

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-2317-HCM

HEARING DATE: June 19, 2008
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 2800 N. Glendale Blvd.
Council District: 4
Community Plan Area: Silver Lake-Echo Park-
Elysian Valley
Area Planning Commission: East Los Angeles
Neighborhood Council: Silver Lake
Legal Description: Lot 13 of TR 5552

PROJECT: Historic-Cultural Monument Application for the
RICHFIELD SERVICE STATION

REQUEST: Declare the property a Historic-Cultural Monument

OWNER: Adrinne Hamamah
1752 Grandview Ave.
Glendale, CA 91201

APPLICANT: Silver Lake Neighborhood Council

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

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10(c)4 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: March 18, 2008 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1936 and located in the Silver Lake area, this one-story commercial gas station building exhibits character-defining features of Streamline Moderne architecture. The L-shape plan building has a flat roof with a single-square canopy. The flat roof canopy is surmounted by a slightly rounded center signage parapet and is supported by two round metal poles set onto a concrete pump island. A three-level finned decorative feature is located at the top of the support poles. The main rectangular shaped building has an off-center entrance with multi-pane fixed windows. Decorative horizontal banding is located at the flat edge of the roof. A rounded signage parapet bisects the roof, intersecting with the signage parapet that extends from the canopy roof. The exterior has a painted steel finish with steel trim as well as corrugated steel walls at rear of building.

The proposed Richfield Service Station historic monument was built by the Nigg Engineering Corporation of prefabricated materials and may have been designed by an architect or builder. The subject building was built in 1936 by the Richfield Oil Company as one of a chain of several service stations located in Los Angeles. The Streamline Moderne design was a standard gas station design used by the company throughout Los Angeles. The Richfield Oil Company would later merge with another oil company to form Atlantic Richfield (ARCO).

Alterations to the subject building include the addition of signage, replacement of the front door, and removal of original gas pumps. A secondary building consists of a small restroom structure at rear of property

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.

FINDINGS

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

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT RICHFIELD SERVICE STATION
2. STREET ADDRESS 2800 GLENDALE BOULEVARD
CITY SILVER LAKE ZIP CODE 90039 COUNCIL DISTRICT 4
ASSESSOR'S PARCEL NO. 5438-019-017
3. COMPLETE LEGAL DESCRIPTION: TRACT TRACT No. 5552, AS PER MAP FILED IN BOOK 60, PAGE 75 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
BLOCK N/A LOT(S) 11, 12 AND 13 ARB. NO. N/A
RANGE OF ADDRESSES ON PROPERTY 2800 THRU 2806 GLENDALE BOULEVARD AND
4755-4763 LOCKSLEY PLACE
4. PRESENT OWNER ADRINE HAMAMAH
STREET ADDRESS 1725 GRANDVIEW AVENUE
CITY GLENDALE STATE CA ZIP CODE 91201-1207 PHONE (818)-UNLISTED
OWNER IS: PRIVATE X PUBLIC
5. PRESENT USE ABANDONED AUTO REPAIR SHOP ORIGINAL USE GAS STATION

