

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2011-937-HCM
ENV-2011-938-CE**

HEARING DATE: June 16, 2011
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 4450 W. Beverly Blvd.
Council District: 4
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Wilshire Center-
Koreatown
Legal Description: Lot 14 of Hobart Blvd. Tract

PROJECT: Historic-Cultural Monument Application for
WHITTIER'S TEXACO STATION

REQUEST: Declare the property a Historic-Cultural Monument

**OWNER/
APPLICANT:** Leonard V. (deceased) and Sadie Saladino
1929 Alscot Ave.
Simi Valley, CA 93063-4456

**APPLICANT'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Ave. 57
Los Angeles, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning
[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

Prepared by:
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of a Streamline Moderne style service station.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

The Commission hereby recommends that Council find the proposed designation of the Whittier's Texaco Station as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

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, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or 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.

SUMMARY

Built in 1941 and consisting of two structures, this commercial service station exhibits character-defining features of Streamline Moderne architecture. The structures are a one-story box with canopy style station office and a one-story lubrication building. Both structures have flat roofs, rounded exterior corners and a matching decorative element of three horizontal bands at ceiling level. The office is square in plan, with a central symmetrical entrance through a steel and glass door flanked by steel-framed, multi-pane fixed windows and topped by a transom window. Its canopy is supported by two round metal poles set onto a concrete pump island and topped by a slightly rounded center signage parapet. The office's side facades contain steel-framed, multi-pane fixed windows wrapping around from the front, and wooden doors to two restrooms with transom windows above. The lubrication building is rectangular in plan, with one rounded corner at the front and squared edges at the other corners. It has two auto openings closed only by scissors-type security gates, and a small transom window at the rear of the building. Two free-standing fluorescent lighting fixtures, original to the station, are located at the corners of the lot.

The proposed Whittier's Texaco Station historic monument was built in 1941 by Charles G. Whittier and designed by noted structural engineer Blaine Noice. Based on standard Texaco station designs by industrial designer Walter Dorwin Teague, the station's Streamline Moderne style and box with canopy plan are typical of Texaco's service stations and appears to be a “Type E” service station.

Alterations to the subject building include the removal of original gas pumps and underground tanks, and the enclosure and subsequent re-opening of the north wall of the lubrication building.

DISCUSSION

The Whittier's Texaco Station property successfully meets one of the specified Historic-Cultural Monument criteria: "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." As a significant pre-WWII service station designed in the Streamline Moderne style, the property qualifies for designation as a Historic-Cultural Monument (HCM) based on this criterion.

Although a number of pre-WWII gasoline stations exist throughout the city, only three have currently been designated as Historic-Cultural Monuments (HCMs). In 1988, a service station located at 110 South Barrington Avenue in Brentwood (HCM #387) was the first gasoline station to be declared a Historic-Cultural Monument. In addition to serving as a traditional focal point for the Brentwood community, the station stands out as an exceptional example of Spanish Colonial Revival style architecture. The Gilmore Gasoline Service Station (HCM #508) at 859 N. Highland Avenue was declared a Historic-Cultural Monument in 1992. The station is significant for its Art Deco design elements. The Marquez Filling Station (HCM #800) in the Pacific Palisades area was granted Historic-Cultural Monument status in 2005. The station is of particular cultural significance, as it is located within the original *Rancho de Boca Santa Monica*, a land grant that has continuously been owned by the Marquez family since it was issued to them by the Mexican government in 1838.

Currently lacking a fully developed context statement for pre-WWII service stations in Los Angeles, the staff of the Office of Historic Resources referred to the comprehensive Texas Department of Transportation's Historical Studies Report No. 2003-03, "A Field Guide to Gas Stations in Texas" by W. Dwayne Jones. Although recognizing that this study was done for a slightly different context and setting, the report offers exhaustive analysis of pre-WWII service stations, including the Texaco Type E service station.

According to the report, a property must exhibit four key aspects of integrity in order to convey its historic significance:

1. Integrity of location, meaning that the station is located on its original site of construction;
2. Integrity of design, meaning that enough of the station's original design elements are intact to convey the property's original purpose;
3. Integrity of materials, meaning that a substantial percentage of the station's original construction materials remain intact; and
4. One additional aspect of integrity, including integrity of setting, workmanship, feeling or association.

Although a gasoline station's integrity largely relies on the presence of certain character-defining features, such as canopies, service bays and display areas, it is not necessary for all original design elements to remain intact. Because the removal of gasoline pumps and original signage is common, for example, their absence generally does not detract from a station's historic significance. In most cases, greater emphasis is placed on a station's overall form and design, rather than its accessory features. Based on these criteria, the proposed Whittier's Texaco Station historic monument retains sufficient character-defining features to convey its significance as a pre-WWII example of a Streamline Moderne style service station. OHR staff

acknowledges the current condition and maintenance issues of the subject property but believes that these do not compromise the overall integrity of the subject buildings and their setting.

A cursory survey by OHR staff of other service stations in and around downtown Los Angeles in 2008 revealed that although other pre-WWII service stations still exist in the area, they exhibit various states of integrity, with many remodeled beyond recognition and others completely demolished. In comparison to these other pre-WWII service stations, the subject property appears to retain sufficient character-defining features from its c. 1941 period of significance.

BACKGROUND

At its meeting of April 21, 2011, the Cultural Heritage Commission voted to take the application under consideration. On May 26, 2011, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 *"consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment."*

State of California CEQA Guidelines Article 19, Section 15331, Class 31 *"consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings."*

The designation of the Whittier's Texaco Station property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT WHITTIER'S TEXACO STATION

10. CONSTRUCTION DATE: FACTUAL 1941 ESTIMATED _____

11. ARCHITECT, DESIGNER, OR ENGINEER: BLAINE NOICE (STRUCTURAL ENGINEER)

12. CONTRACTOR OR OTHER BUILDER: RENO STEEL & METALS CORP.

13. DATES OF ENCLOSED PHOTOGRAPHS MAY 13, 2010 AND FEBRUARY 9, 2011

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS: NORTH WALL OF GARAGE ENCLOSED IN 1975, BUT APPEARS TO HAVE BEEN REOPENED.

16. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT

17. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

18. SIGNIFICANCE

BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) THE STATION IS AN EXCELLENT SURVIVING EXAMPLE OF A BRANDED GAS STATION FROM THE MID 20TH CENTURY. BUILT IN THE STREAMLINE MODERNE STYLE, THE STATION WAS DESIGNED AND ENGINEERED BY THE PROMINENT LOCAL STRUCTURAL ENGINEER BLAINE NOICE FOR THE USE AS A TEXACO STATION JUST BEFORE THE UNITED STATES ENTRY INTO WORLD WAR II, MAKING IT ONE OF THE LAST PRE WAR FILLING STATIONS TO BE BUILT IN LOS ANGELES. THE PROPERTY WAS OWNED BY CHARLES G. WHITTIER, A RETIRED OIL WORKER, USED HIS STATION AS A MEANS OF SUPPLEMENTING HIS INCOME AND AS A MEANS OF KEEPING HIMSELF BUSY. TEXACO WAS ONE OF THE MAJOR GASOLINE DISTRIBUTORS IN CALIFORNIA FOR MANY YEARS. THE STATION BUILDINGS ARE INTACT AND REPRESENT THE HISTORY OF GAS STATION DESIGN DURING THE 1930S AND EARLY 1940S. THEY ARE A VISIBLE REMINDER OF THE CALIFORNIA CAR CULTURE THAT EVOLVED IMMEDIATELY AFTER THE CONCLUSION OF THE SECOND WORLD WAR. THE STATION IS PRESENTLY UNDERGOING RESTORATION.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, LOS ANGELES CITY DIRECTORIES, CENSUS RECORDS, LOS ANGELES COUNTY SUBDIVISION MAPS, LOS ANGELES TIME ARTICLES.

