine out with the family; meals were offered at a reasonable price. There was an ongoing rise in the number of people dining out in Los Angeles in general and restaurants were proliferating. When Taix Restaurant expanded in 1969, adding a tower at the southwest corner of the façade, and reconfiguring the interior to accommodate more interior space, including banquet rooms, the restaurant further established itself as an important local gathering place, able to hold events of various sizes. While French cuisine had risen in popularity during the 1960s, and was seen as the pinnacle of fine dining, Taix Restaurant was generally known for its reasonable prices and comfort food. Taix Restaurant remained a destination in its current location, but increasing competition from other venues offering expansive banqueting facilities, coupled with the negative reputation of the Echo Park neighborhood at the time, caused a decline in the restaurant's business, beginning in the late 1970s and continuing through ensuing decades.

Although many of the features of the restaurant have changed over time, the subject property appears eligible at the local level, under Criterion A/1/1, as it constitutes a long-term, legacy restaurant business associated with one of the City's pioneering French families. The restaurant has made a significant contribution to the commercial history of Los Angeles, through establishing commercial identity as a destination and neighborhood restaurant and gathering place with banqueting facilities. The period of significance for the subject property begins in 1962 when the Taix Restaurant first occupied the building and ends in 1980, the approximate date by which the business began to decline, which aligns with the cutoff date established by SurveyLA for properties eligible under the relevant historic contexts for commercial development.

Criterion B/2/2: Is associated with the lives of persons important in our past.

The Taix Restaurant was evaluated throughout this report for potential significance for association with the lives of persons important in our past, including known historical owners, tenants, architects, engineers, and contractors. While early members of the Taix family, especially Marius Taix, Sr., were early French immigrants in Los Angeles, and may have been persons important in local history, the Taix Restaurant is not directly associated with these individuals, as they did their important work at the original restaurant location on Commercial Street. While Raymond Taix, the long-time proprietor of the Taix Restaurant, inevitably played an important role in the operation of the restaurant, he does not appear to have made substantial contributions to the restaurant industry nor history of French cuisine such that the Taix Restaurant would be considered significant for this association. Therefore, the Taix Restaurant does not appear eligible under Criterion B/2/2.

Criterion C/3/3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.

The Taix Restaurant appears more appropriately evaluated as a legacy business or cultural heritage asset than for its architecture. Its French Revival-themed architectural elements, added to the building in the 1960s, are not related to the historic context of the period revival styles that proliferated in the earlier Twentieth Century. The architecture of the Taix Restaurant is more closely related to that of themed restaurants designed in the post-World War II era, often positioned along major commercial thoroughfares. While this era of design produced important architectural typologies, such as Googie-style restaurants, which were often oriented toward the passing motorist, the Taix Restaurant does not strongly express any architectural style that was especially important during that time. Its elements of French Revival style were added through two separate construction projects by different architectural designers in 1962 and 1969. Lacking cohesiveness of design intent, and given the relative simplicity of the execution, with features focused at the façade and portions of the interior, the Taix Restaurant cannot be said to be an especially strong, nor high-style example of French Revival-themed, roadside architecture from the 1960s. Therefore, the Taix Restaurant does not appear eligible under Criterion C/3/3.

Criterion D/4: Has yielded, or may be likely to yield, information important in prehistory or history.

The Taix Restaurant cannot be reasonably expected to yield information important in prehistory or history; therefore, it does not appear eligible under Criterion D/4.

Historic District Eligibility

The subject property was considered for potential eligibility as a contributor to a locally eligible historic district. However, there does not appear to be a cohesive grouping of buildings that includes the subject property and conveys a strong sense of time and place from any particular period in history. The location of the subject property on Sunset Boulevard includes a wide variety of building types from varying decades. There is no significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Therefore, there does not appear to be any district present.

## Integrity

As previously noted, once a resource has been determined to satisfy at least one of the above criteria, then it must be assessed for “integrity.”<sup>119</sup> Integrity refers to the ability of a property to convey its significance. Evaluation of integrity is based on “an understanding of a property’s physical features and how they relate to its significance.” The National Register recognizes seven aspects or qualities of integrity: *location, design, setting, materials, workmanship, feeling, and association*. To retain integrity, a property must possess several, and usually most, of these aspects.

The subject property generally retains integrity from its period of significance, 1962-1980, as described below.

- *Location*: The building at the subject property has not been moved and therefore retains integrity of location.
- *Design*: The subject property has not been substantially altered outside of its period of significance. It generally retains its essential French Revival design features evident at the south façade and building interior, as well as its significant character-defining interior spaces that convey its history as a restaurant. There have been changes to the design at the east bay of the south façade, including alterations to windows and removal of original light fixtures. There have also been extensive changes to materials at the interior, especially at walls, ceilings, and floors in the dining rooms. Despite these alterations, the Taix Restaurant generally retains integrity of design.
- *Setting*: The subject property has always been located on Sunset Boulevard amongst a mix of land uses. Therefore, the subject property retains integrity of setting.
- *Materials*: The exterior and structural elements have not been substantially altered with regard to their materials. The primary south façade appears much as it did after alterations in the 1960s and the interior is in generally the same configuration as it was after alterations in the 1960s. There have been some changes to materials at the exterior, in the east bay of the south façade, as noted above. While some areas of the interior are relatively intact, there have also been extensive changes to materials at the interior, especially at walls, ceilings, and floors in the dining rooms. Despite these alterations, the Taix Restaurant generally retains integrity of materials.
- *Workmanship*: Retention of building materials from the 1960s in portions of the restaurant’s interior and exterior allows the Taix Restaurant to convey design of its significant character-defining features through workmanship. Therefore, the subject property retains integrity of workmanship.
- *Feeling*: Retention of the above aspects of integrity noted above is such that the Taix Restaurant generally conveys its feeling as a restaurant from the 1960s, although many of the materials at the interior have been altered as part of comprehensive remodeling efforts in the 1990s. Therefore, the Taix Restaurant retains integrity of feeling.
- *Association*: Retention of materials and workmanship makes it such that the Taix Restaurant conveys its historical association with its restaurant use. Therefore, the subject property retains integrity of association.

While the Taix Restaurant appears to retain sufficient integrity for listing as a City of Los Angeles Historic-Cultural Monument and for the California Register, it does not appear to retain sufficient integrity for listing in the National Register, due to the above-noted alterations.

---

<sup>119</sup> *National Register Bulletin #15, How to Apply the National Register Criteria for Evaluation*, National Park Service, 1990, revised 2002.

## Character-Defining Features

Character-defining features are the physical features that convey a property's significance. The National Park Service publication, *Preservation Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* outlines a three-step process to identifying character-defining elements or features:<sup>120</sup>

1. *Identify the Overall Visual Aspects*: Define general aspects of the building, including its setting, shape, roof, projections, recesses/voids, openings, and materials without focusing on details.
2. *Identify the Visual Character at Close Range*: Focus analysis on quality of materials, color and texture of surfaces, etc.
3. *Identify the Visual Character of the Interior Spaces, Features, and Finishes*: Note how the building configuration creates a pathway through the space and determine which room volumes and passageways feel important. Features and finishes contributing to interior decoration—or an absence of decoration—should also be noted.

Character-defining features are extant physical features that reflect the history of the subject property during its period of significance, 1962-1980, and are discussed below as per the methodology outlined above, and are classified under primary, secondary, and tertiary levels of importance. Physical features that are considered to have primary importance and should be preserved tend to be those that are the most accessible to the public and/or those that are especially unique and are identified under the subheading *Significant*. Features that convey history, but are of secondary importance, potentially due to being more private spaces and/or having been altered, are classified as *Contributing*. Features that do not necessarily convey important aspects of the property's history are of tertiary importance, and potentially areas to focus future alterations, are classified as *Non-contributing*.

### Overall Visual Aspects

#### *Significant*

- One story height of building.
- Positioning at sidewalk edge with south façade oriented toward Sunset Boulevard.
- Multiple rooflines, including central front gable flanked by slender towers, larger tower at southwest corner, and hipped roof.
- Porte cochere extending from west elevation.
- Side chimney at west elevation.

#### *Contributing*

- East bay of south façade, where some alterations have occurred.

#### *Non-contributing*

- Surface parking lot area.

### Visual Character at Close Range

#### *Significant*

- French Revival architectural elements focused at south façade and west elevation, including:
  - Front gable with eaves supported on wood brackets.
  - Rectangular towers flanking front gable, with flared metal roofs and finials.
  - Larger rectangular tower at southeast corner with flared metal roof and finial.

---

<sup>120</sup> Lee H. Nelson, *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*, National Park Service, United States Department of the Interior, 1-2.

- Stucco exterior walls with half-timbering decoration.
- Low clinker brick wall extending across façade and incorporating planters.
- South façade entrance offset from center of gable peak, with lava rock wall detail to west and distinctive wood double doors.
- West elevation porte cochere with hipped roof supported on brick columns.
- West elevation chimney made of brick.
- West elevation entry area, half-timbering decoration on south wall and slate tile floor.
- Signage including:
  - Neon “cocktails” sign at south façade.
  - Roof sign.

*Non-contributing*

- Windows in east bay of south façade, which were altered in the 1990s.
- South façade signage other than “cocktails” sign, all of which was altered from 1990-2017.
- Signage on porte cochere, which was added in the 2000s.

Interior Spaces, Features, and Finishes

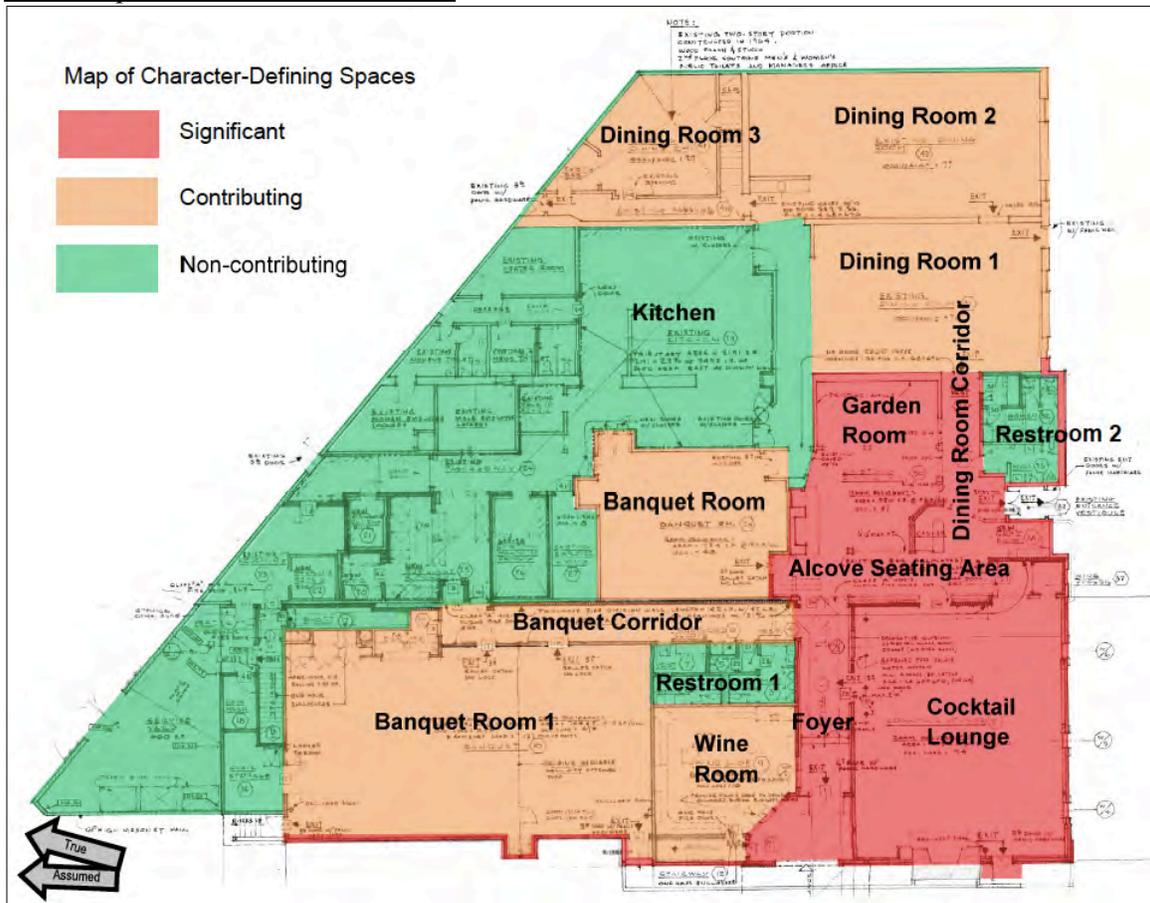


Fig 17: Ground floor plan with overlay identifying current nomenclature and character-defining spaces (base plan by Nielsen, Moffatt & Wolverton, 1968)

*Significant*

- Configuration of interior corridors including:
  - Foyer, oriented east-west, leading inside from the west elevation entrance
  - Banquet Corridor, oriented north-south, leading from the foyer to banquet rooms
  - Dining Corridor, oriented east-west, leading to dining rooms

- Configuration of interior spaces including:
  - Cocktail Lounge
  - Alcove Seating Area
  - Garden Room
- Materials of significant interior spaces including:
  - Slate tile flooring, where it exists in significant spaces.
  - Dark-stained wood trim with wavy edges, where it exists from the period of significance in significant spaces.
  - Brick wall veneer, where it exists from the period of significance in significant spaces.
  - Foyer: access from west elevation; raised landing; slate tile floor; curved ceiling with painted finish; brick wall base with painted plaster wall and half-timbering decorative trim above; wood door frames; wood molding with brackets along top of walls; windows with multi-light stained glass; light fixtures on wood door frames.
  - Cocktail Lounge: scalloped (vaulted) ceilings along north and south walls; wood partition walls with stained glass detail at entrance; bar positioned along the south wall with cherry wood countertop; wood shelving behind bar along south wall; brick wall incorporating brick and flagstone fireplace along west wall.
  - Alcove Seating Area: configuration as a central lobby space; wood doors at south elevation entrance; brick and wood central partition/feature wall creating secluded seating nook oriented toward fireplace; dark-stained wood trim with wavy edges and similar wood details from the period of significance; large stone fireplace at north wall.
  - Garden Room: north, east and west walls incorporating wood wainscot and painted plaster wall above; dark-stained wood trim with wavy edges, including half-timbering decorative trim on walls and door frames.

*Contributing*

- Configuration of interior spaces including:
  - Wine Room
  - Dining Rooms 1, 2, and 3.
  - Banquet Rooms 1 and 2.
- Materials of certain interior spaces including:
  - Wine Room: positioning of room above height of Foyer; rectangular plan with clipped corners; built in shelving dating from the period of significance; central ceiling medallion; slate tile floor.
  - Banquet Room 1: walls with brick veneer base, with painted plaster surface above, interspersed with regularly spaced stained wood trim with wavy edges.
  - Banquet Room 2: walls with wood wainscot, with painted plaster surface above.

*Non-contributing*

- Kitchen, back-of-house, service spaces, basement, and second floor office, all of which are not publicly accessible and do not have significant historical associations.
- Alterations implemented outside the period of significance, especially in the 1990s and later, to materials including: ceilings, flooring, wallpaper, and wall veneer and trim throughout.
- Banquet Corridor: Alterations including brick veneer base and wood trim above, which were added in the 1990s.
- Cocktail Lounge: Alterations including wood wall paneling, wood caps on scalloped ceiling, upholstery added to base of bar, wood partition walls for service area, and built-in furniture, which were added in the 1990s and later.

- Alcove Seating Area: Alterations including reception desk in southwest corner and wood frame surrounding entrance to seating area at north end of brick feature wall, which were added in the 1990s and later.
- Dining Room Corridor: Alterations including walls with smooth painted finish.
- Dining Rooms 1 and 2: Alterations including contemporary dining booths, south elevation windows, and all wall, ceiling, and floor finishes, which were added in the 1990s and later.
- Garden Room: Contemporary divider wall with sliding glazed doors (west wall of room), which was added in the 2000s.

## **IX. CONCLUSION**

The subject property has been previously identified as a potentially eligible historical resource in SurveyLA as a “long-standing commercial presence in a community.” The subject property is evaluated in detail in this report, including thorough documentation of existing conditions, history of construction and alterations, and history of owners and tenants. The subject property was evaluated against relevant historic contexts and found to be significant as a legacy business the Taix family has operated since 1927 that has made a significant contribution to a City’s identity.