DESCRIPTION

6. ARCHITECTURAL STYLE ART DECO
7. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
(SEE DESCRIPTION WORKSHEET)

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT RICHFIELD SERVICE STATION

10. CONSTRUCTION DATE: FACTUAL 1936 ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER: UNKNOWN
12. CONTRACTOR OR OTHER BUILDER: NIGG ENGINEERING CORPORATION
13. DATES OF ENCLOSED PHOTOGRAPHS JANUARY 30, 2008
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
15. ALTERATIONS: SIDE PUMP CANOPY ENCLOSED AS SERVICE BAY., FRONT DOOR REPLACED, GAS PUMPS REMOVED AND A WALL BUILT AROUND THE PROPERTY THAT APPEARS TO BE FROM THE 1950S OR 1960S. SOME ADDITIONAL SIGNAGE.
16. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
17. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) THIS ART DECO GAS STATION WAS ORIGINALLY BUILT FOR AND MAINTAINED BY RICHFIELD OIL COMPANY, WHICH WAS TO REMAIN THE MOST SUCCESSFUL OF THE VARIOUS OIL COMPANIES THAT WERE FOUNDED IN THE LOS ANGELES AREA AT THE TURN OF THE 20TH CENTURY. IN 1929, THE RICHFIELD OIL COMPANY OPENED THEIR ICONIC BLACK AND GOLD ART DECO HEADQUARTERS BUILDING IN DOWNTOWN LOS ANGELES. THE MOST MODERN STYLE OF SERVICE STATIONS. THE "RICHFIELD TOWER" WAS HAILED BY CRITICS AS BEST EXAMPLE OF THE ART DECO STYLE IN LOS ANGELES, UNTIL IT WAS DEMOLISHED IN 1969. IN THE 1930S, RICHFIELD USED A STANDARD GAS STATION DESIGN THAT HARKENED TO THEIR NEW BUILDING AS A GUIDE. THIS GAS STATION IS EMBLEMATIC OF THE TYPE OF PREFABRICATED CONSTRUCTION THAT WAS USED IN PRE-WORLD WAR II LOS ANGELES. THE STRUCTURE WAS FABRICATED BY NIGG ENGINEERING OF COVINA, CALIFORNIA AND THEN ASSEMBLED AT IT'S PRESENT SITE ALONG WITH A SEPARATE REST ROOM STRUCTURE AT THE REAR OF THE PROPERTY. THE STATION WAS DESIGNED IN THE ART DECO STYLE, WHICH WAS AT THE TIME THE MOST MODERN STYLE OF SERVICE STATIONS. THE BUILDING IS A VISIBLE REMINDER OF THE HISTORY OF RICHFIELD OIL COMPANY, THE SOUTHERN CALIFORNIA CAR CULTURE AND THE EARLY USE OF PREFABRICATED BUILDINGS AIMED AT SELLING A PRODUCT.
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, US CENSUS RECORDS, LOS ANGELES TIMES ARTICLES.
20. DATE FORM PREPARED MARCH 18, 2008 PREPARER'S NAME CHARLES J. FISHER
ORGANIZATION SILVER LAKE NEIGHBORS 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 RICHFIELD SERVICE STATION IS A 1 STORY,

NAME OF PROPOSED MONUMENT

NUMBER OF STORIES

ART DECO, L-SHAPED PLAN GAS STATION

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 CONTOURED FLAT ROOF IS COVERED WITH ROLLED COMPOSITION GLASS AND STEEL,

ROOF SHAPE (SEE CHART)

MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES)

WINDOW MATERIAL

MULTI-PANE FIXED WINDOWS ARE PART OF THE DESIGN.

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

THE ENTRY FEATURES A SIMPLE INSETTED DOORWAY ABOVE A SINGLE LOW STEP UNDER THE MAIN CANOPY.

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

WITH A MULTI PANELED WOODEN (NOT ORIGINAL) DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE A SINGLE SQUARE CANOPY TO THE FRONT OF THE BUILDING WITH A FLAT ROOF THAT IS

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

SURMOUNTED BY A SLIGHTLY ROUNDED CENTER SIGNAGE PARAPET. THE CANOPY IS SUPPORTED BY TWO ROUND

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

METAL POLES AT THE FRONT. A THREE LEVEL FINNED DECORATIVE ELEMENT IS AT THE TOP OF THE POLES, WHICH ARE

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

SET INTO THE CONCRETE PUMP ISLAND. A SLIGHTLY HIGHER FLAT ROOM IS TRANSVERSE TO THE CANOPY OVER THE

VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

MAIN STRUCTURE WITH A SIMILAR SIGN PARAPET EXTENDING TO THE RIGHT OVER THE SERVICE BAY. THE SERVICE BAY

IS BEHIND A LARGE METAL DOOR. THE ENTIRE BUILDING IS CONSTRUCTED OF SHEET STEEL WITH CORRUGATED

ADDITIONAL DEFINING ELEMENTS

WALLS AT THE REAR OF THE STRUCTURE. DETAILS INCLUDE HORIZONTAL BANDING ALONG THE FLAT EDGE OF THE ROOF AND EARLY

ADDITIONAL DEFINING ELEMENTS

LIGHTING FIXTURES AT THE FRONT OF THE CANOPY. EARLY FLORESCENT FIXTURES ARE FOUND ON THE BOTTOM SIDE OF THE

ADDITIONAL DEFINING ELEMENTS

CANOPY.

ADDITIONAL DEFINING ELEMENTS

ADDITIONAL DEFINING ELEMENTS

ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF A SMALL REST ROOM STRUCTURE AT THE REAR OF THE PROPERTY

IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE NO INTERIOR DESCRIPTION IS AVAILABLE, BUT AS THE LAST USE WAS

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

AS AN AUTO REPAIR FACILITY, IT MAY NOT BE TOO ALTERED.