DATE FORM PREPARED JANUARY 26, 2011 PREPARER'S NAME CHARLES J. FISHER

ORGANIZATION OWNER'S REPRESENTATIVE STREET ADDRESS 140 S. AVENUE 57

CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593

E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE WHITTIER'S TEXACO STATION IS A TWO STRUCTURES, SINGLE STORY,

NAME OF PROPOSED MONUMENT

NUMBER OF STORIES

STREAMLINE MODERNE, SQUARE-SHAPED AND RECTANGULAR PLAN AUTO SERVICE STATION BUILDINGS

ARCHITECTURAL STYLE (SEE LINE 8 ABOVE)

PLAN SHAPE (SEE CHART)

STRUCTURE USE (RESIDENCE, ETC)

WITH A PAINTED STEEL FINISH AND STEEL TRIM.

MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC)

MATERIAL (WOOD, METAL, ETC.)

ITS FLAT ROOF IS CORRUGATED STEEL, GLASS AND STEEL,

ROOF SHAPE (SEE CHART))

MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES)

WINDOW MATERIAL

MULTI LIGHT FIXED AND THREE SINGLE PANE TRANSOM WINDOWS ARE PART OF THE DESIGN.

WINDOW TYPE [DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC]

THE ENTRY FEATURES A CENTRALLY PLACE CAR CANOPY IS OVER THE OFFICE ENTRY OF THE SERVICE STATION

DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A SINGLE PANELED SINGLE WINDOW STEEL DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE TWO LOW ROOF WINGS OVER THE CANOPY AT THE FRONT OF THE STATION OFFICE THAT

IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

COVERS THE PUMP ISLAND. THE CANOPY IS SUPPORTED BY TWO PLAIN ROUND STEEL POLES. BOTH THE ROOF WINGS

NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

AND THE CANOPY EDGE HAVE ROUNDED CORNERS, WITH THE CANOPY EDGE HAVING THREE NARROW FASCIA BANDS.

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

THE THREE BANDS CARRY ONTO THE OFFICE AND RESTROOM SECTION AT THE CEILING LEVEL, TOPPED WITH A SIMPLE STEEL

VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

PARAPET. THE BANDS ARE ALSO FOUND AT THE CEILING LEVEL OF THE LUBRICATION BUILDING WHICH HAS A

ADDITIONAL DEFINING ELEMENTS

ROUNDED EDGE AT THE FRONT TOWARD THE STATION BUILDING AND SQUARED EDGES AT THE OTHER THREE CORNERS.

ADDITIONAL DEFINING ELEMENTS

TWO AUTO OPENINGS IN THE LUBRICATION BUILDING HAVE SCISSORS-TYPE SECURITY GATES, WITH NO OTHER DOORS.

ADDITIONAL DEFINING ELEMENTS

A SMALL UPPER TWO PANED TRANSOM SHAPED WINDOW FACES THE REAR OF THAT BUILDING. THE SYMMETRICAL

ADDITIONAL DEFINING ELEMENTS

SERVICE STATION OFFICE HAS GLASS COVERING MUCH OF THE FRONT AND THE TWO SIDES BACK TO THE REAR OFFICE

ADDITIONAL DEFINING ELEMENTS

WALL WITH WOOD DOORS TOPPED WITH WORKING TRANSOM WINDOWS ON EACH SIDE FOR THE MEN'S AND WOMEN'S RESTROOMS

ADDITIONAL DEFINING ELEMENTS

A SINGLE TRANSOM WINDOW IS LOCATED ABOVE THE OFFICE ENTRY WHICH IS CENTERED UNDER THE CANOPY.

ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THERE ARE NO ADDITIONAL BUILDINGS ON THE SITE, BUT THERE ARE TWO

FREE STANDING ORIGINAL FLUORESCENT DOUBLE HEAD LIGHTING FIXTURES AT THE CORNERS OF THE LOT.

IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE STEEL WALLS, OPEN CEILINGS, WITH OPEN FLUORESCENT LIGHTING

IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

AND CONCRETE FLOORS. A LARGE COMPRESSOR IS IN THE LUBRICATION BUILDING ALONG WITH BUILT-IN STEEL WORK-

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

BENCHES. ORIGINAL BATHROOM SINKS AND ATTACHED WALL MIRRORS.

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

HISTORIC-CULTURAL MONUMENT APPLICATION

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE WHITTIER'S TEXACO STATION IS AN IMPORTANT EXAMPLE OF

NAME OF PROPOSED MONUMENT

ART DECO AUTOMOTIVE

ARCHITECTURAL STYLE (SEE LINE 8)

ARCHITECTURE

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

HISTORICAL SIGNIFICANCE

THE WHITTIER'S TEXACO STATION WAS BUILT IN 1941

NAME OF PROPOSED MONUMENT

YEAR BUILT

EARLY GASOLINE SERVICE STATIONS AND BLAINE NOICE

NAME OF FIRST OR OTHER SIGNIFICANT OWNER

WAS IMPORTANT TO THE

DEVELOPMENT OF LOS ANGELES BECAUSE THE DEVELOPMENT AND PROLIFERATION OF THE AUTOMOBILE WAS A MAJOR FACTOR IN THE GROWTH OF LOS ANGELES DURING THE MID 20TH CENTURY. WITH PLENTY OF LAND TO DEVELOP, THE NEED FOR AN EXTENSIVE ROAD NET FOR REACHING THE FAR FLUNG AREA COMMUNITIES WAS AN ONGOING CONCERN. THE AREA HAD THE MOST EXTENSIVE INTER URBAN LIGHT RAIL SYSTEM IN THE WORLD WITH THE PACIFIC ELECTRIC "RED CARS" AND THE LOS ANGELES RAILWAY SYSTEMS "YELLOW CARS". THIS SYSTEM COULD ONLY GO SO FAR TO REACH THE VARIOUS NEW DEVELOPMENTS THAT SPRANG UP IN THE AREA, ESPECIALLY AFTER THE SECOND WORLD WAR. CHARLES WHITTIER HAD BUILT HIS TEXACO STATION ON BEVERLY BOULEVARD IN 1941, MAKING IT ONE OF THE LAST PRE-WAR SERVICE STATIONS TO BE BUILT IN THE AREA. AFTER THE WAR, IT WAS JOINED IN 1948 BY A MOBIL STATION IMMEDIATELY TO THE WEST, AT 4474 BEVERLY BOULEVARD AND A SHELL STATION ACROSS THE STREET AT 4451 BEVERLY BOULEVARD. THESE STATIONS WERE THREE OF THE MANY THAT SERVED THE GROWING CITY DURING THE GROWTH PERIOD FROM THE LATE 1940S THROUGH THE MID 1960S. OF THE THREE, ONLY THE EARLIEST ONE, THE TEXACO STATION REMAINS VIRTUALLY INTACT WITH ITS ORIGINAL STRUCTURES. THE MOBIL STATION HAS BEEN CONSIDERABLY ALTERED AND THE SHELL STATION HAS BEEN DEMOLISHED AND REPLACED BY A CLUB AND A MINI MALL.. THE TEXACO STATION RETAINS THE ORIGINAL OFFICE AND PUMP STRUCTURE THAT WAS THE TEXACO STANDARD DESIGN PRIOR TO WORLD WAR II. THE ADJACENT SERVICE