SurveyLA concluded that the Taix Restaurant appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility. This report concludes that the Taix Restaurant is a historical resource under CEQA that appears to meet eligibility criteria for listing locally as a City of Los Angeles HCM and may meet the criteria for listing in the California Register, but does not appear to retain sufficient integrity for listing in the National Register, due to alterations. This report also identifies the significant character-defining features of the subject property.

## X. BIBLIOGRAPHY

### Biographical Research

*George Sexton*

“George Sexton,” *1930 United States Federal Census*, Census Place: Los Angeles, Los Angeles, California; Page: 7A; Enumeration District: 0010; FHL microfilm: 2339867, *Ancestry.com*.

“George Sexton,” *Los Angeles City Directory, 1942*: 2168.

“George F. Sexton,” Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/firm/2825/>, accessed December 19, 2018.

“Men Named as Building Inspectors,” *Los Angeles Times*, July 29, 1933: A1.”

*Harold Sampson*

“Classified Advertisement,” *Los Angeles Times*, January 29, 1938: 19.

“Harold W. Sampson,” *1930 United States Federal Census*, Census Place: Beverly Hills, Los Angeles, California; Page: 6A; Enumeration District: 0841; FHL microfilm: 2339859, *Ancestry.com*.

“Harold Sampson,” *1940 United States Federal Census*, Census Place: Los Angeles, Los Angeles, California; Roll: m-t0627-00406; Page: 21A; Enumeration District: 60-866, *Ancestry.com*.

“Harold W. Sampson,” U.S. Find A Grave Index, 1600s-Current, *Ancestry.com*.

*Marius Taix, Jr.*

“Marius Taix,” U.S. Social Security Death Index, 1935-2014, *Ancestry.com*.

“Marius Taix Jr.,” U.S. World War I Draft Registration Cards, *Ancestry.com*.

“Marius Taix Jr.,” U.S. World War II Draft Registration Cards, *Ancestry.com*.

“Marius Taix, Restaurateur, Rites Planned,” *Los Angeles Times*, March 5, 1967: 45.

*Nielsen, Moffatt & Wolverton*

Kaplan, David, Historic Architect, “Martin Luther King, Jr. Medical Center Campus,” Written Historical and Descriptive Data, Historic American Landscapes Survey, July 15, 2015.

“Legal Department Notice Involving Sealed Proposals,” *Santa Ynez Valley News*, October 24, 1968: 6.

“New SMID Office Building Plans Revealed at Meeting,” *Santa Ynez Valley News*, August 8, 1968: 1.

“Start of New \$475,000 Hospital Announced,” *Los Angeles Times*, July 15, 1956: 24.

“Taxidermy Wing OKd,” *Los Angeles Times*, January 5, 1964: 40.

“Three Nominated to Posts on County Labor Relations Panel,” *Los Angeles Times*, June 11, 1975: 48.

“Reiner C. Nielsen,” AIA Historical Directory of American Architects,  
<https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/35299562/ahd1032642>, accessed December 19, 2018.

“Gene Edward Moffatt,” AIA Historical Directory of American Architects,  
<https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/35769671/ahd1030965>, accessed December 19, 2018.

“Wolverton Takes Key CSI Post,” *Los Angeles Times*, June 22, 1975: 109.

“New SMID Office Building Plans Revealed at Meeting,” *Santa Ynez Valley News*, August 8, 1968: 1.

#### *Ona Spaulding*

“Ona Spaulding,” Los Angeles City Directory, 1929: 2009.

“Ona W. Spaulding,” *1930 United States Federal Census*, Census Place: Los Angeles, Los Angeles, California; Page: 3B; Enumeration District: 0390; FHL microfilm: 2339882, *Ancestry.com*.

“Ona W. Spaulding,” *1940 United States Federal Census*, Census Place: Los Angeles, Los Angeles, California; Roll: m-t0627-00419; Page: 7B; Enumeration District: 60-963, *Ancestry.com*.

“Ona Wood Spaulding,” U.S. Find A Grave Index, 1600s-Current, *Ancestry.com*.

#### *Raymond Taix*

Nelson, Valerie J., “Raymond Taix, 1925-2010, owner of L.A. French Restaurant,” *Los Angeles Times*, October 17, 2010: 33.

“Raymond Taix,” *1940 United States Federal Census*, Census Place: Los Angeles, Los Angeles, California; Roll: m-t0627-00401; Page: 3A; Enumeration District: 60-288, *Ancestry.com*.

“Raymond Marcell Taix,” U.S. Obituary Collection, 1930-2018, *Ancestry.com*.

#### **Books**

Geary, George, *L.A.'s Legendary Restaurants: Celebrating the Famous Places Where Hollywood Ate, Drank, and Played*, Solana Beach: Santa Monica Press, 2016.

Freedman, Paul, *Ten Restaurants that Changed America*, New York: Liveright Publishing

Corporation, 2018

Kun, Josh, *To Live and Dine in L.A.: Menus and the Making of a Modern City*, from the collection of the Los Angeles Public Library, Santa Monica: Angel City Press, 2015.

McAlester, Virginia Savage, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, New York: Knopf, 1984, rev 2015.

### **Legacy Businesses**

City of San Francisco Legacy Business Registry, San Francisco Planning Department, <https://sfplanning.org/project/legacy-business-registry>, accessed July 15, 2019.

City of Seattle, *Legacy Business Study*, September 2017, [http://www.seattle.gov/Documents/Departments/economicDevelopment/22820\\_Legacy\\_Report\\_2017-09-25.pdf](http://www.seattle.gov/Documents/Departments/economicDevelopment/22820_Legacy_Report_2017-09-25.pdf), accessed July 15, 2019.

Donaldson, Milford Wayne, *Preservation Matters*, California Office of Historic Preservation, Vol. 5, No. 3, Summer 2012: 4.

National Trust for Historic Preservation, "Seven Tips for Protecting Legacy Businesses," November 17, 2015, <https://savingplaces.org/stories/seven-tips-for-protecting-legacy-businesses#.XSObm3JYZPY>, accessed July 17, 2019.

San Francisco Heritage, *Sustaining San Francisco's Living History: Strategies for Conserving Cultural Heritage Assets*, September 2014.

### **Miscellaneous**

City of Los Angeles Building Permits, Department of Building and Safety, various years, <https://www.ladbs.org>.

City of Los Angeles Telephone and Street Address Directories, various years, Los Angeles Public Library and *Ancestry.com*.

### **National Park Service Guidance**

*National Register Bulletin #15, How to Apply the National Register Criteria for Evaluation*, National Park Service, United States Department of the Interior, 1990, revised 2002.

*National Register Bulletin #16A: How to Complete the National Register Registration Form*, National Park Service, United States Department of the Interior, 1997.

Nelson, Lee H., "Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character," National Park Service, United States Department of the Interior, 1-2.

### **Newspaper Articles (newspapers.com)**

Berger, Dan, "The Best Kept Wine Secret in L.A.," *Los Angeles Times*, May 21, 1989: 434.

- “City Health Aide, Named at Quiz, Quits,” *Los Angeles Times*, April 8, 1955: 1.
- “Display Ad,” *Los Angeles Times*, November 24, 1954: 21.
- “Display Ad,” *Los Angeles Times*, June 19, 1964: 98.
- “Display Ad,” *Los Angeles Times*, April 16, 1965: 23.
- “Display Ad,” *Los Angeles Times*, November 8, 1964: 42.
- “Dinner Scheduled by 56<sup>th</sup> GOP Assembly,” *Los Angeles Times*, August 26, 1953: 31.
- Drake, Cedric, “Boarding Houses and Handball Courts: The Fleeting Story of Los Angeles’ French Town,” KCET, April 4, 2012, <https://www.kcet.org/history-society/boarding-houses-and-handball-courts-the-fleeting-story-of-los-angeles-french-town>, accessed December 17, 2018.
- “Election Schedule,” *Los Angeles Times*, January 17, 1963: 32.
- “Goulds Attend Family Reunion in Los Angeles,” *Los Angeles Times*, December 26, 1952: 3.
- Huneven, Michelle, “Old Enough to Know Better,” *Los Angeles Times*, November 6, 1992: 112.
- “Investment Cashiers to Meet Tomorrow,” *Los Angeles Times*, October 8, 1957: 44.
- “Les Freres Taix,” *Los Angeles Times*, August 6, 1987: 186.
- Masters, Nathan, “Creating the Santa Monica Freeway,” KCET, September 9, 2012, <https://www.kcet.org/shows/departures/creating-the-santa-monica-freeway>, accessed December 28, 2018.
- Nelson, Valerie J., “Raymond Taix, 1925-2010, Owner of L.A. French Restaurant,” *Los Angeles Times*, October 17, 2010: 33.
- “...Of Markham and Taix,” *Los Angeles Times*, August 22, 1964: 32.
- “Original Bargain Duplicated,” *Los Angeles Times*, November 3, 1963: 494.
- Perry, Charles, “Les Freres Taix: It’s Almost Like Home,” *Los Angeles Times*, September 8, 1989: 84.
- Rasmussen, Cecilia, “L.A. Scene: The City Then and Now,” *Los Angeles Times*, June 1, 1992: 28.
- Rasmussen, Cecilia, “Neighborhood Reflects City’s Ethnic Flux,” *Los Angeles Times*, October 29, 2000: 33.
- “Roundabout,” *Los Angeles Times*, March 25, 1963: 64.
- “Taix Restaurant,” *Los Angeles Times*, August 14, 1964: 8.

Thompson, Derek, “The Paradox of American Restaurants,” *The Atlantic*, June 10, 2017, <https://www.theatlantic.com/business/archive/2017/06/its-the-golden-age-of-restaurants-in-america/530955/>, accessed December 16, 2018.

“U.S. ‘Giant’ Erases Old Landmarks,” *Los Angeles Times*, January 9, 1963: 29.

### **Reports and Surveys**

City of Los Angeles Cultural Affairs Department, *Cultural Heritage Masterplan*, adopted 2000.

City of Los Angeles Office of Historic Resources, *SurveyLA, Los Angeles Citywide Historic Context Statement, Context: Commercial Development, 1850-1980*, August 2018.

GPA Consulting, Inc., *Survey LA Historic Resources Survey Report, Silver Lake-Echo Park-Elysian Valley Community Plan Area*, prepared for City of Los Angeles Office of Historic Resources, May 2014: 6-7.

Carol Roland, Heather Goodson, Chad Moffett, and Christina Slattery, Mead & Hunt, Inc., “U.S. Highway 66 in California,” National Register of Historic Places Multiple Property Documentation Form, prepared September 28, 2011, approved January 3, 2012, Section E, Page 71-72.

**Appendix A: Table of Building Permits***Table of Building Permits*

<i>Date</i>	<i>Permit No.</i>	<i>Work</i>	<i>Owner</i>	<i>Architect</i>	<i>Contractor</i>	<i>Valuation</i>
March 25, 1929	7853	Construct new Class "C" restaurant, 26'x66' 1-story, 15'-tall, stone tile exterior walls, metal lath-plaster interior partitions, concrete floors, composition roof.	Mrs. Ona Spaulding, 1382 Lucille Ave.	Edgar E. Butler	Not given	\$3,500.00
April 23, 1929	11098	Place steel frame for illuminated sign on existing market building.	J.W. Botwin, 1911 Sunset Blvd.	N/A	Neosign Co.	\$40.00
May 2, 1929	12016	Make an addition of 8'x17', stone tile.	Ona W. Spaulding, 1382 Lucille Ave.	Ed E. Butler	Owner	\$225.00
November 5, 1934	15001	Erect sign on existing 40'x23' café building.	Noah Botwin, 1911 Sunset Blvd.	N/A	Mann Sign Co.	\$280.00
June 10, 1935	9700	Erect toilet building, 11'4"x15'6", one-story, 11'9"-tall, brick exterior walls, concrete floors.	N. Botwin, 1911 Sunset Blvd.	George J. Fosdyke	None	\$300.00
June 26, 1936	22987	Erect a one-story brick building as addition, 24'x42' to existing restaurant for use as cocktail lounge and toilet room.	Ona W. Spaulding, Beaux Arts Building	Charles F. Plummer, Architect; J.J. Rees, Engineer	None	\$2,500.00
August 1938	24277	Erect a one-story brick addition, 26'x30' to existing building.	Batwick Café, 1911 Sunset Blvd.	Charles F. Plummer, Architect; J.J. Rees, Engineer	None	\$1,000.00
1938 (month and day illegible)	33073	Tile bulkhead.	Spaulding	None	P.H. Millar, 1000 Echo Park Ave	Not given
October 18, 1938	34615	Move existing neon roof sign from end of roof to center of roof.	Noah Botwin, 1911 Sunset Blvd	None	Luminous Display Co	\$200.00
November 8, 1940	45432	Replace fire damage to roof and dining room ceiling. No additions or changes. Replace as	W.B Taylor, 1921 Sunset Blvd.	None	W.H. Radford	\$90.00

<i>Date</i>	<i>Permit No.</i>	<i>Work</i>	<i>Owner</i>	<i>Architect</i>	<i>Contractor</i>	<i>Valuation</i>
		before fire. (1921 W. Sunset Blvd.)				
April 10, 1946	19351	Wreck, demolish, and remove building. (1921 W. Sunset Blvd.)	Lucile O'Neill, 1382 Lucile Ave	None	None	\$200.00
1946 (month and day illegible)	07838	Add 24'x30' addition to existing café, which has masonry exterior walls.	Ona W. Spaulding, 1382 Lucille Ave.	None	None	\$1,500.00
March 29, 1946	09047	Add 28'x125' (illegible, could be 28'12'5") to existing building (foundation only)	Ona W. Spaulding, 1382 Lucille Ave.	None	None	\$900.00
December 27, 1948	32419	Proposed addition required for proper sanitation and fire regulations, for increased kitchen area, feed storage, toilets and lockers.	Ona W. Spaulding, 1382 Lucille Ave.	McIntosh and McIntosh, Engineer	None Selected	\$40,000.00
1947 (month and day illegible)	13488	Erect one 50'x10' advertising sign and attach to east wall of building.	Not given	Not given	Pacific Outdoor Advertising	\$300.00
1947	26077	See plans for permit no. 16747 (1947). Change arrangement of non-bearing partitions; enlarge opening into existing building.	Ona W. Spaulding, 1382 Lucille Ave.	Palo and Lyerla, Engineer	Owner	\$100.00
August 12, 1949	18812	Complete work authorized on permit 16747 (1947) and make corrections.	Ona W. Spaulding, 1382 Lucille Ave.	None	Owner	\$500.00
October, 1949	25240	New canopy at front of building.	Botwin	J.M. Sexton, Engineer	Sexton	\$300.00
November 10, 1949	27115	Enlarge small dining room, construct fireplace; cover walls of cocktail lounge and small dining room, with knotty pine.	Botwin's Restaurant	Owner	Owner	\$1,000.00
December 1, 1949	29768	Erect sign on roof.	H. Botwin, 1915 Sunset Blvd.	Illegible	None	\$200.00
1950 (month)	02535	Construct steel canopy at side of building, 6'x8' and	Ona W. Spaulding,	J.M. Sexton, Engineer	H. Sampson	\$300.00