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

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 _____ RICHFIELD SERVICE STATION _____ IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

_____ ART DECO FILLING STATION _____ ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE B)

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 _____ RICHFIELD SERVICE STATION _____ WAS BUILT IN _____ 1936 _____
NAME OF PROPOSED MONUMENT YEAR BUILT

_____ RICHFIELD OIL COMPANY _____ WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE IT WAS ONE OF THE LARGEST OF THE OIL COMPANIES THAT WERE FOUNDED IN
LOS ANGELES AT THE TURN OF THE 20TH CENTURY TO EXPLORE FOR, REFINE AND MARKET THE LOCAL PETROLEUM PRODUCTS THAT
FUEL THE GROWTH OF SOUTHERN CALIFORNIA AS WELL AS THE NATION THROUGH THE GROWTH OF THE AUTOMOBILE AND ITS
IMPACT ON THE OVERALL GROWTH OF SUBURBAN AREAS OF THE COUNTRY. INCORPORATED IN 1898, RICHFIELD OIL WAS ONE OF
SEVERAL COMPANIES THAT WERE SOON DRILLING THROUGHOUT THE GREATER LOS ANGELES AREA. OIL FIELDS SOON BECAME A
PART OF LIFE, AS DIFFERENT COMPANIES AN "WILDCATTERS" (INDIVIDUAL OIL PROSPECTORS) BEGAN DRILLING EVERYWHERE THEY
COULD GET A HOLD OF THE MINERAL RIGHTS FOR. RICHFIELD USED SCIENTIFIC METHODS TO SEARCH FOR OIL, ESTABLISHING
SEVERAL LARGE OILS FIELDS IN THE AREA. THE COMPANY STARTED BUILDING OIL REFINERIES AND IN 1917, OPENED ITS FIRST
RETAIL SERVICE STATION. AS MORE AND MORE CARS CAME ONTO THE ROAD IN THE 1920S, MORE STATIONS WERE BUILT TO TAKE
CARE OF THE DRIVER'S NEED TO FUEL THEIR AUTOMOBILES. AS THE COMPANY GREW, IT CONTRACTED WITH MORGAN WALLS AND
CLEMENTS TO DESIGN A 12-STORY OFFICE BUILDING ON FIGUEROA STREET IN DOWNTOWN LOS ANGELES. THE RESULT WAS THE
ICONIC RICHFIELD TOWER, WITH IT'S BLACK AND GOLD FAÇADE AND ITS TALL NEON TOWER, BECAME AN INSTANT LANDMARK AND A
DEFINITIVE REPRESENTATIVE OF THE EMERGING ART DECO STYLE. BY THIS TIME, RICHFIELD HAD BEGUN TO ESTABLISH A NETWORK
OF SERVICE STATIONS UP AND DOWN THE WEST COAST, IN CALIFORNIA, OREGON AND WASHINGTON. THE COMPANY WAS ONE OF
THE FIRST THAT DECIDED TO STANDARDIZE THEIR STATION DESIGN. AN ART DECO STYLE WAS CHOSEN THAT WAS A REMINDER OF
THE COMPANY'S OWN HEADQUARTERS BUILDING. THE DESIGN, BY AN UNKNOWN ARCHITECT, WAS WORKED WITH NIGG ENGINEER-