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

BUILDING WAS BUILT CONCURRENTLY WITH THE OTHER ONE AND UTILIZES THE SAME MATERIALS AND STREAMLINE MODERNE DESIGN ELEMENTS. CHARLES G. WHITTIER HAD WORKED AS A "ROUGHNECK" IN THE OIL DRILLING BUSINESS IN CALIFORNIA BEFORE RETIRING TO HIS HOME AT 224 N. HOBART BOULEVARD IN THE 1920S. BORN IN MAINE IN 1871, HE HAD WORKED IN THE LIVERY BUSINESS BEFORE COMING TO CALIFORNIA IN THE FIRST DECADE OF THE 20TH CENTURY WITH HIS IRISH-BORN WIFE, MARY. HE BOUGHT THE LAND AT THE CORNER OF HOBART AND BEVERLY AND USED THE SMALL HOUSE THERE AS A RENTAL. IN DECEMBER OF 1932, HE SOLD THE LOT BUT TOOK IT BACK ON WHAT MAY HAVE BEEN A FORECLOSURE IN SEPTEMBER OF 1934. IN 1941 HE RAZED THE HOUSE AND HAD THE TEXACO STATION BUILT, WHICH HE RAN FOR THE TEXACO CORPORATION UNTIL HE TRANSFERRED THE PROPERTY TO STELLA ROACH ON FEBRUARY 9, 1948, ULTIMATELY MOVING TO ORANGE COUNTY, WHERE HE PASSED AWAY IN 1957 AT THE AGE OF 86. THE TEXACO FUEL COMPANY WAS FOUNDED IN BEAUMONT, TEXAS IN 1901. BY 1928, TEXACO WAS THE FIRST OIL COMPANY TO SELL GASOLINE THROUGHOUT THE UNITED STATES. THE COMPANY ALSO HAD OPERATIONS IN EUROPE AND EAST AFRICA DURING THAT PERIOD. TEXACO MERGED WITH CHEVRON IN 2001 AND THE TEXACO STATION IN SOUTHERN CALIFORNIA WERE REBRANDED AT THAT TIME, ALTHOUGH THE TEXACO NAME SURVIVES ON STATIONS LOCATED ELSEWHERE. WHITTIER'S TEXACO STATION WAS ENGINEERED FOR THE SITE BY THE STRUCTURAL ENGINEER BLAINE NOICE. WHILE THE MAIN STATION BUILDING WAS THE STANDARD TEXACO DESIGN AT THE TIME, THE LUBRICATION BUILDING MAY HAVE BEEN CUSTOM DESIGNED BY NOICE TO MATCH THE OTHER STRUCTURE. BLAINE NOICE CAME TO CALIFORNIA WITH HIS OLDER BROTHER STANLEY DURING THE EARLY YEARS OF THE 20TH CENTURY. HIS WIDOWED MOTHER WORKED AS A DOMESTIC SERVANT IN THEIR NATIVE OHIO AND BLAINE NOICE WAS A SELF SCHOOLED CIVIL ENGINEER WHEN HE WAS HIRED BY THE SOUTHER PACIFIC RAILROAD AS THEIR SUPERVISOR OF BRIDGES AND BUILDINGS FOR THEIR MEXICAN OPERATION AT THE AGE OF 18. IN 1912, HE WENT TO WORK FOR THE CITY OF LOS ANGELES AS A BUILDING INSPECTOR. AFTER SERVING AS A 1ST LIEUTENANT AND THEN A CAPTAIN IN WORLD WAR I, HE RETURNED TO LOS ANGELES AS THE CHIEF ENGINEER FOR THE BUILDING DEPARTMENT UNTIL 1922, WHEN HE WENT INTO PRIVATE PRACTICE WITH FELLOW STRUCTURAL ENGINEER DAVID H. MERRILL. THE FIRM OF NOICE AND MERRILL WAS RESPONSIBLE FOR THE DESIGN OF A NUMBER OF LARGE BUILDINGS IN SOUTHERN CALIFORNIA UNTIL 1929, WHEN MERRILL LEFT THE FIRM TO BECOME THE MANAGING SECRETARY TREASURER OF THE PACIFIC COAST BUILDING OFFICIALS CONFERENCE. NOICE CONTINUED IN THE FIRM AND WENT ON TO ENGINEER A NUMBER OF SIGNIFICANT BUILDINGS, INCLUDING MANY OF THE STRUCTURES FOR THE WALT

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

DISNEY STUDIOS ON HYPERION AND LATER AT THE PRESENT BURBANK LOCATION. IN 1928, NOICE WAS APPOINTED TO A SPECIAL CORONER'S JURY TO INVESTIGATE THE FAILURE OF THE ST. FRANCIS DAM EARLIER THAT YEAR. THE JURY DETERMINED THAT THE FAILURE OF THE CONCRETE DAM WAS CAUSED BY THE DETERIORATION OF THE UNDERLYING ROCK, WHICH, WHEN SATURATED WITH WATER FOR A PERIOD OF TIME, "IT DISINTEGRATES INTO A SLIPPERY MASS OF CLAY, SAND, SMALL PEBBLES AND OTHER INCLUDED MATERIALS". THE JURY PUT THE BLAME FOR THE DISASTER ON THE BOARD OF WATER COMMISSIONERS AND ON THE CHIEF ENGINEER, WILLIAM MULHOLLAND. IN REALITY THERE WAS NO REAL EFFECTIVE WAY TO TEST FOR THIS SORT OF PROBLEM WITH WHAT APPEARED TO BE SOLID ROCK UNTIL THE 1970s. NOICE HAD ALWAYS BEEN ON A CRUSADE FOR PUBLIC SAFETY IN CONSTRUCTION. WHEN ENGINEERS WERE REQUIRED TO BE LICENSED IN CALIFORNIA, NOICE RECEIVED LICENSE No. 97. IN 1929, HE WAS ONE OF THE FOUNDERS OF THE STRUCTURAL ENGINEERS ASSOCIATION OF SOUTHERN CALIFORNIA. THIS ORGANIZATION IS BELIEVED TO BE THE FIRST ASSOCIATION OF STRUCTURAL ENGINEERS TO BE FORMED.. THE FOLLOWING YEAR, HE WAS APPOINTED TO THE LOS ANGELES BUILDING AND SAFETY COMMISSION. NOICE WAS ONE OF THE PRINCIPAL ENGINEERS IN DEVELOPING THE FIELD ACT FOR EARTHQUAKE SAFETY AFTER THE DEVASTATING LONG BEACH EARTHQUAKE IN 1933. ONE OF NOICE'S EARLY ACCOMPLISHMENTS WAS TO GET STRUCTURAL ENGINEERS ON PAR WITH ARCHITECTS WHEN BUILDING PERMITS ARE ISSUED. BY THE LATE 1930s, A SEPARATE ENGINEER POSITION WAS ADDED TO BUILDING PERMITS, AS SOME BUILDINGS HAVE BOTH ENGINEERS AND ARCHITECTS WORKING THE DESIGN. NOICE WAS THE ENGINEER/DESIGNER OF NUMEROUS INDUSTRIAL LARGE INDUSTRIAL PROJECTS AND BRIDGES THROUGHOUT SOUTHERN CALIFORNIA, AS WELL AS SMALLER PROJECTS SUCH AS LARGE BUILDING SIGNS AND THEATER MARQUEES. WHITTIER'S TEXACO STATION WAS A SMALL PROJECT IN COMPARISON TO MUCH OF HIS OTHER WORK. HOWEVER, IT IS AN EXAMPLE OF THE NOW RARE REMAINING TYPE OF CONSTRUCTION THAT WAS PROMINENT IN MID 20TH CENTURY SERVICE STATIONS. THE GAS STATION AT 4450 BEVERLY BOULEVARD LAST PUMPED GAS IN 1965. IT WAS SUBSEQUENTLY PURCHASED BY LEONARD VINCENT SALADINO, WHO ESTABLISHED A USED CAR SALES OUTLET ON THE SITE. SALADINO RETAINED BOTH BUILDING INTACT WITH THE EXCEPTION OF THE REMOVAL OF THE GAS PUMPS AND LATER THE UNDERGROUND TANKS. THE CAR BUSINESS ENDED WHEN MR. SALADINO PASSED AWAY IN 1997. THE PROPERTY HAS BEEN VACANT SINCE THEN, BUT NOW SALADINO'S GRANDSON, LEONARD DOMKA, HAS BEGUN THE PROCESS OF RESTORING THE PROPERTY, WHICH REMAINS AS ONE OF THE LAST EXAMPLES OF ITS KIND. THE STATION WAS ALSO ONE OF THE EARLIEST TO USE FLUORESCENT LIGHTING, WHICH CAME OUT IN 1938.