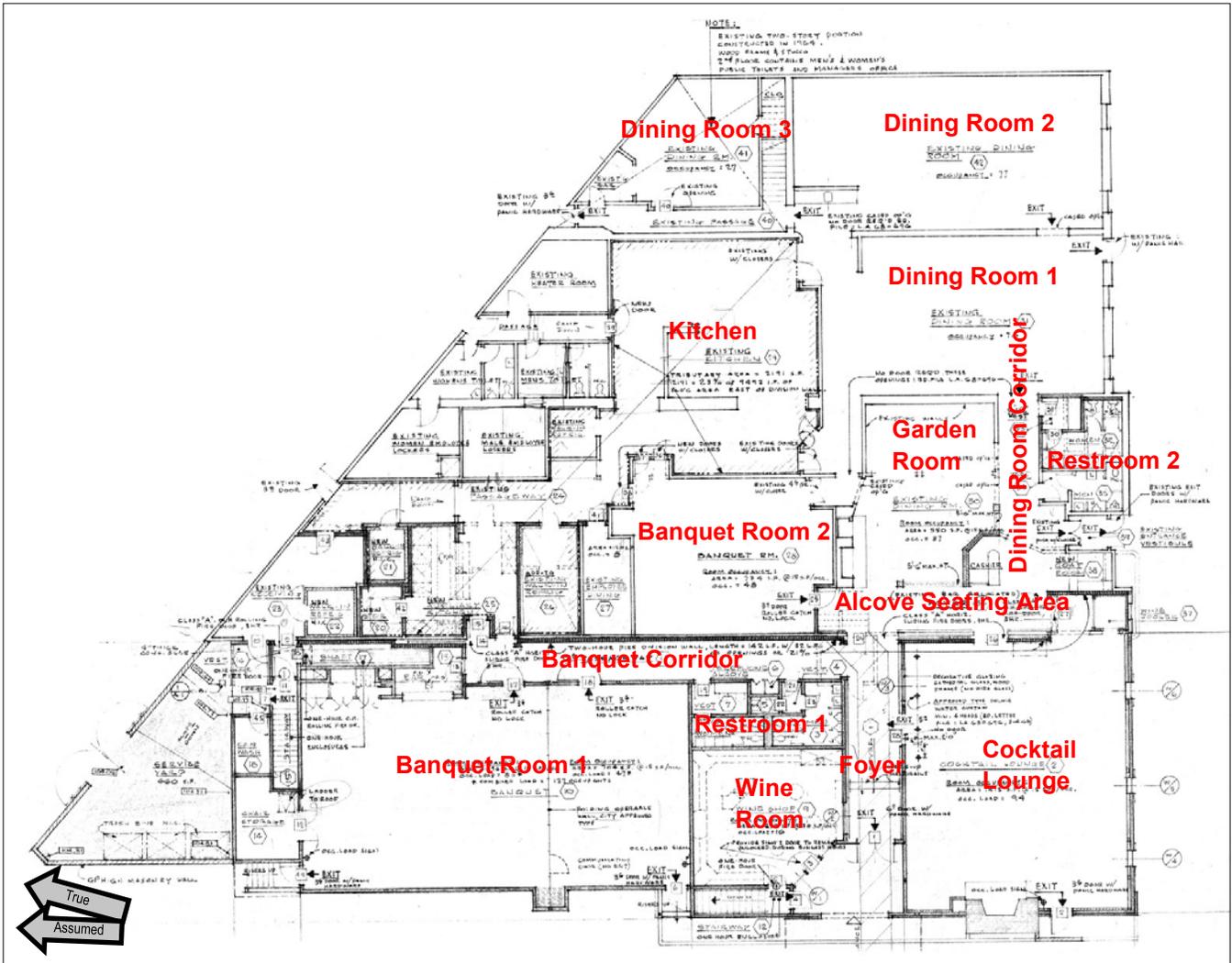
<i>Date</i>	<i>Permit No.</i>	<i>Work</i>	<i>Owner</i>	<i>Architect</i>	<i>Contractor</i>	<i>Valuation</i>
and day illegible)		increase size of dining room as shown on plans.	1382 Lucille Ave.			
April 20, 1950	09050	Enlarge length of roof sign required under permit 02535 (1950) from 20' to 23'.	H. Botwin, 1915 Sunset Blvd.	J.M. Sexton, Engineer	Owner	\$700.00
August 28, 1961	96294	Install projecting sign, 1'4"x7', reading "Coffee Shop."	Rafael's Restaurant	None	Brite Lite Neon	\$600.00
June 19, 1962	13318	Add exterior canopy, 8'x10', on west elevation.	Mr. Taix, 1911 Sunset Blvd.	G. Sexton, Engineer	Mr. Sampson	\$2,000.00
June 27, 1962	14014	Stucco and wood trim front only.	Taix Brothers, 1911 Sunset Blvd.	Sexton, Engineer	Harold Samson	\$3,000.00
June 29, 1962	14263	Change size of existing vestibule to 8/6x12 on permit no. 13318.	Mr. Taix, 1911 Sunset Blvd.	G. Sexton, Engineer	Mr. Simpson	\$200.00
July 6, 1962	14737	Revise permit no. 14014 (1962), exterior changes.	Taix Brothers, 1911 Sunset Blvd.	George Sexton	Mr. Sampson	\$125.00
January 29, 1963	29582	Install metal and plastic neon signs.	La Casita, 1911 Sunset Blvd.	None	G.M. Neon Corp.	\$500.00
December 2, 1963	55386	Add 690 square foot second story at northeast corner of existing restaurant.	Les Feres Restaurant, 1911 Sunset Blvd.	G.F. Sexton	Owner	\$15,000.00
February 18, 1966	19282	Erect water tank on roof near northeast corner of building.	Les Feres Taix Restaurant, 1911 Sunset Blvd.	J.M. Sexton	Owner	\$300.00
July 1, 1968	70274	Add one story and partial basement addition at 1911 and 1925 Sunset Blvd.	Les Freres Taix, 1911 Sunset Blvd.	Nielsen, Moffatt & Wolverton	Owner	\$165,000.00
July 23, 1968	70929	Shoring for installation of new basement.	Les Freres Taix, 1911 Sunset Blvd.	Nielsen, Moffatt & Wolverton, Architect; George J. Fosdyke, Engineer	None	\$500.00
March 17, 1969	84312	Install double-face projecting sign, 4'x8', along south	Taix Restaurant,	None	Three Star Sign Co.	\$800.00

<i>Date</i>	<i>Permit No.</i>	<i>Work</i>	<i>Owner</i>	<i>Architect</i>	<i>Contractor</i>	<i>Valuation</i>
		elevation fronting Sunset Blvd.	1911 Sunset Blvd.			
May 29, 1970	09687	Install steel beam in intr. Kitchen non bearing masonry wall opening (previously cut).	Taix Restaurant, 1911 Sunset Blvd.	Wilson and Thompson, Engineer	Andre V. Pastor	\$2,000.00
January 4, 1971	21171	Ceramic tile, walls and quarry; tile floor.	Taix Brothers, 1911 Sunset Blvd.	None	Andre Pastor	\$6,000.00
November 4, 1975	16239	Alter existing office and dining room by relocation of stair in northeast corner of building.	Les Freres Taix Restaurant, 1911 Sunset Blvd.	Nielsen, Moffatt & Wolverton, Architect	McCormick Construction	\$18,000.00
February 15, 1979	77720	Interior alterations to convert wine shop to banquet room in west portion of building.	P. Taix, 1911 Sunset Blvd.	R.C. Nielsen, Architect	Not selected	\$3,000.00
June 4, 1991	78691	Remodel 2 bathrooms located along south wall to comply with accessibility requirements.	Mike Taix, 1911 Sunset Blvd.	None	Royce Construction	\$13,000.00
October 24, 2001	00048-10000-01447	Install one porte cochere roof sign reading, "Taix French Restaurant," 1 illuminated double-faced projecting sign, 2 wall signs.	Raymond M. Taix and Toni R. Taix, 3586 California Blvd, Pasadena.	Victor Montgomery, Architect	Owner	\$8,741.00





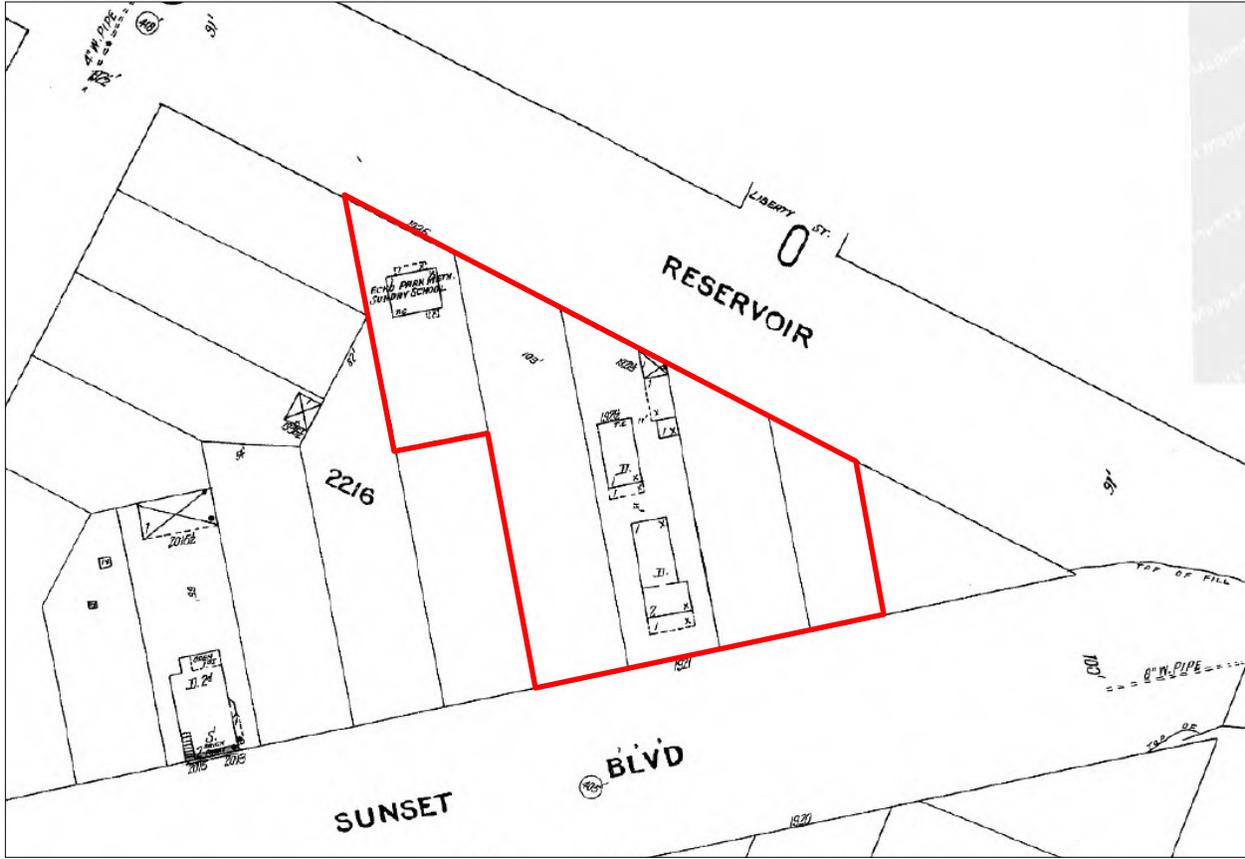
Attachment A: Current Maps and Aerials



Map 4: Subject property, ground floor plan, 1968, with overlay identifying current room nomenclature (Nielsen, Moffatt, and Wolverton)

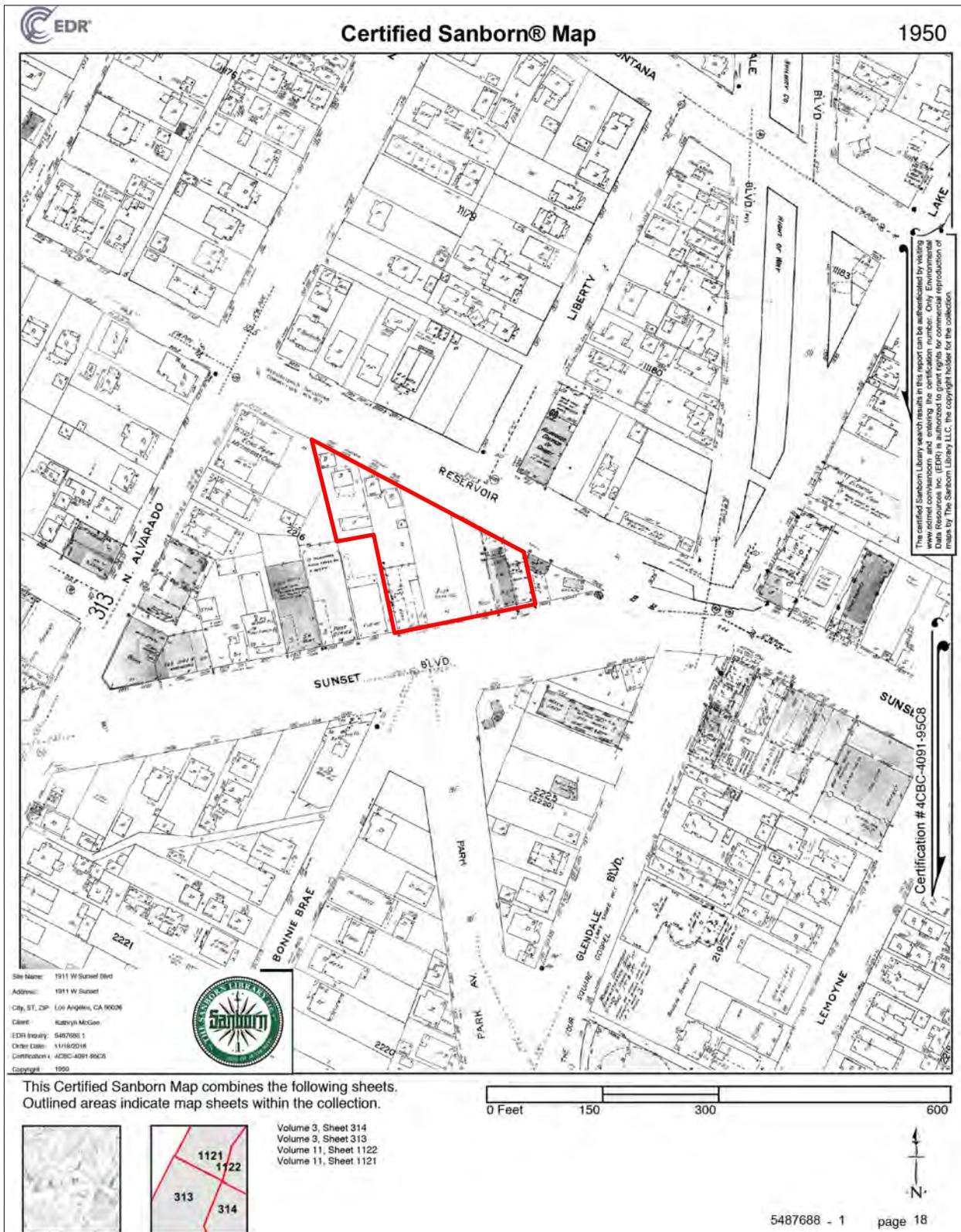


**Attachment B: Historic Maps and Aerials**



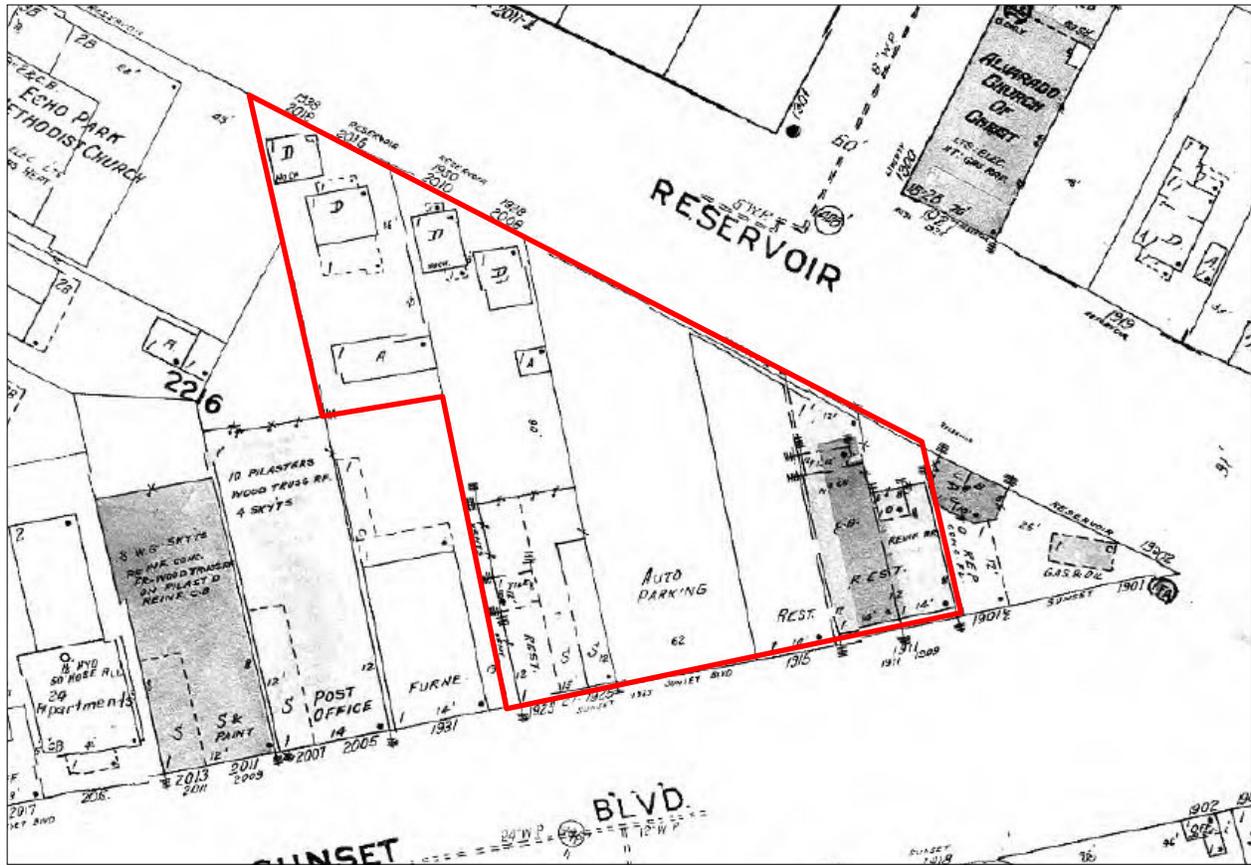
**Sanborn Map 2:** Crop of previous, subject property outlined in red, 1906 (Los Angeles Public Library)