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todo México
y más de 50 países.
T-Mobile

4450

신성

신성



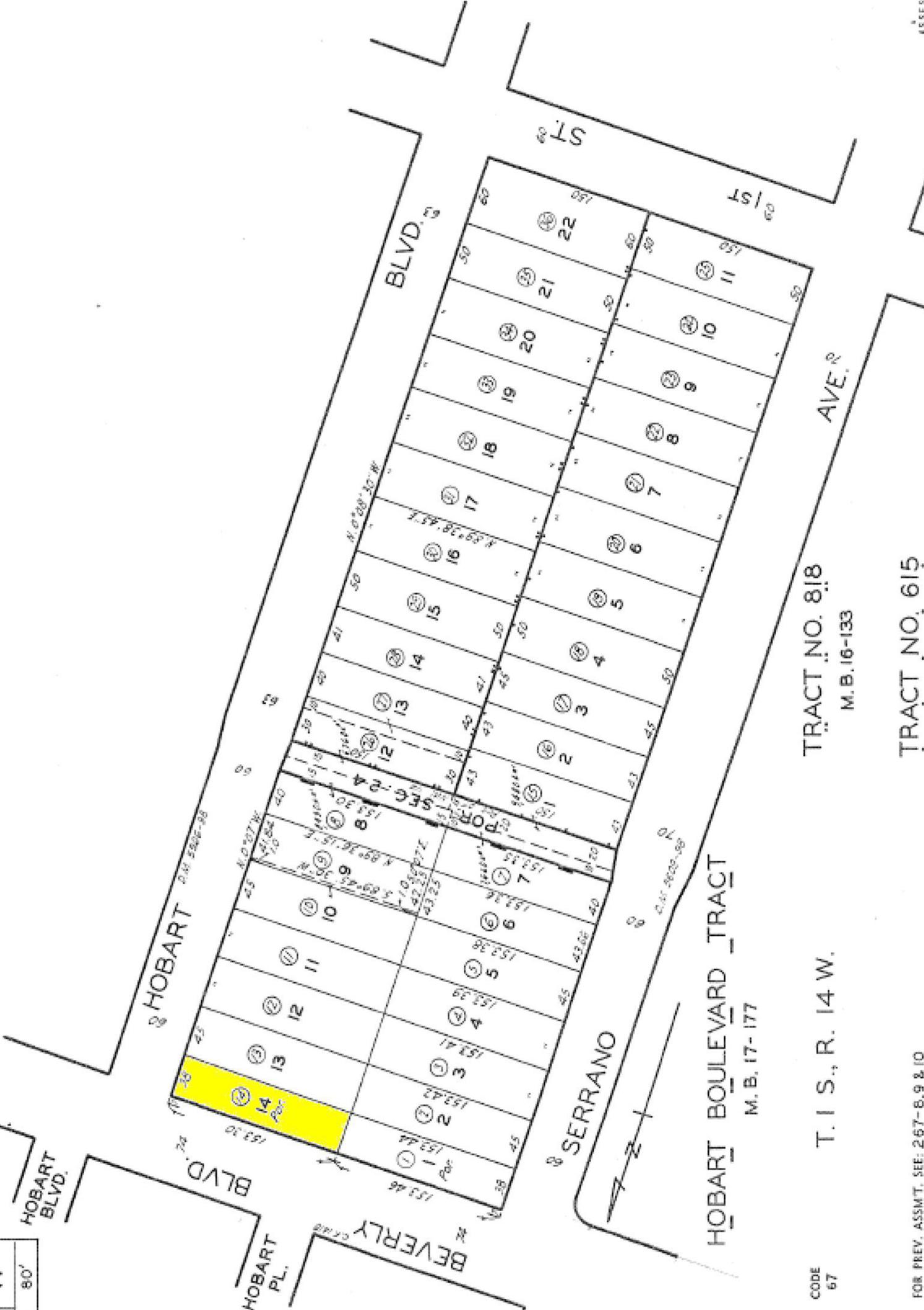
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us bank

EDU

5517 11
SCALE 1" = 80'



TRACT NO. 818
M.B. 16-133

TRACT NO. 615
M.B. 15-81

T. 1 S., R. 14 W.

CODE
67

FOR PREV. ASSMT. SEE: 267-8,9 & 10



**City of Los Angeles
Department of City Planning**

05/13/2010

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4450 W BEVERLY BLVD

ZIP CODES

90004

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1984-1-HD
ORD-161116-SA27

Address/Legal Information

PIN Number: 138B193 489
 Lot Area (Calculated): 5,826.8 (sq ft)
 Thomas Brothers Grid: PAGE 593 - GRID H7
 Assessor Parcel No. (APN): 5517011014
 Tract: HOBART BOULEVARD TRACT
 Map Reference: M B 17-177
 Block: None
 Lot: FR 14
 Arb (Lot Cut Reference): None
 Map Sheet: 138B193

Jurisdictional Information

Community Plan Area: Wilshire
 Area Planning Commission: Central
 Neighborhood Council: Wilshire Center - Koreatown
 Council District: CD 4 - Tom LaBonge
 Census Tract #: 2114.10
 LADBS District Office: Los Angeles Metro

Planning and Zoning Information

Special Notes: None
 Zoning: C2-1
 Zoning Information (ZI): ZI-2374 Los Angeles State Enterprise Zone
 General Plan Land Use: General Commercial
 Plan Footnote - Site Req.: See Plan Footnotes
 Additional Plan Footnotes: Wilshire
 Hillside Area (Zoning Code): No
 Specific Plan Area: None
 Design Review Board: No
 Historic Preservation Review: No
 Historic Preservation Overlay Zone: None
 Other Historic Designations: None
 Other Historic Survey Information: None
 Mills Act Contract: None
 POD - Pedestrian Oriented Districts: None
 CDO - Community Design Overlay: None
 NSO - Neighborhood Stabilization Overlay: None
 Streetscape: No
 Sign District: No
 Adaptive Reuse Incentive Area: None
 CRA - Community Redevelopment Agency: None
 Central City Parking: No
 Downtown Parking: No
 Building Line: None
 500 Ft School Zone: Proposed: Alexandria New Primary Center
 500 Ft Park Zone: No

Assessor Information

Assessor Parcel No. (APN): 5517011014
 APN Area (Co. Public Works)*: 0.133 (ac)
 Use Code: 2600 - Auto Service Body and Fender Repair
 Assessed Land Val.: \$80,703
 Assessed Improvement Val.: \$6,251
 Last Owner Change: 09/23/74
 Last Sale Amount: \$9
 Tax Rate Area: 67

Deed Ref No. (City Clerk):	9-387 1-774,76
Building 1:	
1. Year Built:	1941
1. Building Class:	SX
1. Number of Units:	1
1. Number of Bedrooms:	0
1. Number of Bathrooms:	0
1. Building Square Footage:	182.0 (sq ft)
Building 2:	
2. Year Built:	1944
2. Building Class:	SX
2. Number of Units:	1
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	593.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	1.87403 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	Central City
State Enterprise Zone:	Los Angeles State Enterprise Zone
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	West
Division / Station:	Wilshire

Report District:	709
Fire Information:	
District / Fire Station:	52
Batallion:	5
Division:	1
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-1984-1-HD
Required Action(s): HD-HEIGHT DISTRICT
Project Description(s): CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.

DATA NOT AVAILABLE

ORD-161116-SA27

Helping make America strong

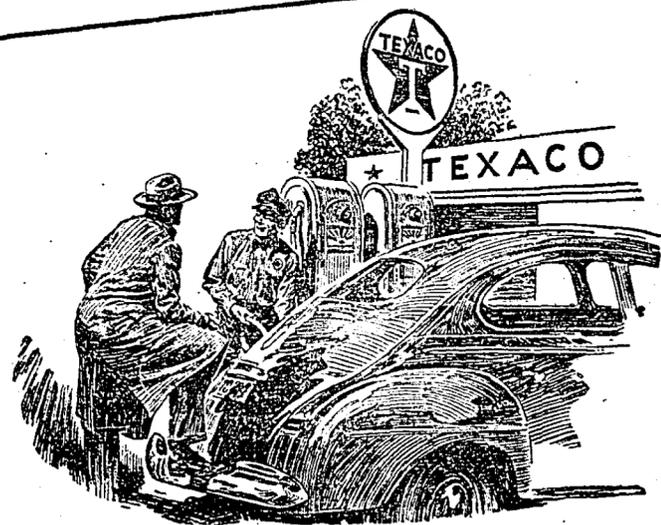
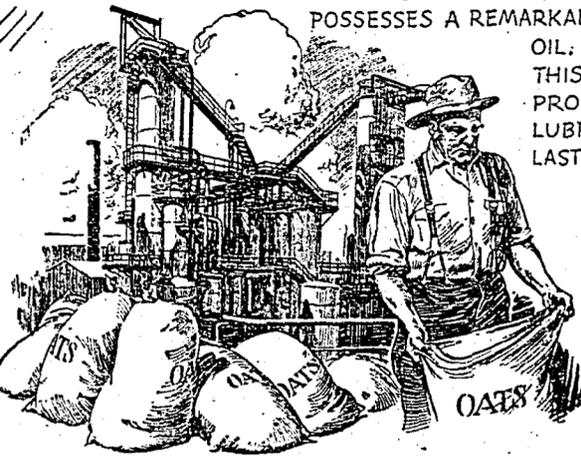


HIGHER, FASTER, FARTHER!

RIGHT NOW IT IS GOOD TO KNOW OUR AVIATION DESIGNERS ARE AT WORK ON THE GREATEST FIGHTING AIRPLANES THE WORLD HAS EVER SEEN. WORKING SIDE BY SIDE WITH THEM ON THE GASOLINE AND LUBRICATION PROBLEMS OF THESE NEW PLANES ARE THE RESEARCH MEN OF THE OIL INDUSTRY. IN THE TEXAS COMPANY ALONE ARE MORE THAN 1000 SKILLED SCIENTISTS AND TECHNICIANS --- WORKING AND PLANNING --- HELPING MAKE AMERICA STRONG.

OAT HULLS HELP MAKE BETTER OIL!

TEXACO SCIENTISTS FOUND THAT FURFURAL, AN AMAZING CHEMICAL DERIVED FROM OAT HULLS, POSSESSES A REMARKABLE ABILITY TO PURIFY OIL. MOTOR OILS MADE BY THIS TEXACO "FURFURAL PROCESS" NOT ONLY LUBRICATE BETTER BUT LAST LONGER IN SERVICE.



FROM THIS TIRELESS RESEARCH

FOR BETTER PETROLEUM PRODUCTS COMES THE HIGH QUALITY OF TEXACO *Sky Chief* AND *FIRE-CHIEF* GASOLINES, *INSULATED HAVOLINE* AND TEXACO MOTOR OILS, AND MARFAK. MORE THAN 45,000 TEXACO DEALERS OFFER THEIR SKILLED SERVICES TO HELP MAKE YOUR CAR LAST LONGER.

THE TEXAS COMPANY
Serving the Nation in all 48 States

For Your Enjoyment... 2 Great Radio Programs
 **FRED ALLEN** On the air every Wednesday night.
 **METROPOLITAN OPERA.** Complete broadcasts of great operas every Sat. afternoon.
 See your local newspaper for times and stations



Building Permit History 4450 Beverly Boulevard

- June 4, 1941: Building Permit No. 14188 to construct a 1-story 3-room steel frame gasoline service station at 4450 Beverly Bl. on Lot 14, Hobart Boulevard Tract. Type E Texaco service station approved by C.P.C. for architectural details per B. R. 613, City Plan Dept.
Owner: Charles G. Whittier
Architect: None
Engineer: Blaine Noice
Contractor: Reno Steel & Metals Corp.
Cost: \$1,500.00
- June 4, 1941: Building Permit No. 14189 to construct a 1-story 1-room steel frame lubrication building at 4450 Beverly Bl. on Lot 14, Hobart Boulevard Tract. Type E Texaco service station approved by C.P.C. for architectural details per B. R. 613, City Plan Dept.
Owner: Charles G. Whittier
Architect: None
Engineer: Blaine Noice
Contractor: Reno Steel & Metals Corp.
Cost: \$1,800.00
- March 17, 1969: Sign Permit No. LA84364 to erect a single bubble flashing arrow.
Owner: David Hein
Architect: None
Engineer: None
Contractor: L. L. Lynch
Cost: \$200.00
- March 13, 1975: Building Permit No. LA4753 for enclosing the North wall of existing garage.
Owner: Leonard V. Saladino
Architect: None
Engineer: F. I. Ilacin
Contractor: Owner
Cost: \$450.00

January 10, 2011: Building Permit No. LA59251 for general rehabilitation (No alteration & no structural changes.) (less than 10% of replacement cost of building.) to comply with abate order.
Owner: Leonard V. and Sadie Saladino
Architect: None
Engineer: None
Contractor: Owner
Cost: \$501.00

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application for the Erection of a Building

OF CLASS "D" steel

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 passing thorough. 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 assert or prejudice any claim of title to, or right of possession to, the property described in such permit.

Lot No. 14

Tract: Hobart Blvd.

Location of Building: 4450 Beverly St. (House Number and Street)

Approved by City Engineer [Signature] Deputy

Between what cross streets: S.W. cor. Beverly & Hobart

USE INK OR INDELIBLE PENCIL

1. Purpose of building: Gasoline Service Station Families - Rooms 3

2. Owner (Print Name): CHARLES G. WHITTIER Phone

3. Owner's address: R.R. 2 Box 529 San Bernardino Cal

4. Certificated Architect: State License No. Phone

5. Licensed Engineer: Blaine Noice State License No. 97 Phone

6. Contractor: Reno Steel & Metals Corp. State License No. 56036 Phone CH 53151

7. Contractor's address: 4407 San Fernando R. Glendale 900

8. 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} \$ 1500 =

9. State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building: 500 x No. Stories: 1 Height to highest point: 14 Size lot: 153 x 32

11. Type of soil: Foundation (Material): Depth in ground:

12. Width of footing: Width of foundation wall: Size of redwood sill x

13. Material exterior wall: Size of studs: (Exterior) x (Interior bearing) x

14. Joist: First floor x Second floor x Rafters x Material of roof:

15. Chimney (Material): Size Flue x No. inlets each flue x Depth footing in ground:

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

Sign here: Reno Steel & Metals Corp. (Owner or Authorized Agent)

By: [Signature]

Plans, Specifications and other data must be filed if required.