Attachment B: Historic Maps and Aerials



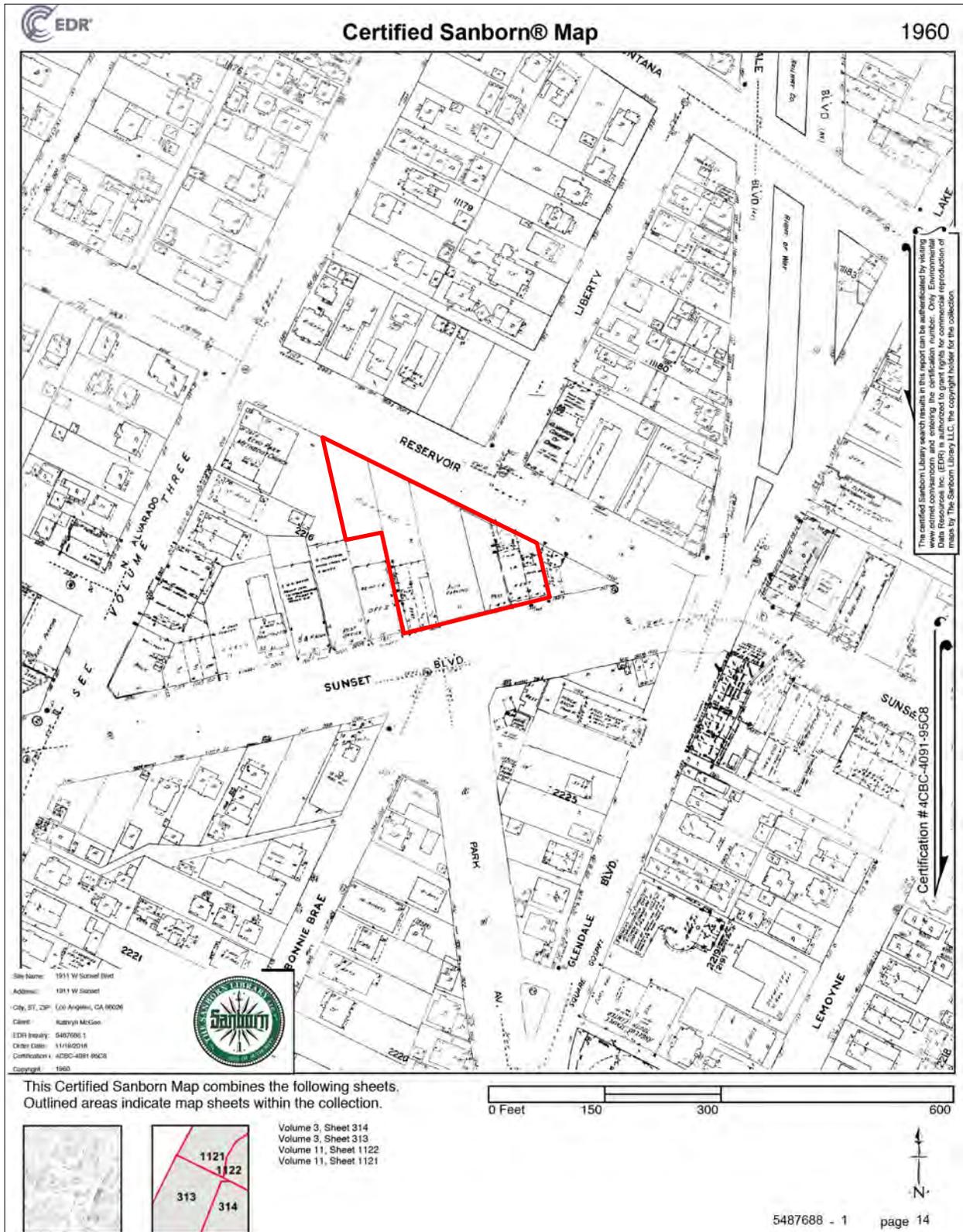
Sanborn Map 3: Subject property outlined in red, 1950 (Los Angeles Public Library)

Attachment B: Historic Maps and Aerials



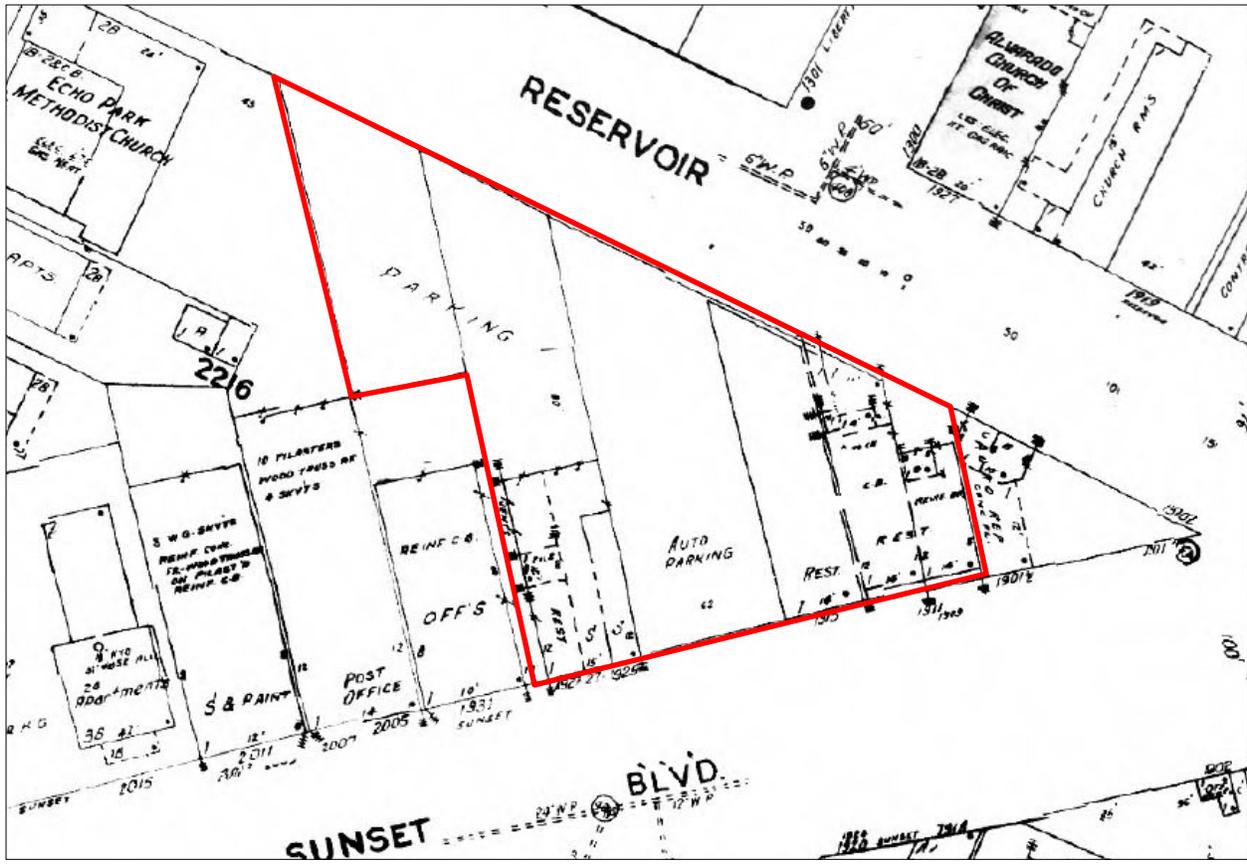
Sanborn Map 4: Crop of previous, subject property outlined in red, 1950 (Los Angeles Public Library)

Attachment B: Historic Maps and Aerials



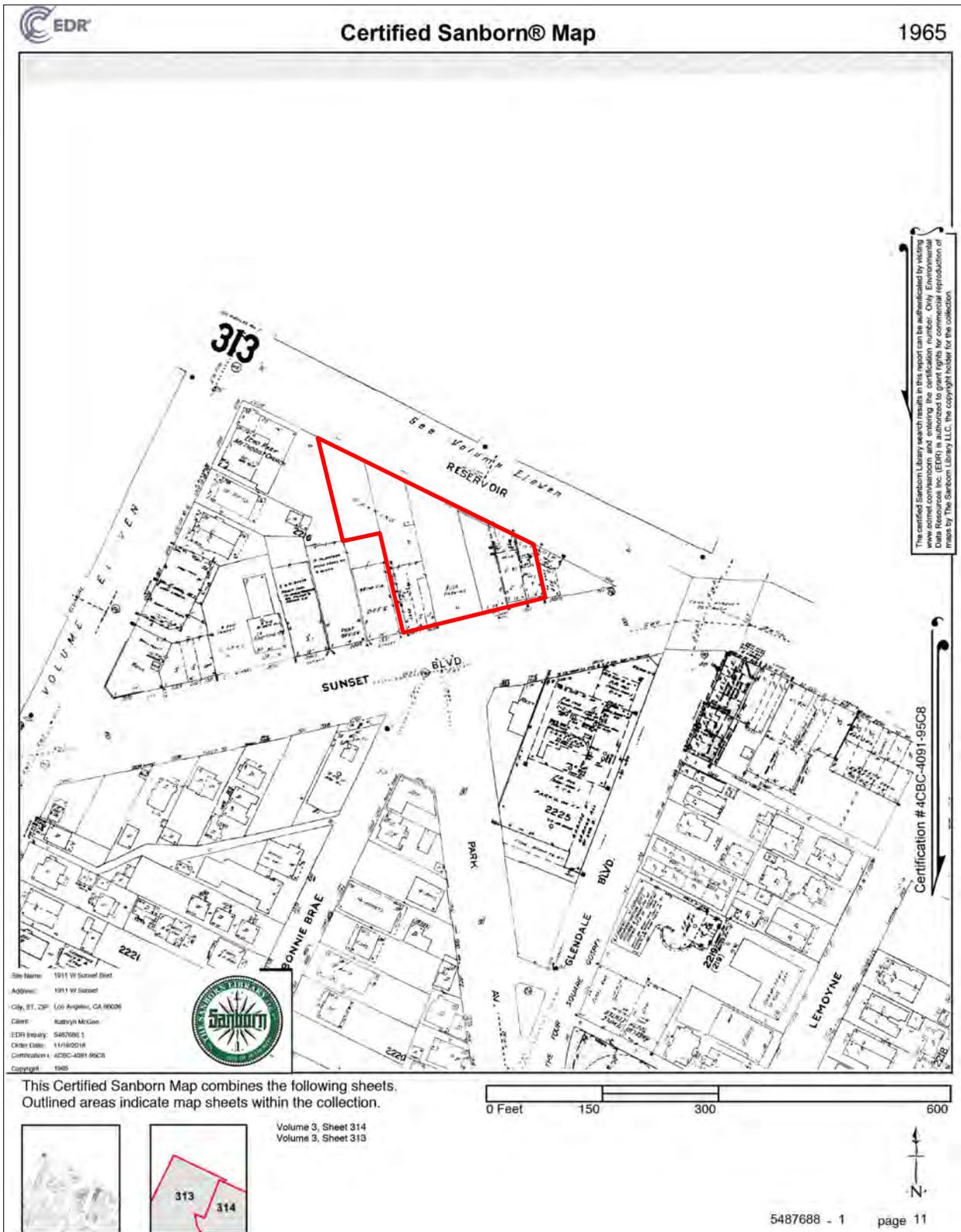
Sanborn Map 5: Subject property outlined in red, 1960 (Los Angeles Public Library)

Attachment B: Historic Maps and Aerials

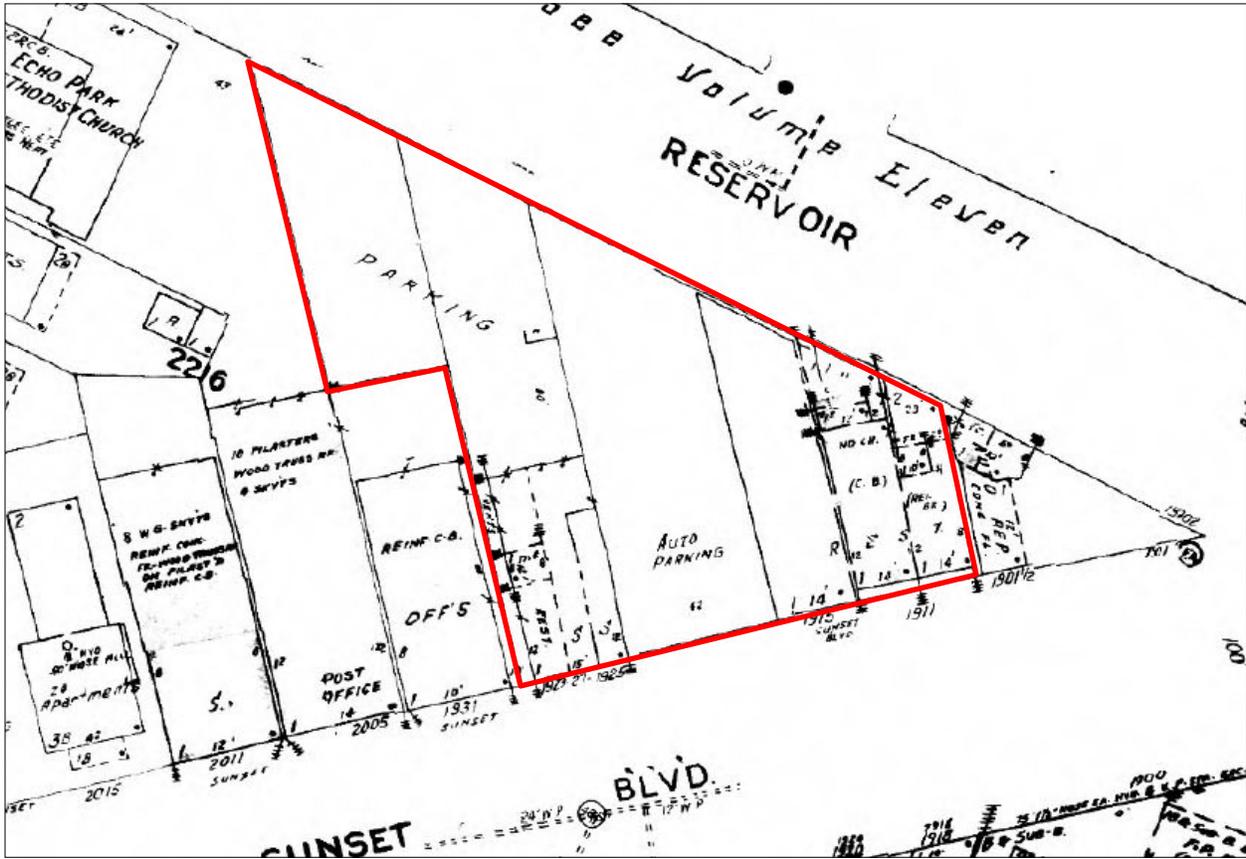


Sanborn Map 6: Crop of previous, subject property outlined in red, 1960 (Los Angeles Public Library)