PERMIT NO. 14188 FOR DEPARTMENT USE ONLY Fee 750.00. Includes sections for Plans and Specifications checked, Corrections notified, and Application checked and approved.

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Forced Draft Ventil.....
Construction	Zoning	Street widening	

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building referred to in this Application will be more than 100 feet from _____ Street

Sign here.....
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least 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:

*1-4-41 Type C Sewer service was approved
as per B.C.P.C. for architectural details
see B.O. 613 City Plan Dept.
10/10/41*

PLAN CHECKING

RECEIPT NO. _____

VALUATION \$ _____

TAX PAID \$ _____

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D" Steel

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.

Lot No. 14

Tract Hobart Blvd

Location of Building 4450 Beverly } Approved by City Engineer

Between what cross streets SW. on Beverly & Hobart } Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building Fabrication Bldg Families - Rooms 1
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) CHARLES G. WHITTIER Phone

3. Owner's address R.R. 2 Box 529 San Bernardino Cal

4. Certificated Architect State License No. Phone

5. Licensed Engineer Blaine Noice State License No. 97 Phone

6. Contractor Henry Steel & Metals Corp. State License No. 56036 Phone CH. 5. 3151

7. Contractor's address 4407 San Fernando R. Glendale, Calif

8. 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} \$ 1800

9. State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 600 sq ft No. Stories 1 Height to highest point 14 ft Size lot 153' x 38'

11. Type of soil Foundation (Material) Depth in ground

12. Width of footing Width of foundation wall Size of redwood sill x

13. Material exterior wall Size of studs: (Exterior) x (Interior bearing) x

14. Joist: First floor x Second floor x Rafters x Material of roof

15. Chimney (Material) Size Flue x No. inlets each flue Depth footing in ground

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

Sign here Henry Steel & Metals Corp. (Owner or Registered Agent)
By Charles G. Whittier

Plans, Specifications and other data must be filed if required.

PERMIT NO. <u>14185</u> PLANS <u>1941</u>	FOR DEPARTMENT USE ONLY			Fee <u>8.00</u> (Stamp here when Permit is issued)
	Plans and Specifications checked	Zone	Flammable	
	Corrections verified	Dist. Land	Gravel Widening	
	Plans, Specifications and Application rechecked and approved	Application checked and approved		
For Plans See	Filed with	Inspected	Inspector	

FIRE DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Forced Draft Ventil.
Construction	Zoning	Street Widening	

(1) **REINFORCED CONCRETE**

Barrels of Cement

Tons of Reinforcing Steel

(2) The building referred to in this Application will be more than 100 feet from _____ Street

Sign Here _____
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

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:

*6-4-4 Type C Texas Service etc. approved
see B.R. 3 for architectural details -
City Plan Dept.
re Roberts*

INSIDE LOT	LOT SIZE
KEY LOT	88 x 159
CORNER LOT <input checked="" type="checkbox"/>	ft. rear alley
CORNER LOT KEYS	ft. side alley

PLAN CHECKING

RECEIPT NO. 250

VALUATION \$ 330

PAID \$ 750

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
2114

1. LEGAL DESCR.	LOT 14	BLK. /	TRACT Hobart Blvd. TR	DIST. MAP 4661
2. TYPE OF SIGN OR NEW WORK 19 Single Bubble Flashing Arrow				ZONE C-2-2
3. JOB ADDRESS 4450 Beverly Blvd.				FIRE DIST. II 87/60
4. BETWEEN CROSS STREETS Berrano Ave. AND Hobart Blvd.				LOT (TYPE) COR
5. OWNER'S NAME David Hein		PHONE 662-2901		LOT SIZE 38 x 153.3
6. OWNER'S ADDRESS same				P. O. BOX ZIP
7. ARCHITECT OR ENGINEER		STATE LICENSE NO. PHONE		REAR ALLEY
8. CONTRACTOR L. L. Lynch		STATE LICENSE NO. PHONE 129576 AT 6-6939		SIDE ALLEY BLDG. LINE
9. SIZE OF SIGN 6'6"		HEIGHT ABOVE GRADE 12 FT. ROOF FT.		TOTAL COPY AREA
10. ILLUMINATION TO BE USED: SINGLE FACE <input type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/>				AFFIDAVITS
NONE <input type="checkbox"/> DIRECT <input type="checkbox"/> INDIRECT <input type="checkbox"/> FLASHING <input checked="" type="checkbox"/> OTHER				
11. MATERIAL OF CONSTRUCTION		SUPPORTING FRAME atl	FRAME OF SURFACE mtl	SURFACE OF SIGN plast
12. JOB ADDRESS 4450 Beverly Blvd.				DISTRICT OFFICE LA
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN \$ 200				GRADING
14. SIZE OF EXISTING BUILDING		TYPE	STORIES	EXT. WALLS
				ROOF CONST.
TYPE OF SIGN OR NEW WORK Single Bubble Flashing Arrow				HIGHWAY DED. yes
FREEWAY CLEARANCE		NOT REQUIRED <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/>		CONS.
FREEWAY CLEARANCE		VALUATION APPROVED		ZONED BY E. Howe
FLASHING LIGHTS Yes <input type="checkbox"/> No <input type="checkbox"/>		PLANS CHECKED		FILED WITH
MOVING PARTS Yes <input type="checkbox"/> No <input type="checkbox"/>		PLANS APPROVED		FREEWAY CLEARED
ANIMATIONS Yes <input type="checkbox"/> No <input type="checkbox"/>		APPLICATION APPROVED		DATE
OTHER				INSPECTOR
SIGN REQUIRES: TRAFFIC APPROVAL <input type="checkbox"/>				
BOARD APPROVAL <input type="checkbox"/>				
P.C. No.		CONT. INSP.		
P.C. 42	S.P.C.	G.P.I.	B.P. 20	I.F. /
				O.S.
				C/O
				TYPIST kg

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.

17-00	12653 E	084364	2-6 OK	1.43
17-00	12654 E	084364	2-1 OK	2.20

STATEMENT OF RESPONSIBILITY

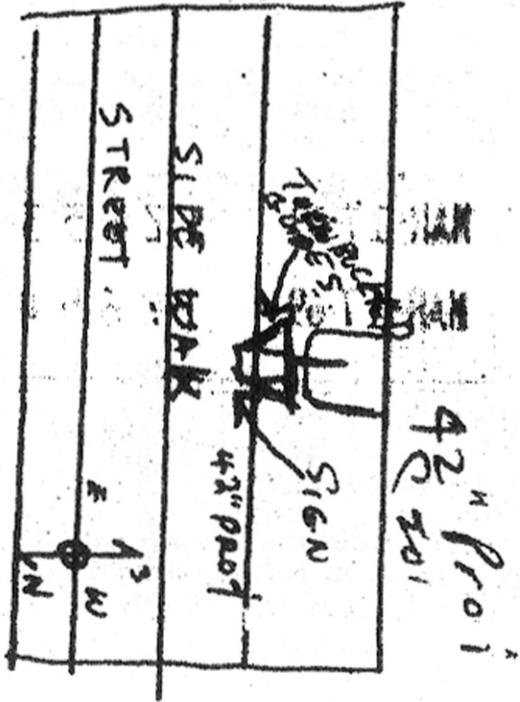
I certify that in doing the work authorized hereby, I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"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 James H. Moore
(Owner or Agent)