Attachment B: Historic Maps and Aerials

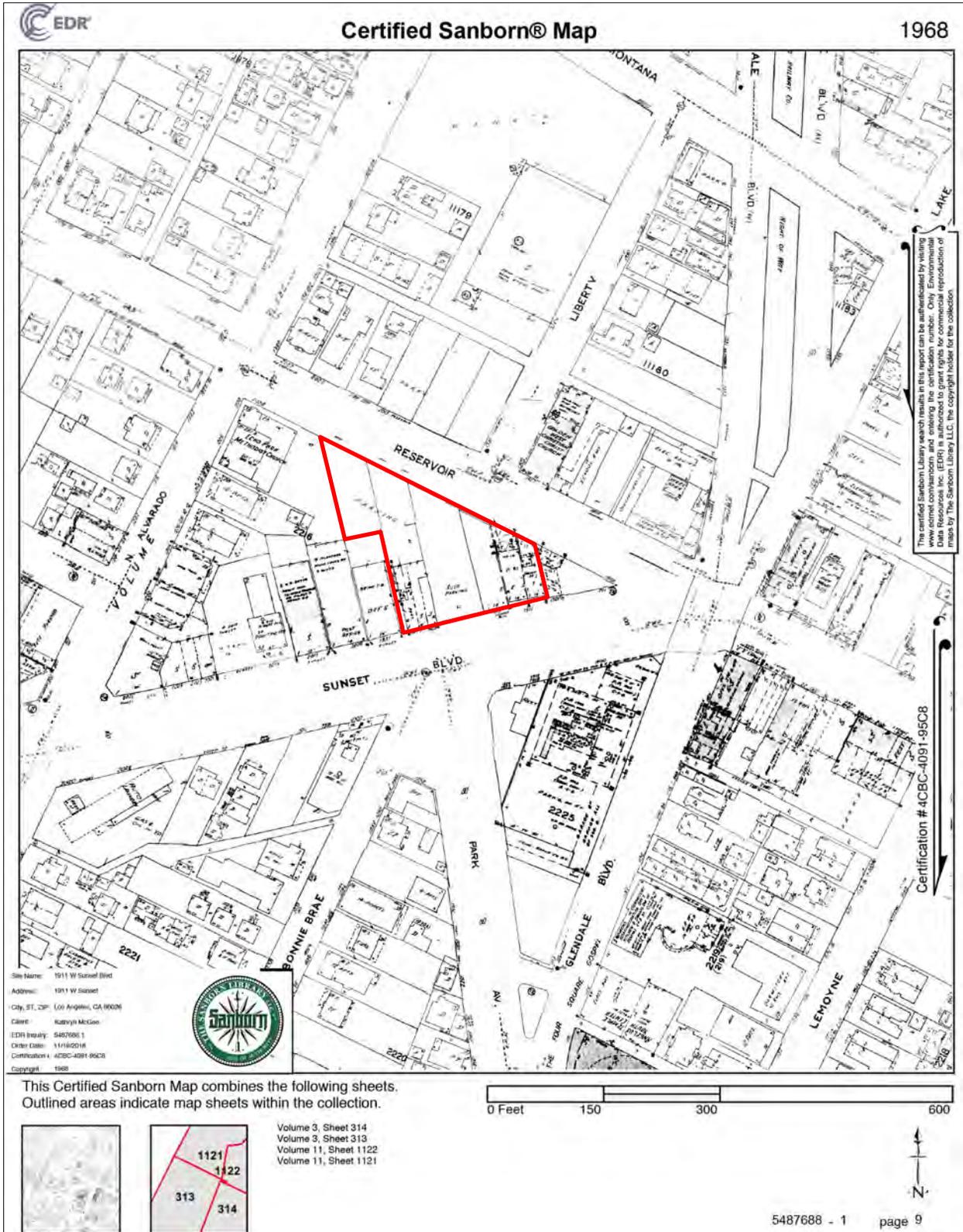


Attachment B: Historic Maps and Aerials



Sanborn Map 8: Crop of previous, subject property outlined in red, 1965 (Los Angeles Public Library)

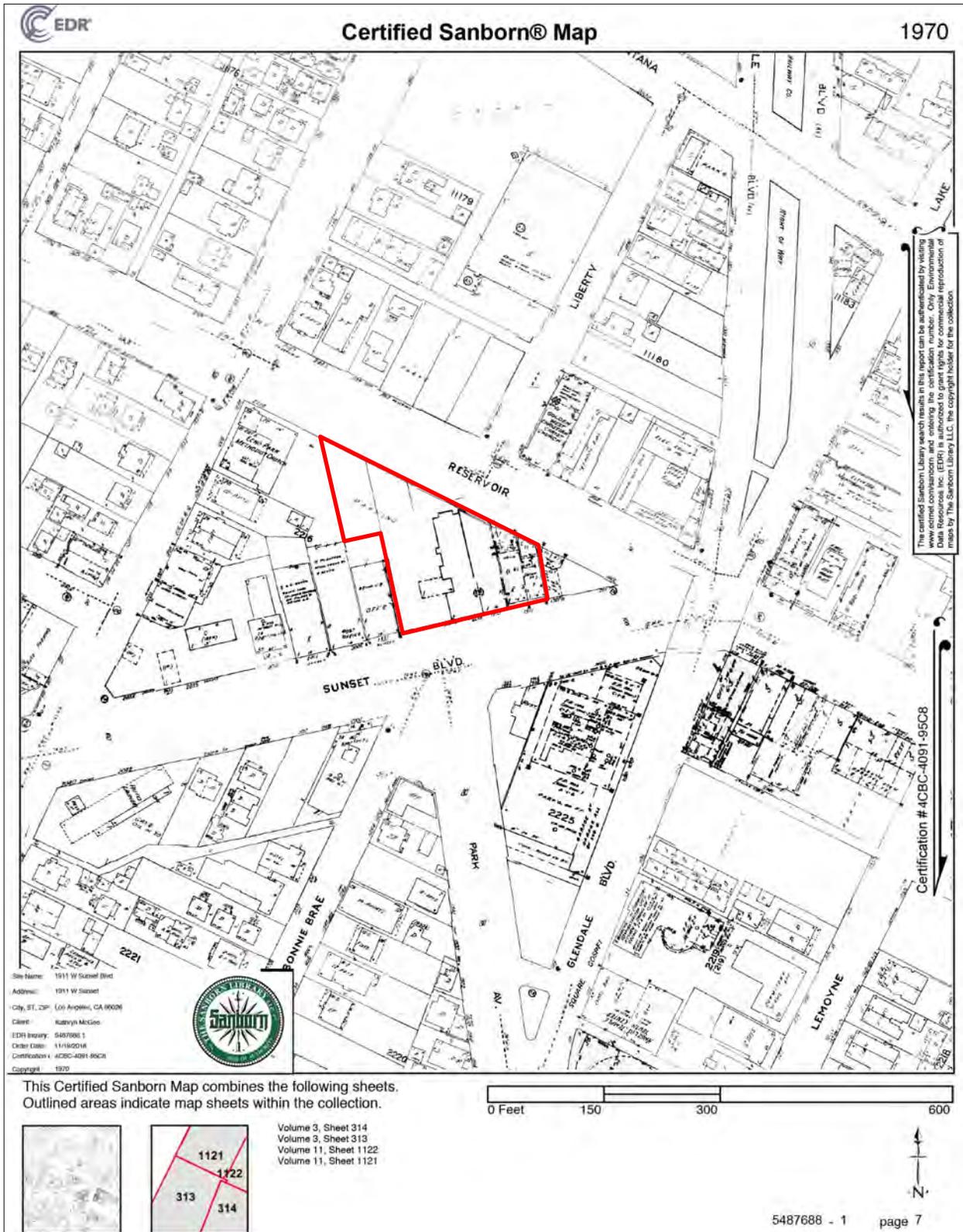
Attachment B: Historic Maps and Aerials



Sanborn Map 9: Subject property outlined in red, 1968 (Los Angeles Public Library)

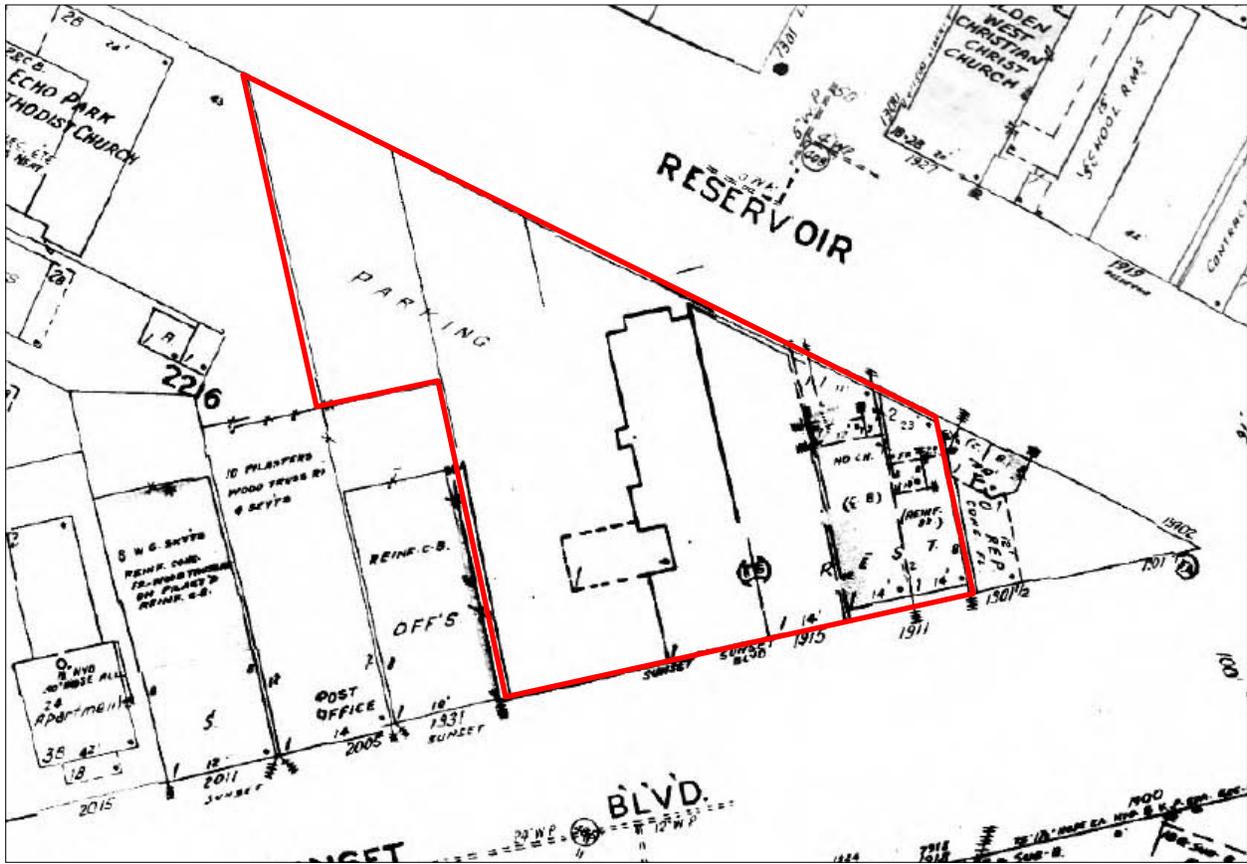


Attachment B: Historic Maps and Aerials



Sanborn Map 11: Subject property outlined in red, 1970 (Los Angeles Public Library)

Attachment B: Historic Maps and Aerials



Sanborn Map 12: Crop of previous, subject property outlined in red, 1970 (Los Angeles Public Library)

**Attachment B: Historic Maps and Aerials**

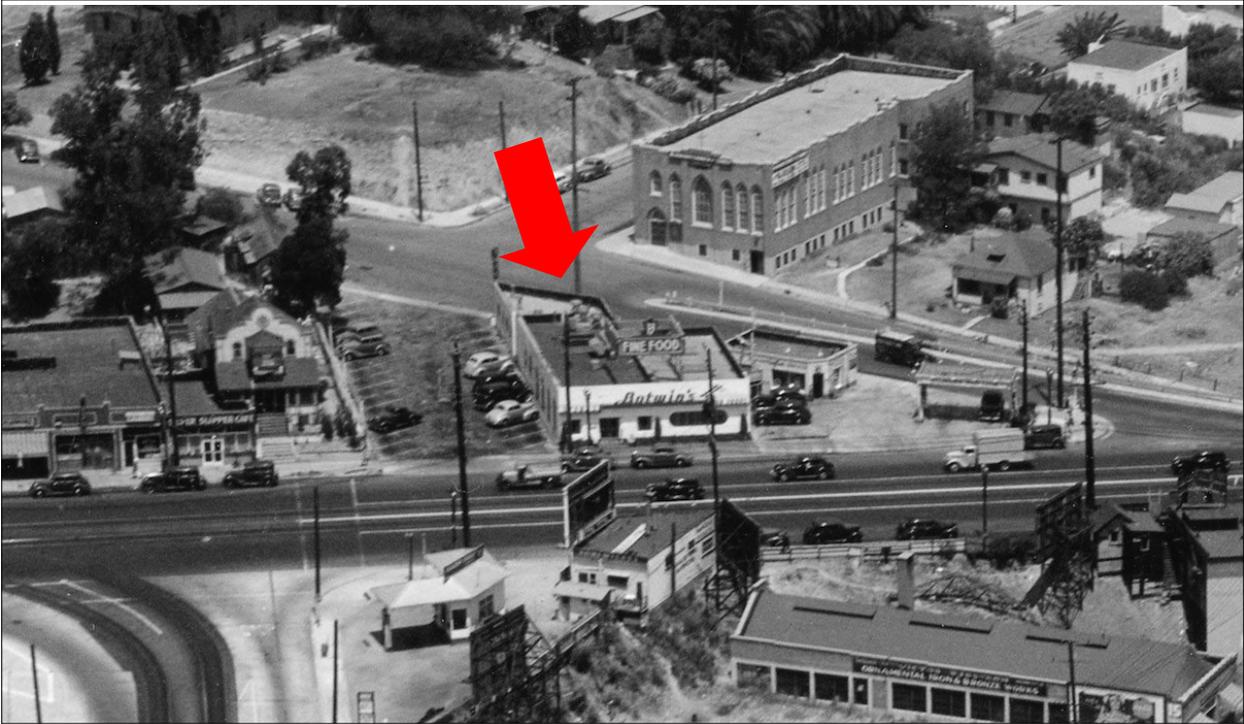


**Historic Aerial 1:** Subject property indicated by red arrow, 1932 (UCLA Air Photo Archive)

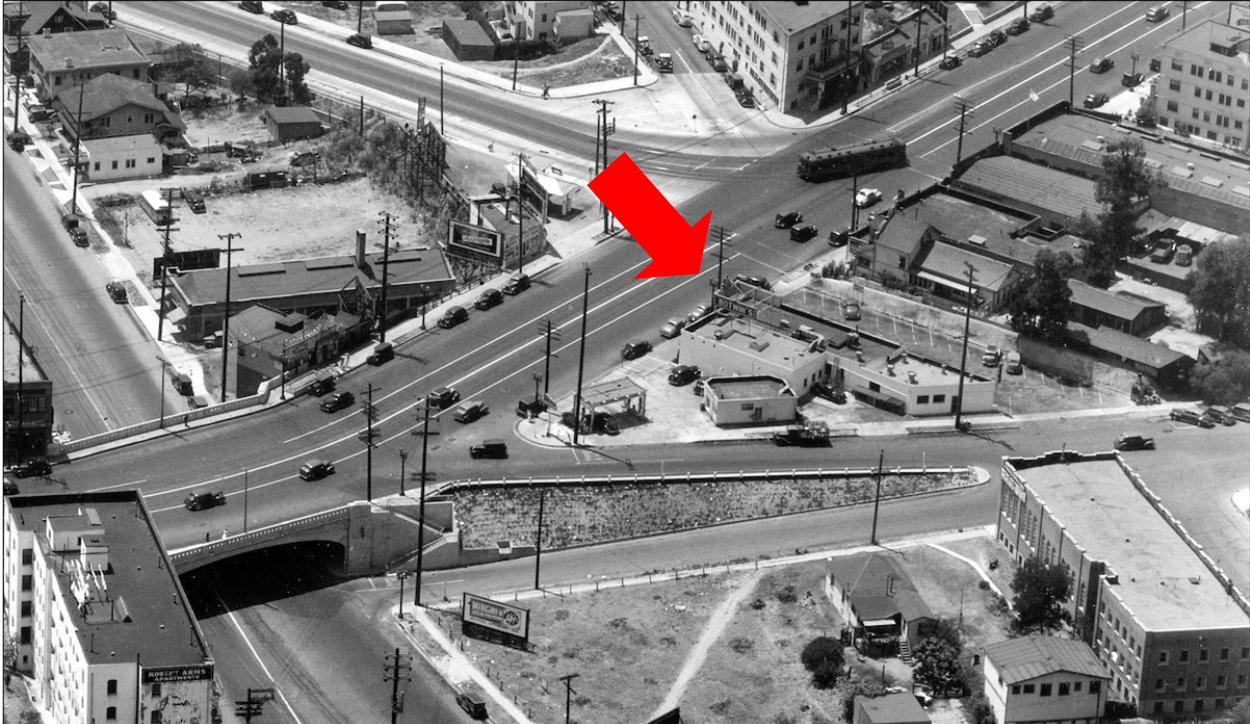


**Historic Aerial 2:** Subject property indicated by red arrow, 1938 (UCSB Aerial Photography Collection)

**Attachment B: Historic Maps and Aerials**



**Historic Aerial 3:** Subject property indicated by red arrow, 1940 (UCLA Air Photo Archive)

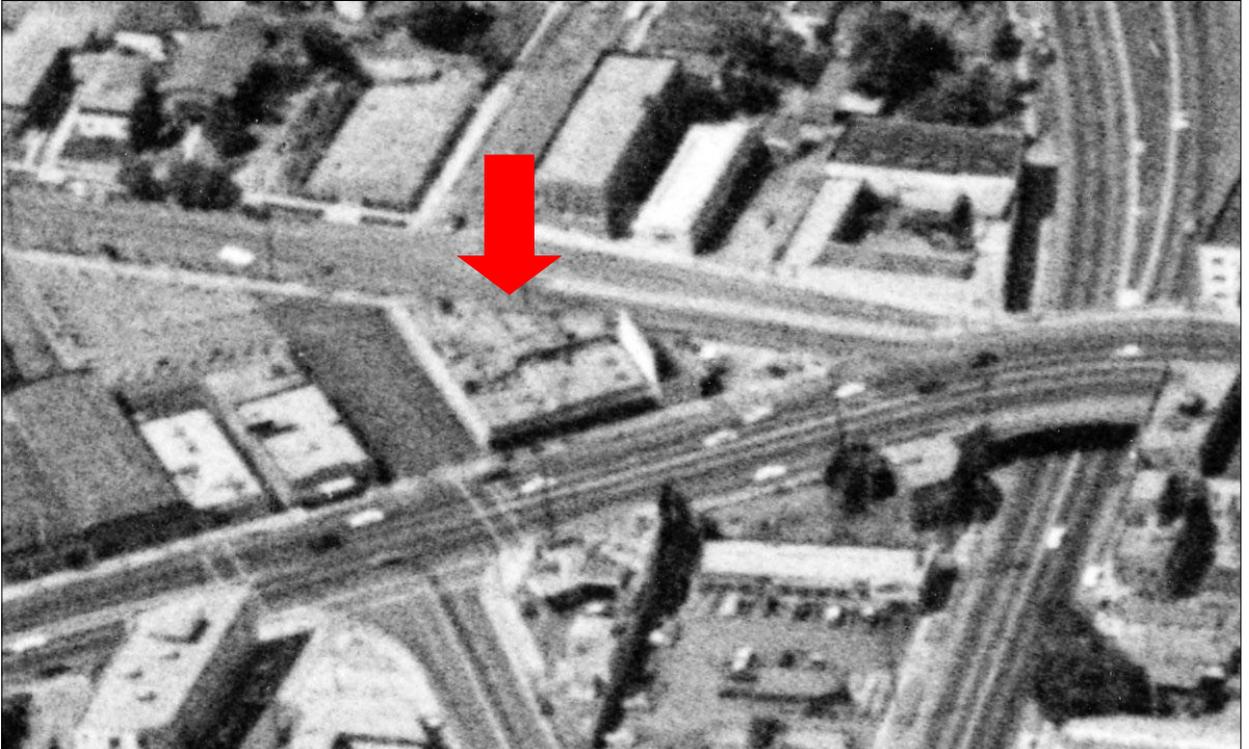


**Historic Aerial 4:** Subject property indicated by red arrow, 1940 (UCLA Air Photo Archive)

**Attachment B: Historic Maps and Aerials**



**Historic Aerial 5:** Subject property indicated by red arrow, 1956 (UCSB Aerial Photography Collection)

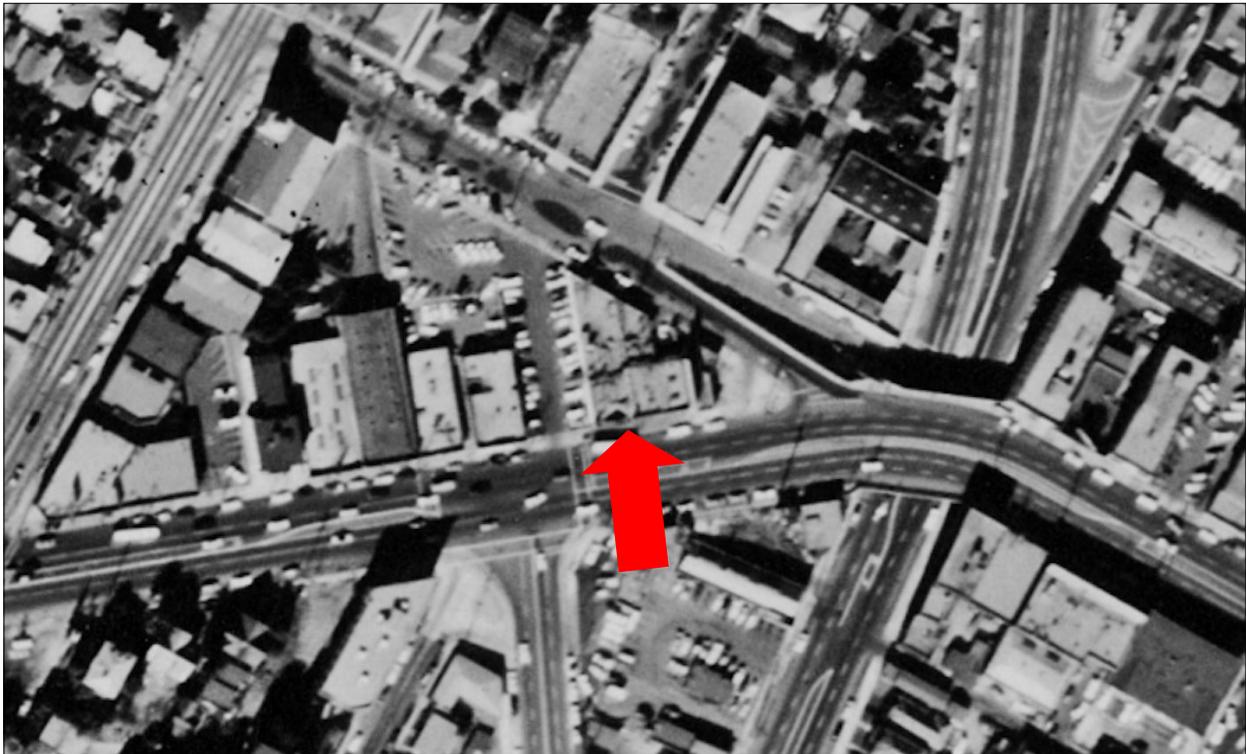


**Historic Aerial 6:** Subject property indicated by red arrow, 1960 (UCLA Air Photo Archive)

**Attachment B: Historic Maps and Aerials**



**Historic Aerial 7:** Subject property indicated by red arrow, 1960 (UCSB Aerial Photography Collection)



**Historic Aerial 8:** Subject property indicated by red arrow, 1962 (UCSB Aerial Photography Collection)

**Attachment B: Historic Maps and Aerials**



**Historic Aerial 9:** Subject property indicated by red arrow, 1964 (UCLA Air Photo Archive)



**Historic Aerial 10:** Subject property indicated by red arrow, 1965 (UCSB Aerial Photography Collection)

**Attachment B: Historic Maps and Aerials**



**Historic Aerial 11:** Subject property indicated by red arrow, 1968 (UCSB Aerial Photography Collection)



**Historic Aerial 12:** Subject property indicated by red arrow, 1971 (UCSB Aerial Photography Collection)

**Attachment C: Current Photographs of Subject Property**



**Figure 1:** Setting of subject property, looking toward adjacent property to the east, Baby Blues BBQ, 1901 W. Sunset Boulevard, view northwest (McGee, 2018)



**Figure 2:** Setting of subject property, looking toward adjacent property to the east, Baby Blues BBQ, 1901 W. Sunset Boulevard, view north (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 3:** Setting of subject property, looking toward adjacent properties to the west: an office building, 1931 W. Sunset Boulevard (right), and Edendale Branch Library, 2011 W. Sunset Boulevard (left), view northwest (McGee, 2018)



**Figure 4:** Setting of subject property, looking toward Citibank office tower to the south across Sunset Boulevard, 1900 W. Sunset Boulevard (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 5:** Subject property, west elevation (left) and south façade (center/right), view northeast from Sunset Boulevard (McGee, 2018)



**Figure 6:** Subject property, south façade, view northwest from Sunset Boulevard (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 7:** Subject property, south façade, view north from Sunset Boulevard (McGee, 2018)



**Figure 8:** Subject property, south façade detail, view northwest (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 9:** Subject property, south façade detail, view northeast (McGee, 2018)



**Figure 10:** Subject property, south façade detail showing original entrance, view northeast (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 11:** Subject property, south façade, view northeast (McGee, 2018)



**Figure 12:** Subject property, south façade, detail of secondary entrance, view north (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 13:** Subject property, west elevation and porte cochere, view northeast (McGee, 2018)



**Figure 14:** Subject property, porte cochere extending from west elevation, view north (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 15:** Subject property, west elevation, main entrance into foyer, view southeast (McGee, 2018)



**Figure 16:** Subject property, west elevation, detail showing chimney, view northeast (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 17:** Subject property, west elevation (indicated by arrow) and surface parking lot to the west, view southeast (McGee, 2018)



**Figure 18:** Subject property, north elevation (left) and west elevation (center), view southeast (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 19:** Subject property, northeast elevation, view southwest (McGee, 2018)



**Figure 20:** Subject property, northeast elevation, view southwest (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 21:** Subject property, interior, Foyer, looking toward main entrance, view west (McGee, 2018)



**Figure 22:** Subject property, interior, Foyer, inside main entrance, view east (McGee, 2018)

Attachment C: Current Photographs of Subject Property



Figure 23: Subject property, interior, Foyer, detail of window, view south (McGee, 2018)



Figure 24: Subject property, interior, Foyer, inside main entrance, looking toward entrance to wine room, view northwest (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 25:** Subject property, interior, Wine Room, view northwest (McGee, 2018)



**Figure 26:** Subject property, interior, Wine Room, looking toward entrance, view southeast (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 27:** Subject property, interior, Cocktail Lounge, view south (McGee, 2018)

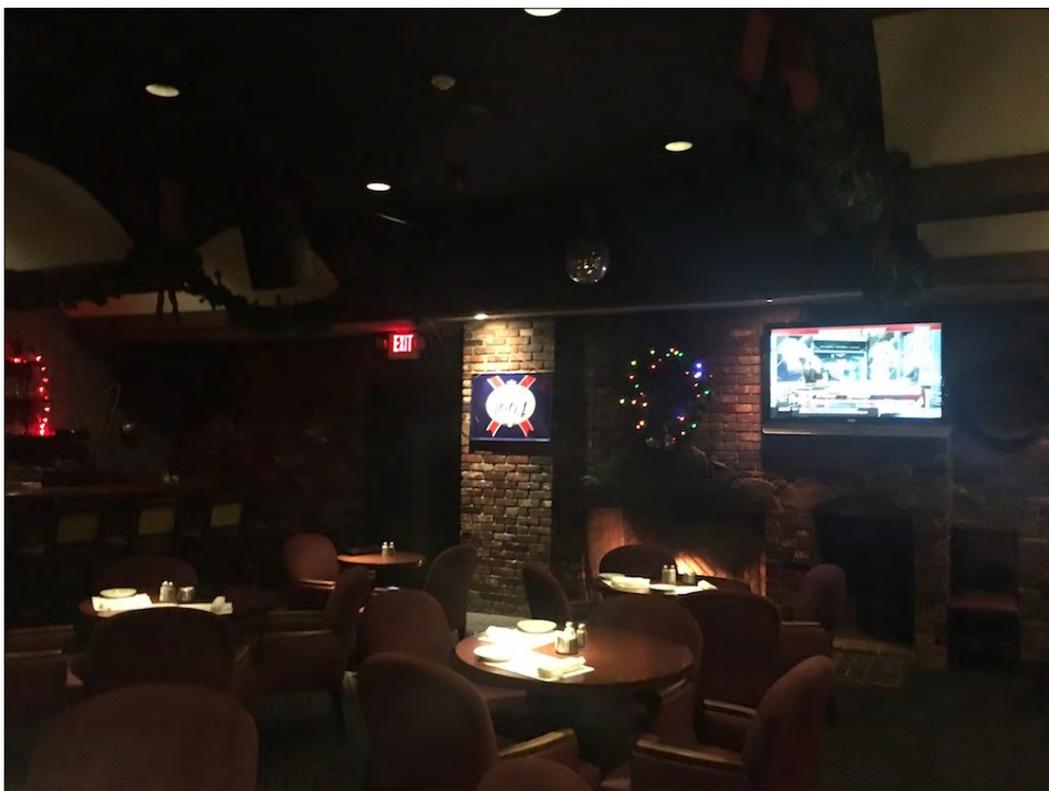


**Figure 28:** Subject property, Cocktail Lounge, looking toward entrance, view northwest (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 29:** Subject property, Cocktail Lounge, view southeast (McGee, 2018)



**Figure 30:** Subject property, interior, Cocktail Lounge, looking toward fireplace, view southwest (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 31:** Subject property, interior, Cocktail Lounge, fireplace detail, view southwest (McGee, 2018)



**Figure 32:** Subject property, interior, Cocktail Lounge, view east (McGee, 2018)

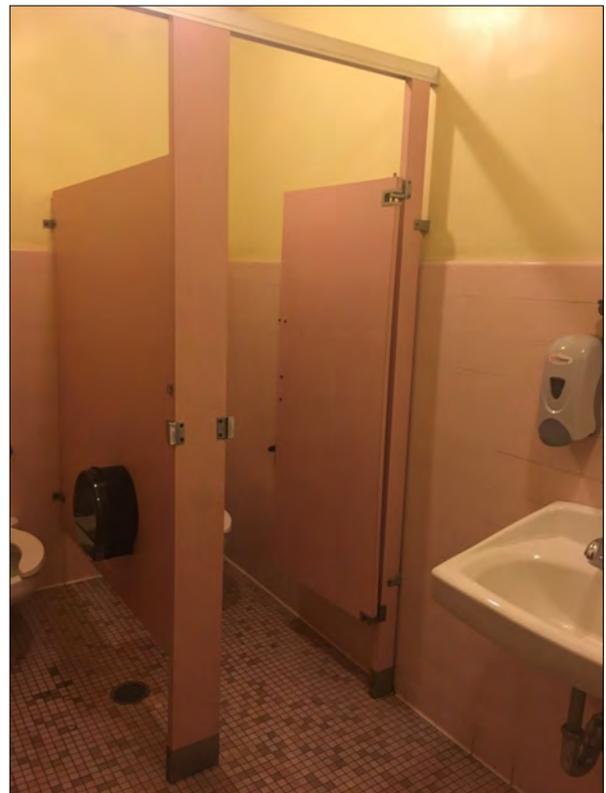
**Attachment C: Current Photographs of Subject Property**