	Name	Date
Bureau of Engineering	R. Byler	3-17-69
Municipal Arts Commissioners		
Board of Building Safety Commissioners		
Traffic		
Planning		
Conservation		

PLOT PLAN



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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 14	BLK	TRACT	Hobart Blvd.	DIST. MAP 4661
2. PRESENT USE OF BUILDING	(08 St. Garage)			NEW USE OF BUILDING (08) st auto repairs	CENSUS TR. 2114.00
3. JOB ADDRESS	4450 Beverly Blvd.				ZONE C2-2
4. BETWEEN CROSS STREETS	Hobart		AND	Serrano	FIRE DIST. TWO
5. OWNER'S NAME	Leonard V. Saladino			PHONE 662-2901	LOT (TYPE) COI'
6. OWNER'S ADDRESS	same		CITY LA	ZIP 90004	LOT SIZE 38x153.30
7. ENGINEER	F. I. Ilasin			ACTIVE STATE LICENSE No. SE 1801	PHONE 385-7636
8. ARCHITECT OR DESIGNER				ACTIVE STATE LICENSE No.	PHONE
9. CONTRACTOR	Owner			ACTIVE STATE LICENSE No.	PHONE
10. BRANCH LENDER	ADDRESS		CITY		
11. SIZE OF EXISTING BLDG.	WIDTH 24	DEPTH 25	STORIES 1	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS		ROOF	FLOOR	
13. JOB ADDRESS	3 4450 Beverly Blvd.				DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 45000				CRIT. SOIL /
15. NEW WORK: (Describe)	add build wall Enclosing No. Wall				GRADING /
NEW USE OF BUILDING	(08) Minor AUTO REPAIRS		SIZE OF ADDITION	STORIES	HEIGHT
TYPE	IV		N, C		
BLDG. AREA	GROUP OCC.	MAX OCC.	TOTAL	PLANS CHECKED	CONS.
DWELL. UNITS	N, N		GUEST ROOMS	PARKING REQ'D	PROVIDED
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	APPLICATION APPROVED			ZONED BY Wooden FILE WITH
P.C. No. 701	S.P.C.	B.P. 825	I.F.	G.P.I.	O.S.
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

MAR-13-75 37888 E : 4753 \$ = 100 7:25

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 *[Signature]* (Owner or Agent)

Signature/Date Dalton 3-4-75

Bureau of Engineering	ADDRESS APPROVED	SEWERS AVAILABLE	NO SEWER/PLUMBING REQ'D.
		NOT AVAILABLE	SFC NOT APPLICABLE
		SFC PAID	
		SFC DUE	
	DRIVEWAY	HIGHWAY DEDICATION	REQUIRED / COMPLETED
	FLOOD CLEARANCE	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>
Conservation	APPROVED (TITLE 19) (L.A.M.C. 5700)		
Fire	PRIVATE SEWAGE SYSTEM APPROVED		
Plumbing			



Bldg-Alter/Repair
 Commercial
 Express Permit
 No Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
 AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue
 Status Date: 01/10/2011

TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
HOBART BOULEVARD TR		14		M B 17-177	138B193 489	5517 - 011 - 014

3. PARCEL INFORMATION

Area Planning Commission - Central	Census Tract - 2114.10	Near Source Zone Distance - 1.9
LADBS Branch Office - 1A	Census Tract - 2114.20	School Within 500 Foot Radius - YES
Council District - 4	District Map - 138B193	Thomas Brothers Map Grid - 593-H7
Certified Neighborhood Council - Wilshire Center - Kor	Energy Zone - 9	
Community Plan Area - Wilshire	Fire District - 2	

ZONE(S): C2-1 /

4. DOCUMENTS

ZI - ZI-2374 Los Angeles State Enterpris CDBG - SEZ-Los Angeles State Enterprn
 ORD - ORD-161116-SA27
 CPC - CPC-1984-1-HD
 CDBG - IARZ-Central City

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
 Saladino, Leonard V And Sadie 1929 Alscot Ave SIMI VALLEY CA 93063

Tenant:
 Applicant (Relationship, Owner-Bldr)
 - Owner-Builder

7. EXISTING USE (09) Gas Station

PROPOSED USE

8. DESCRIPTION OF WORK

General rehabilitation (No alteration & no structural changes.) (less than 10% of replacement cost of building) to comply with abate order.

9. # Bids on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: DAS PC By:
 OK for Cashier: Carolina Guardado Coord. OK:
 Signature: Date: 1/10/11

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
 Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
 (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 11600472

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$501	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	195.23	
Permit Fee Subtotal Bldg-Alter/Rep	130.00	
Fire Hydrant Refuse-To-Pay		
I.Q. Instrumentation	0.50	
O.S. Surcharge	3.15	
Sys. Surcharge	9.45	
Planning Surcharge	9.42	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surcharge	4.71	
State Green Building Surcharge	1.00	
Permit Issuing Fee	27.00	

Sewer Cap ID: Total Bond(s) Due:

JULIANE PERMIT COMM
 DEPARTMENT OF BUILDING AND SAFETY
 1300 WEST 6TH STREET
 LOS ANGELES, CA 90015
 (213) 473-3231
 WWW.LADBS.ORG

Shipping Over To Transit 207000

LA 59251



14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

CLASS LICENSE# PHONE#

(O) , Owner-Builder

0

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

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State 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 Section 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).

OR
 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.)

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.

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. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name:

Sadie Salgado

Sign:

Sadie Salgado

Date:

1-10-11

Owner

Authorized Agent

Whittier's Texaco Station Photographs



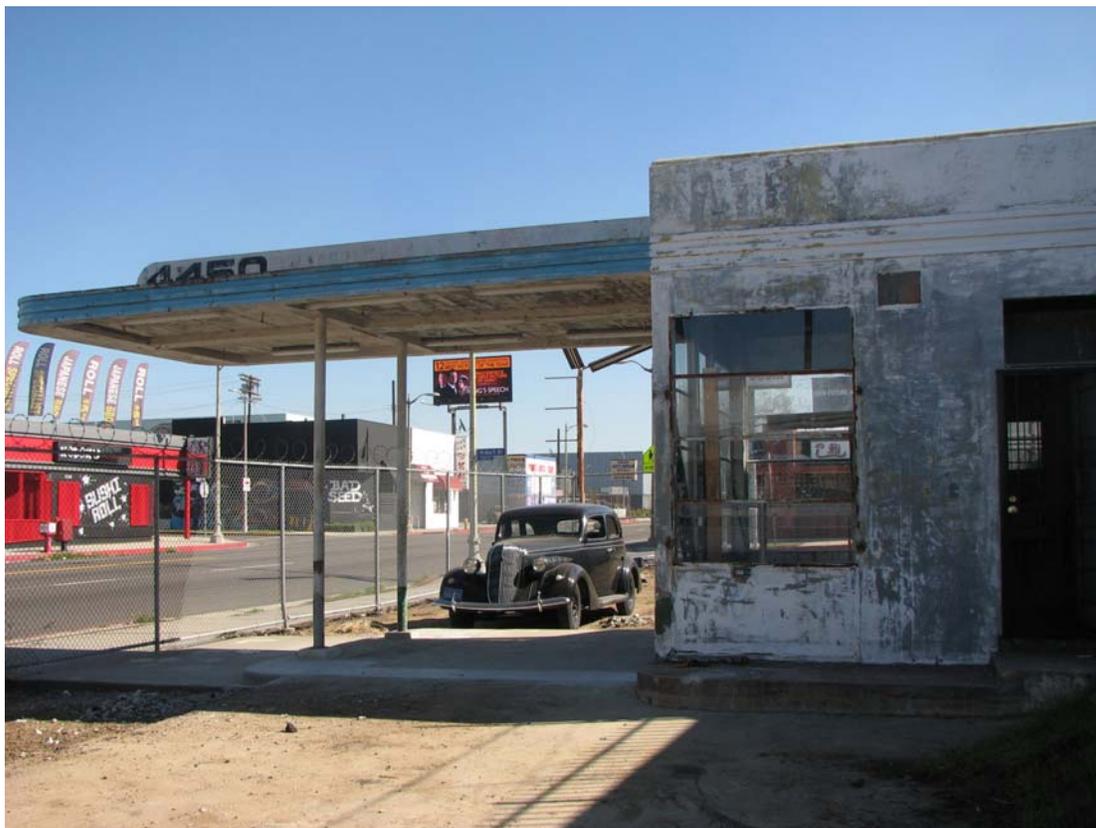
Whittier's Texaco Station, 4450 Beverly Boulevard, February 9, 2011 (Photograph by Charles J. Fisher)