**Figure 33:** Subject property, interior, Banquet Corridor, view north (McGee, 2018)



**Figure 34:** Subject property, Restroom 1, women's, powder room area, view southwest (McGee, 2018)



**Figure 35:** Subject property, Restroom 1, women's, bathroom, view southwest (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 36:** Subject property, Banquet Room 1 (Alsace Room), view west (McGee, 2018)



**Figure 37:** Subject property, Banquet Room 1 (Alsace Room), view northeast (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 38:** Subject property, Banquet Room 1 (Champagne Room), view northeast (McGee, 2018)



**Figure 39:** Subject property, Banquet Room 1 (Champagne Room), view north (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 40:** Subject property, Banquet Room 2 (Bordeaux Room), view northwest (McGee, 2018)



**Figure 41:** Subject property, Banquet Room 2 (Bordeaux Room), view west (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 42:** Subject property, Alcove Seating Area, view southeast (McGee, 2018)



**Figure 43:** Subject property, Alcove Seating Area, view southwest (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 44:** Subject property, Alcove Seating Area, view northwest (McGee, 2018)



**Figure 45:** Subject property, Alcove Seating Area, fireplace detail, view northeast (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 46:** Subject property, Alcove Seating Area, looking toward host stand, view south (McGee, 2018)



**Figure 47:** Subject property, Alcove Seating Area, looking toward entrance doors providing access off Sunset Boulevard, view southwest (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 48:** Subject property, interior, door to Banquet Room 2 (Bordeaux Room), view northeast (McGee, 2018)



**Figure 49:** Subject property, Garden Room, looking toward west wall dividing room from Alcove Seating Area, view southeast (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 50:** Subject property, Garden Room, view southeast (McGee, 2018)



**Figure 51:** Subject property, Garden Room, view northeast (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 52:** Subject property, Dining Room Corridor, view east (McGee, 2018)



**Figure 53:** Subject property, Restrooms 2, doors off Dining Room Corridor, view southwest (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 54:** Subject property, Restroom 2, view southeast (McGee, 2018)



**Figure 55:** Subject property, Restrooms 2, doors view southeast (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 56:** Subject property, Dining Room 1, view northwest (McGee, 2018)



**Figure 57:** Subject property, Dining Room 1, view southwest (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 58:** Subject property, Dining Room 1, ceiling detail, view southwest (McGee, 2018)



**Figure 59:** Subject property, Dining Room 1, wall detail, view east (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 60:** Subject property, Dining Room 2, view north (McGee, 2018)

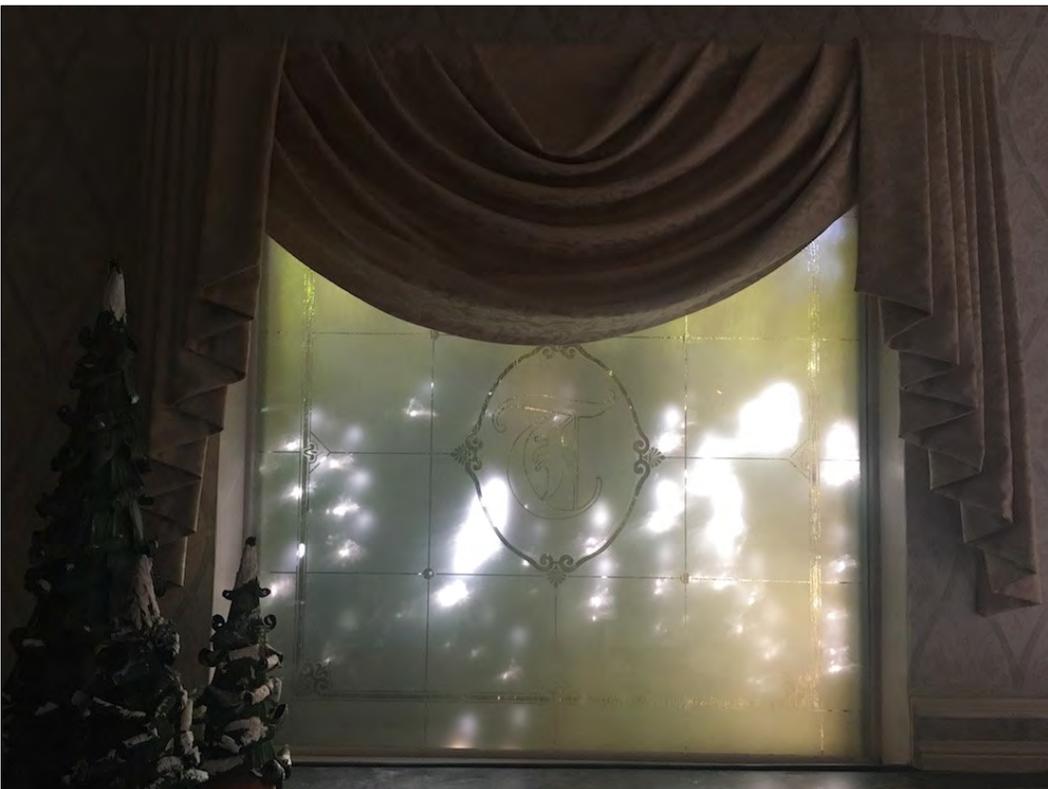


**Figure 61:** Subject property, Dining Room 2, view southwest (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 62:** Subject property, Dining Room 2, detail of booths, view southwest (McGee, 2018)



**Figure 63:** Dining Room 2, detail of etched glass in window in south wall, view south (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 64:** Subject property, Dining Room 3, view northwest (McGee, 2018)



**Figure 65:** Subject property, Dining Room 3, view southwest (McGee, 2018)

**Attachment C: Current Photographs of Subject Property**



**Figure 66:** Subject property, hallway to west of Dining Room 3, view south (McGee, 2019)



**Figure 67:** Subject property, service spaces to north of Dining Rooms 1-2, view west (McGee, 2019)

**Attachment C: Current Photographs of Subject Property**



**Figure 68:** Subject property, Kitchen, view northwest (McGee, 2019)



**Figure 69:** Subject property, Utility Room, view southeast (McGee, 2019)

**Attachment C: Current Photographs of Subject Property**



**Figure 70:** Subject property, Basement, view of stair (McGee, 2019)



**Figure 71:** Subject property, Basement, typical view (McGee, 2019)

**Attachment C: Current Photographs of Subject Property**



**Figure 72:** Subject property, 2nd Floor Office, view of stair (McGee, 2019)



**Figure 73:** Subject property, 2nd Floor Office, view southeast (McGee, 2019)

**Attachment D: Historic Photographs**



**Historic Photo 1:** Taix Restaurant in original location in downtown Los Angeles, 1956 (USC Digital Library)



**Historic Photo 2:** Taix Restaurant in original location in downtown Los Angeles, 1960 (USC Digital Library)

**Attachment D: Historic Photographs**



**Historic Photo 3:** Taix Restaurant in original location in downtown Los Angeles, 1962 (USC Digital Library)



**Historic Photo 4:** French Navy visiting Taix Restaurant in original location in downtown Los Angeles, 1940s (George Geary, *L.A.'s Legendary Restaurants*, Solana Beach: Santa Monica Press, 2016: 76)

**Attachment D: Historic Photographs**



**Historic Photo 5:** Taix Restaurant in original location in downtown Los Angeles, undated (George Geary, *L.A.'s Legendary Restaurants*, Solana Beach: Santa Monica Press, 2016: 78).



**Historic Photo 6:** Pierre Taix (left) and bartender Jean-Claude Etchegaray, 1960s (George Geary, *L.A.'s Legendary Restaurants*, Solana Beach: Santa Monica Press, 2016: 78)

**Attachment D: Historic Photographs**



**Historic Photo 7:** Subject property, south façade, view northwest, circa 1964  
(George Geary, *L.A.'s Legendary Restaurants*, Solana Beach: Santa Monica Press, 2016: 75)



**Historic Photo 8:** Subject property, south façade, view northeast, circa 1960s  
(framed photo on wall in Taix Restaurant)

**Attachment D: Historic Photographs**



**Historic Photo 9:** Subject property, interior, Dining Room 1, view northeast, undated (George Geary, *L.A.'s Legendary Restaurants*, Solana Beach: Santa Monica Press, 2016: 77)



**Historic Photo 10:** Subject property, interior, Wine Room, undated (Taix Restaurant)

**Attachment D: Historic Photographs**



**Historic Photo 11:** Subject property, interior, Alcove Seating Area, view northeast, undated (Taix Restaurant)



**Historic Photo 12:** Subject property, interior, Cocktail Lounge, view southeast, undated (Taix Restaurant)

If you've never tried a French restaurant, you're in for a special treat at the new Les Freres Taix. For when you enter this smartly appointed restaurant you enter France itself . . . the decor is pure Parisian, the food is all that even a Frenchman could ask for and the wine cellar offers as complete a selection as you'll find anywhere. Prices are modest, well within the family range. Les Freres Taix is open daily for lunch from 11 A.M. to 3 P.M. Dinners are served from 5 till 10. Sundays from 12 noon. The cocktail lounge is open until midnight for your enjoyment. 1911 Sunset Blvd. DU. 9-1265.



**Historic Photo 13:** Advertisement for Taix Restaurant, including photograph showing south façade, view northwest, 1964 (*Los Angeles Times*, June 19, 1964: 98)

IN APPRECIATION OF OUR  
INDEPENDENCE IN  
GLORIOUS U. S. A.

LET US ALL HEARTILY,  
SINCERELY APPRECIATE

*This*  *THI*

**TAIX**  
FRENCH RESTAURANT

We suggest that you come to TAIX for  
your INDEPENDENCE DAY FEAST . . .

★  
**FAMOUS  
CHICKEN  
DINNER**



*Served from 2 p.m. to 8:30 p.m.*

**60<sup>c</sup>**

Private booths & tables 85c

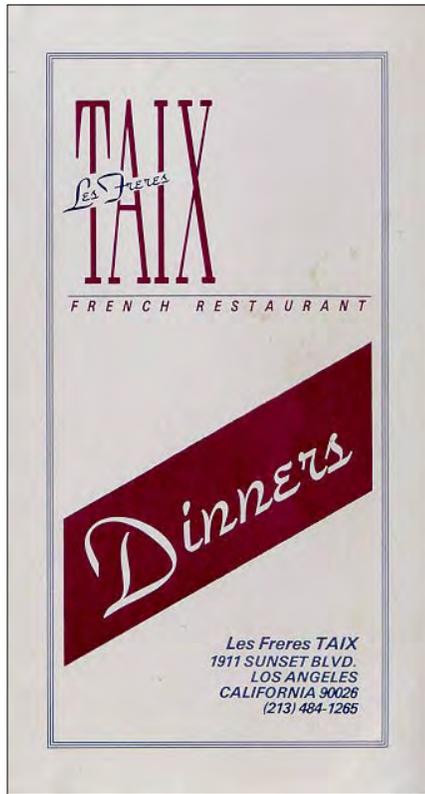
FAMILY STYLE  
INFORMAL COMFORT.  
Delicious, genuine  
FRENCH CUISINE

**TAIX** *French Restaurant*

321 COMMERCIAL ST. Near  
City Hall MU-2574

Historic Photo 14: Advertisement for Taix Restaurant, 1940  
(Los Angeles Public Library, Menu Collection)

Attachment E: Historic Menus and Newspaper Images



**Historic Photo 15:** Menu for Taix Restaurant before business moved to subject property, prior to 1962, image 1 of 3 (Los Angeles Public Library, Menu Collection)

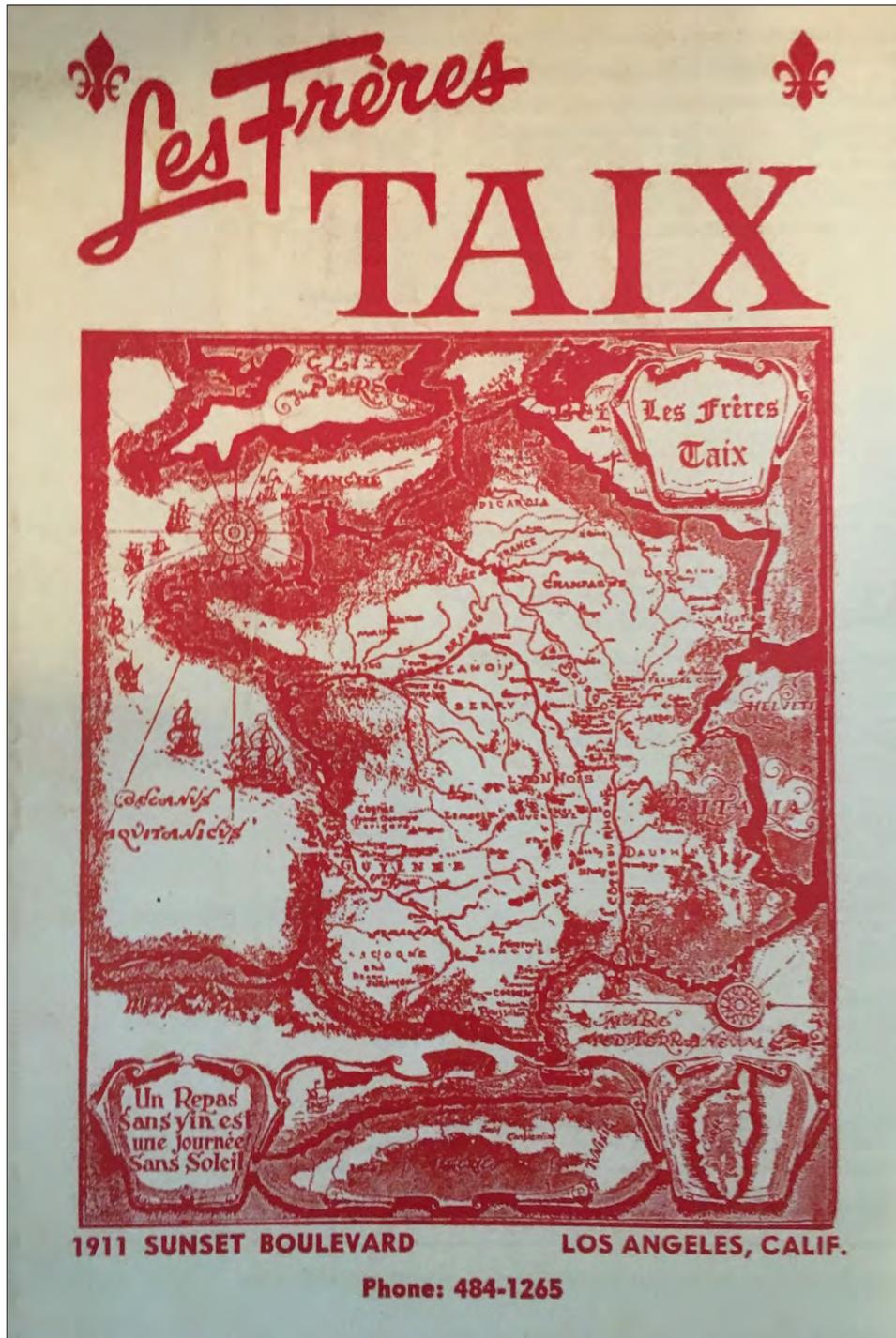


**Historic Photo 16:** Menu for Taix Restaurant before business moved to subject property, prior to 1962, image 2 of 3 (Los Angeles Public Library, Menu Collection)



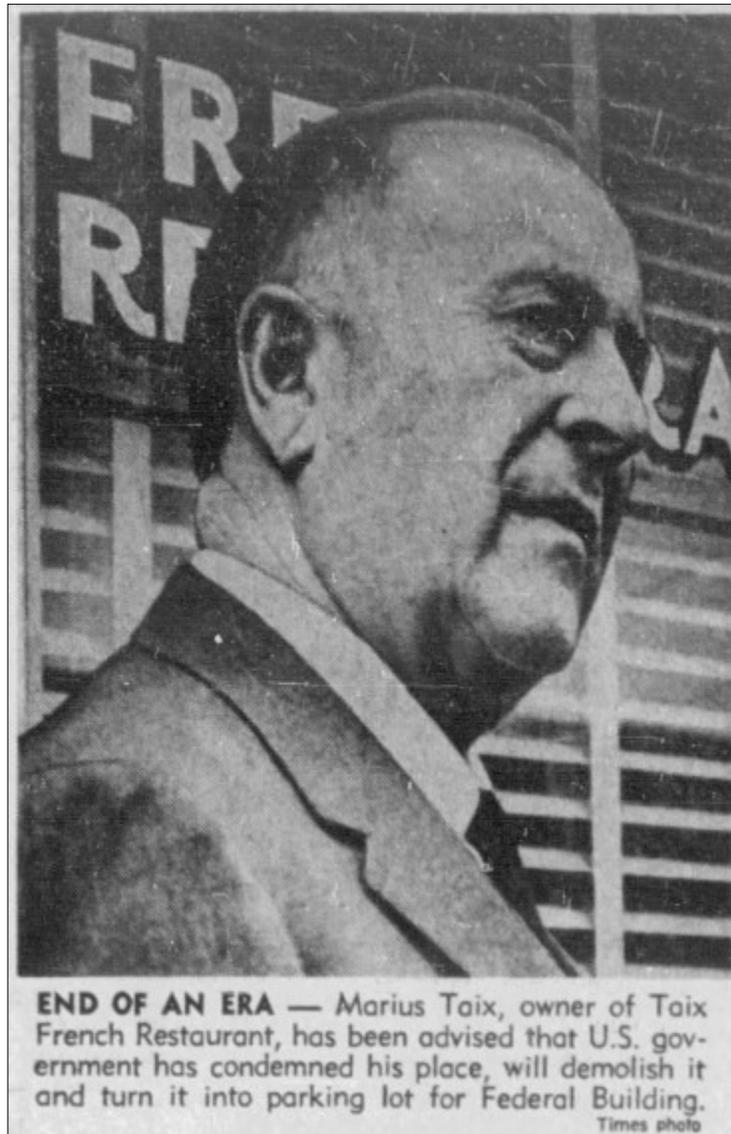
**Historic Photo 17:** Inside of menu for Taix Restaurant before business moved to subject property, undated, prior to 1962, image 3 of 3 (Los Angeles Public Library, Menu Collection)

Attachment E: Historic Menus and Newspaper Images



**Historic Photo 18:** Marketing image for Taix Restaurant, after 1962 (George Geary, *L.A.'s Legendary Restaurants*, Solana Beach: Santa Monica Press, 2016: 74)

Attachment E: Historic Menus and Newspaper Images



**Historic Photo 19:** Marius Taix, owner of Taix Restaurant, 1964 (“Taix Restaurant,” *Los Angeles Times*, August 14, 1964: 8)

*french*  
with a  
delightful accent

Long favored dining tradition in Los Angeles ... still an exciting dining experience. From the wide-ranging selection in our wine cellar to the very finest cuisine you'll agree Les Freres Taix is superlatively French!

Complete Banquet Facilities Available

*Les Freres*  
**TAIX**

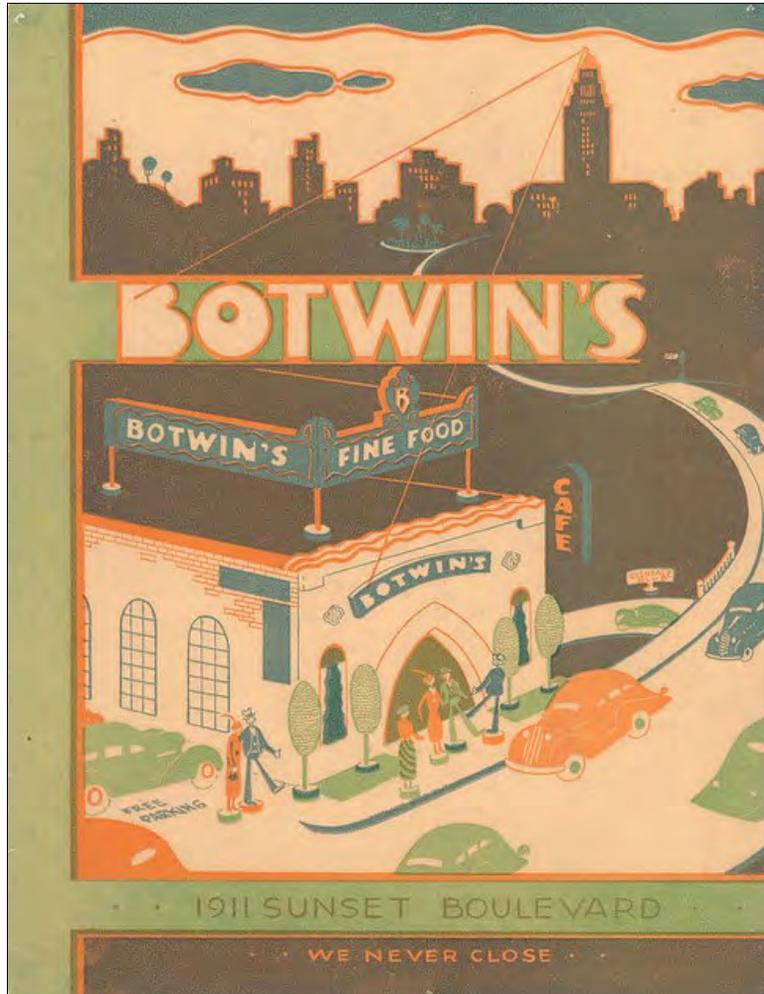
1911 Sunset Blvd.  
For Reservations:  
484-1265

LUNCHEON  
DAILY  
11 A.M.  
TO 3 P.M.

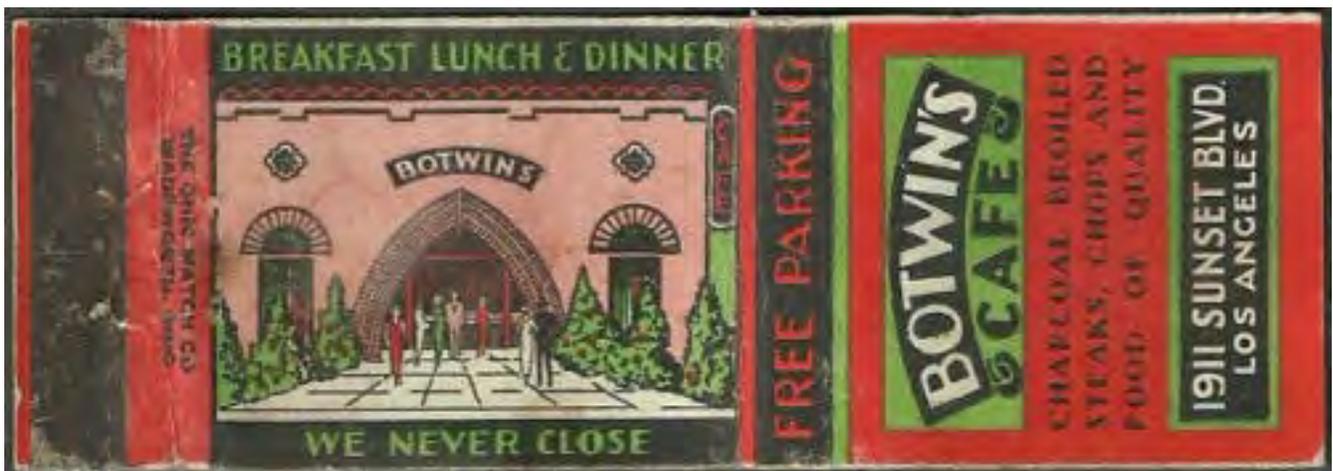
DINNERS  
5 TILL 10  
SUNDAYS  
FROM 4 P.M.

Historic Photo 20: Advertisement for Taix Restaurant, 1974  
("Display Ad," *Los Angeles Times*, October 4, 1974: 109)

Attachment E: Historic Menus and Newspaper Images

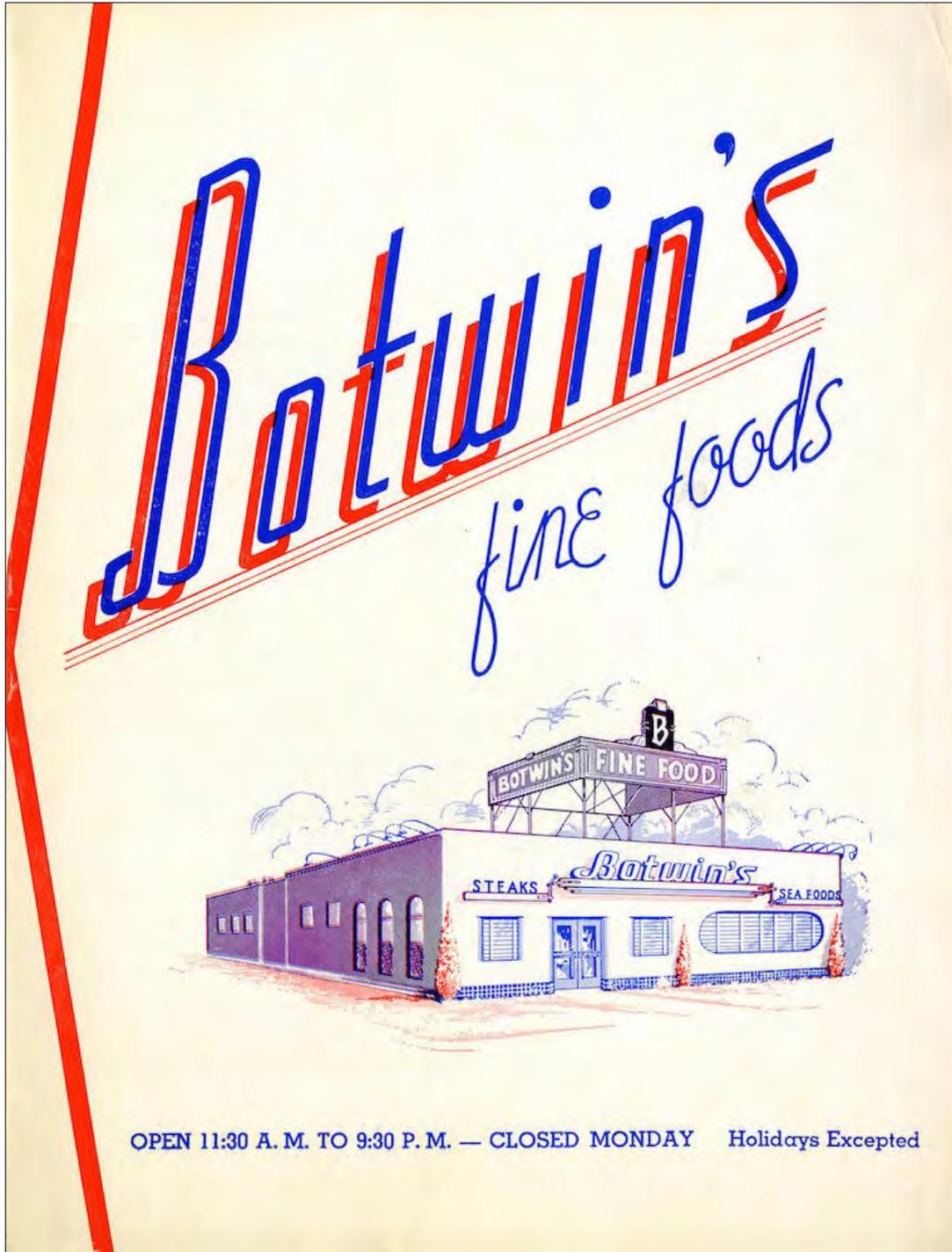


**Historic Photo 21:** Cover of menu for Botwin's restaurant, showing building located at the subject property prior to several additions and prior to Taix Restaurant moving in (c. 1932, Flickr, user: Jericl Cat)



**Historic Photo 22:** Drawing of Botwin's restaurant from matchbook cover (c. 1932, ebay, user: nebbottlebob)

Attachment E: Historic Menus and Newspaper Images

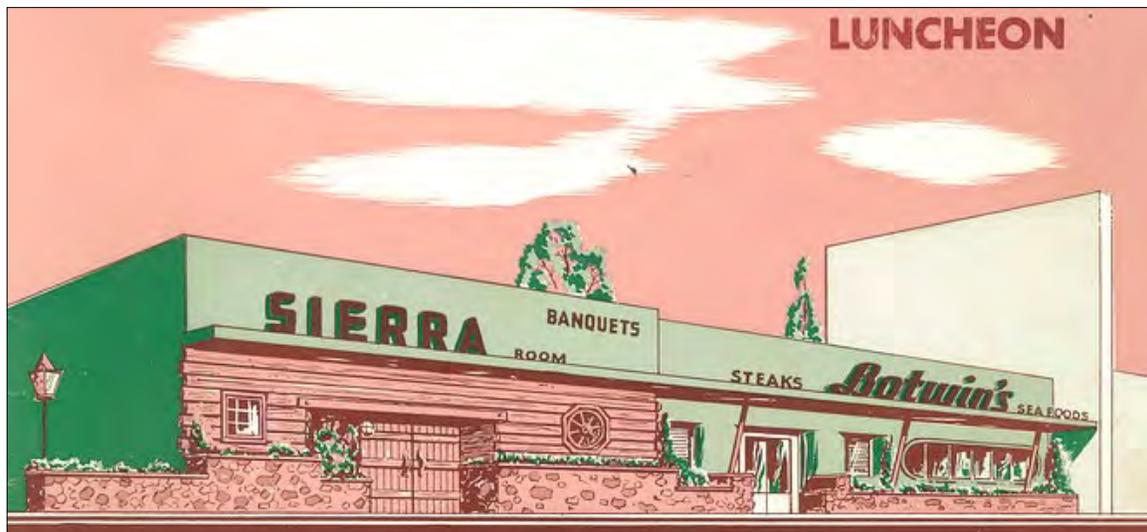


**Historic Photo 23:** Cover of menu for Botwin's restaurant, showing building located at the subject property prior to Taix Restaurant moving in (1941, USC Digital Library)

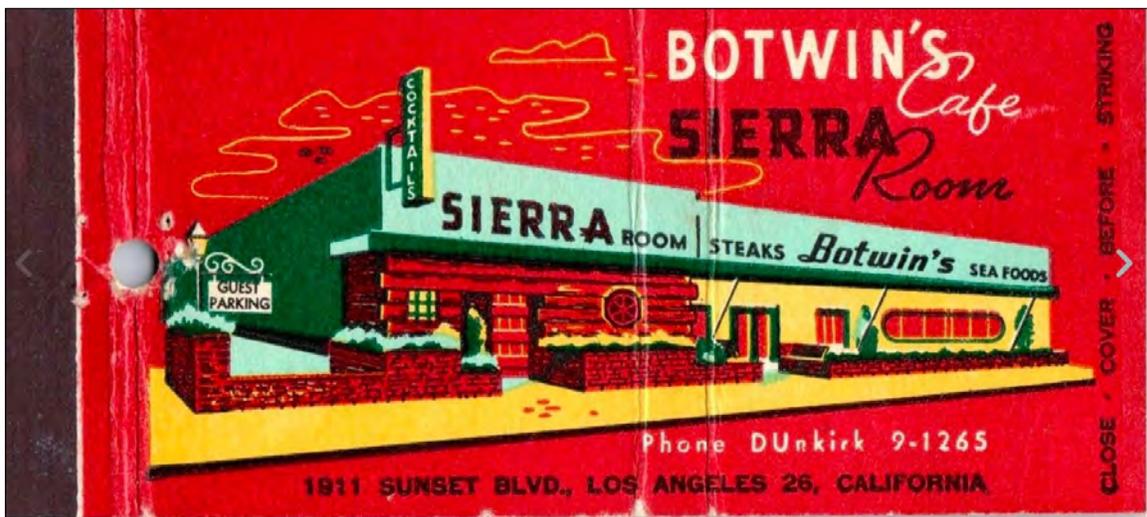
Attachment E: Historic Menus and Newspaper Images



Historic Photo 24: Drawing of Botwin's restaurant from matchbook cover (c. 1936-1960, ebay, user: matchbookalbumstore)



Historic Photo 25: Drawing of Botwin's restaurant from menu (c. 1940-1960, Flickr, user: Jericl Cat)



Historic Photo 26: Drawing of Botwin's restaurant from matchbook cover (c. 1940-1960, ebay, user: coololdpaper)