Whittier's Texaco Station, 4450 Beverly Boulevard, February 9, 2011 (Photograph by Charles J. Fisher)



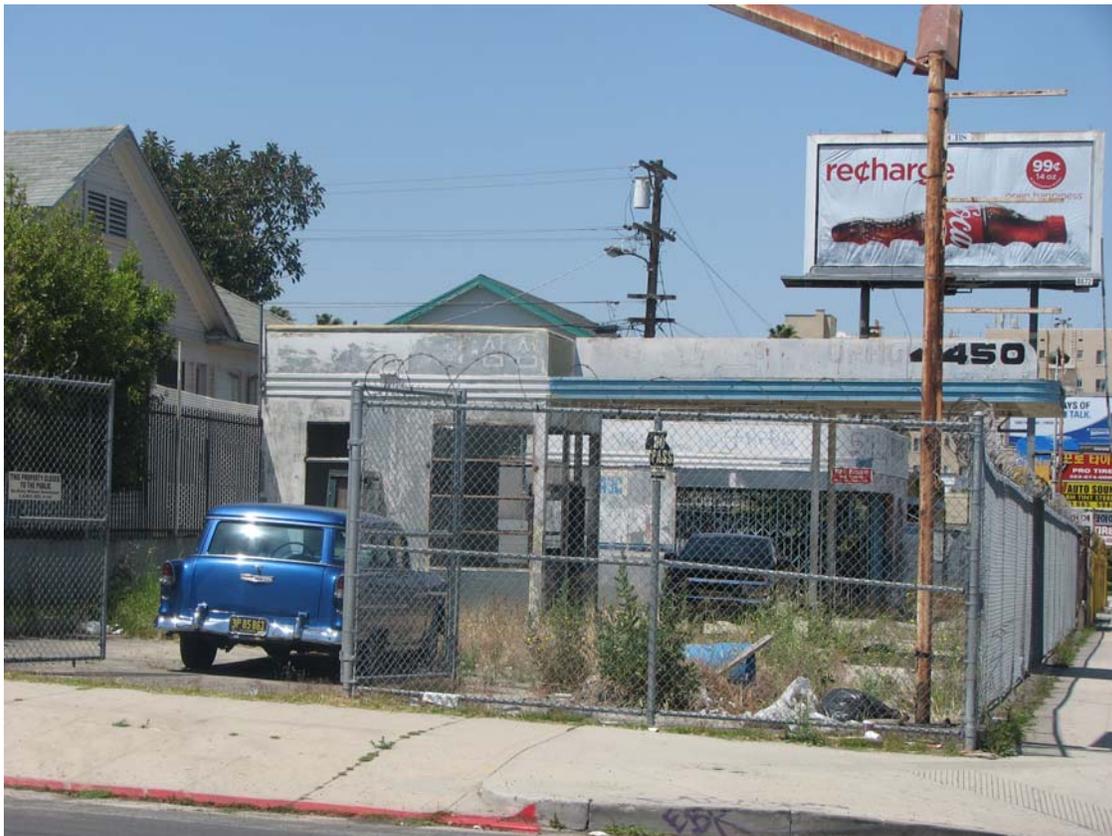
Whittier's Texaco Station in the 1970s, 4450 Beverly Boulevard, February 9, 2011 (Photograph copied by Charles J. Fisher)



Whittier's Texaco Station, 4450 Beverly Boulevard, February 9, 2011 (Photograph by Charles J. Fisher)



Whittier's Texaco Station, 4450 Beverly Boulevard, May 13, 2010 (Photograph by Charles J. Fisher)



Whittier's Texaco Station, 4450 Beverly Boulevard, May 13, 2010 (Photograph by Charles J. Fisher)



Whittier's Texaco Station, lubrication building, 4450 Beverly Boulevard, February 9, 2011 (Photograph by Charles J. Fisher)



Whittier's Texaco Station, lubrication building, 4450 Beverly Boulevard, February 9, 2011 (Photograph by Charles J. Fisher)



Whittier's Texaco Station, lubrication building, 4450 Beverly Boulevard, May 13, 2010 (Photograph by Charles J. Fisher)



Whittier's Texaco Station, lubrication building ceiling, 4450 Beverly Blvd, May 13, 2010 (Photograph by Charles J. Fisher)



Restored Texaco Station in unknown location-note red pumps for Fire Chief (regular) and silver pump for Sky Chief (premium)



*Whittier's Texaco Station, restored steel on lubrication building, 4450 Beverly Boulevard, February 9, 2011
(Photograph by Charles J. Fisher)*



*Whittier's Texaco Station, restored concrete on pump island, 4450 Beverly Boulevard, February 9, 2011
(Photograph by Charles J. Fisher)*



Whittier's Texaco Station, canopy detail, 4450 Beverly Boulevard, February 9, 2011 (Photograph by Charles J. Fisher)



Whittier's Texaco Station, early fluorescent lighting, 4450 Beverly Blvd, May 13, 2010 (Photograph by Charles J. Fisher)



Whittier's Texaco Station, West side & men's room wooden door, 4450 Beverly Boulevard, May 13, 2010 (Photograph by Charles J. Fisher)



*Whittier's Texaco Station, transom window above bathroom door, 4450 Beverly Boulevard, May 13, 2010
(Photograph by Charles J. Fisher)*



Whittier's Texaco Station, men's room, 4450 Beverly Boulevard, May 13, 2010 (Photograph by Charles J. Fisher)



*Whittier's Texaco Station, original concrete on East side of office, 4450 Beverly Boulevard, February 9, 2011
(Photograph by Charles J. Fisher)*



Whittier's Texaco Station, entry to office, 4450 Beverly Boulevard, May 13, 2010 (Photograph by Charles J. Fisher)



Whittier's Texaco Station, original steel door to office, 4450 Beverly Blvd, May 13, 2010 (Photograph by Charles J. Fisher)



Whittier's Texaco Station, 4450 Beverly Boulevard, May 13, 2010 (Photograph by Charles J. Fisher)



Former Mobil Station to West of Whittier's Texaco Station, 4450 Beverly Boulevard, February 9, 2011 (Photograph by Charles J. Fisher)



*Site of former Shell Station at 4451 Beverly Boulevard, across street from Whittier's Texaco Station, 9, 2011
(Photograph by Charles J. Fisher)*



Whittier's Texaco Station, 4450 Beverly Boulevard, May 13, 2010 (Photograph by Charles J. Fisher)