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

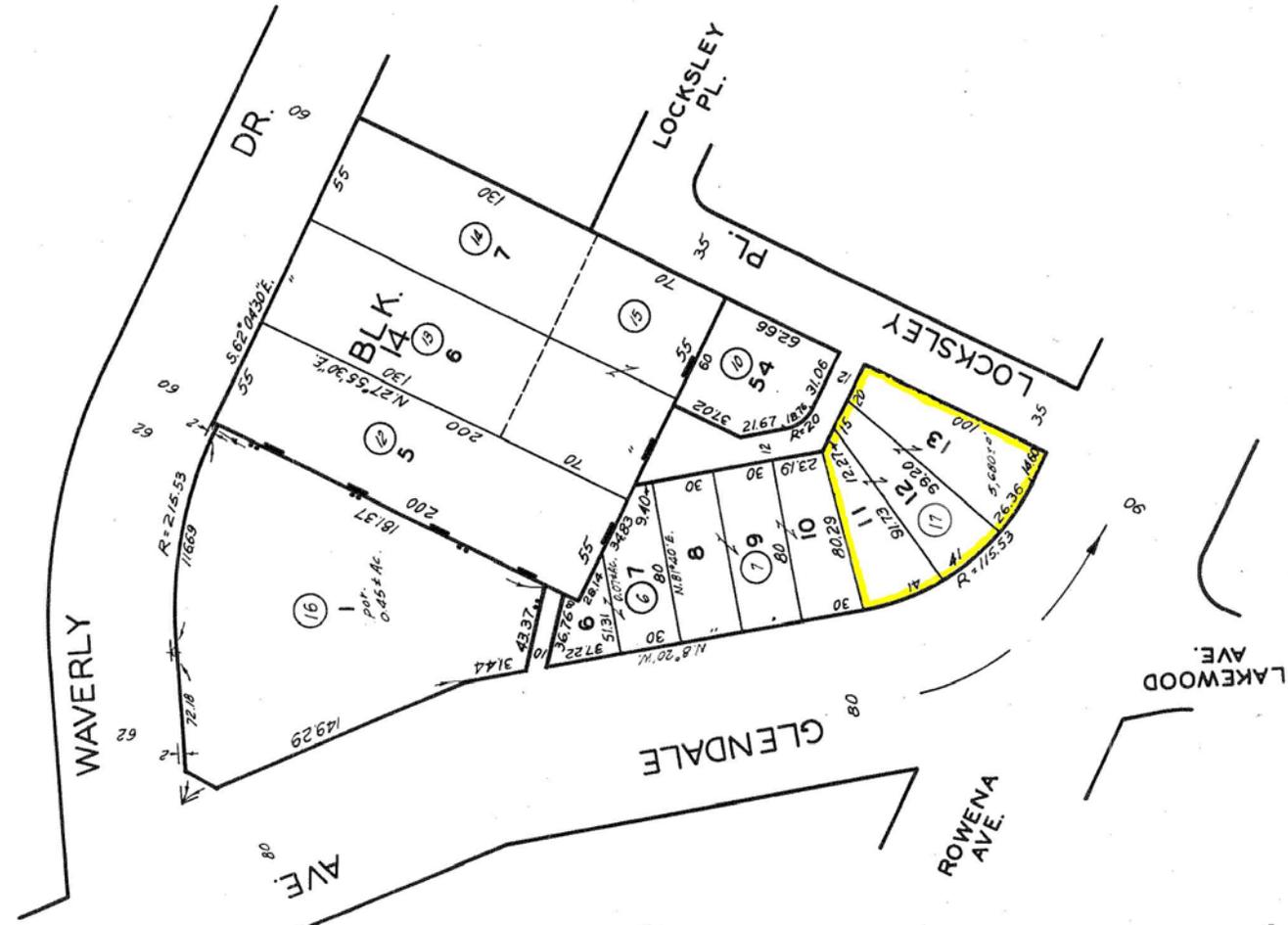
ING OF COVINA, CALIFORNIA, THAT CREATED THE PREFABRICATED UNITS OF THE STEEL BUILDINGS. THERE WERE SEVERAL VARIATIONS ON THE DESIGN, BUT THE BASIC PATTERN WAS THE RECTANGULAR BOX SET EITHER TO THE LEFT OR THE RIGHT WITH EITHER A SET OF PUMPS OR A SERVICE BAY UNDER THE MAIN ROOF AND A SINGLE CANOPY AT THE FRONT OF THE BUILDING TO COVER THE PUMPS. MOST OF THE BUILDINGS CAME WITH A SEPARATE PREFABRICATED RESTROOM BUILDING, SUCH AS THE ONE THAT IS STILL EXTANT AT THE SUBJECT SITE. OVER THE YEARS, MANY OF THE RESTROOMS WERE INCORPORATED INTO ADDITIONS AT THE REAR OF THE BUILDINGS AND THAT WAS SOON THE NORM FOR CONSTRUCTION OF STATIONS FROM THE 1940S THROUGH THE EARLY 1970S. LATER STATIONS, ESPECIALLY THOSE WITH MARKET AREAS, INCORPORATE THE RESTROOMS INTO THE MARKET WITH INTERIOR ENTRANCES. NEW SELF SERVE STATIONS, HOWEVER, HAVE FREQUENTLY RETURNED TO THE SEPARATE RESTROOM BUILDING, SUCH AS THE STRUCTURE AT THIS FACILITY. BY THE 1980S, MANY OF THE OLDER STATIONS HAD CEASED TO PUMP GAS AND HAD EITHER BEEN CONVERTED TO OTHER USES, SUCH AS AUTO REPAIR, OR WERE SIMPLY ABANDONED UNTIL THEY WERE TORN DOWN. OTHERS WERE REPLACED WITH NEW STATIONS. THE RESULT IS THAT THE EARLY STATIONS, WHICH ONCE NUMBER IN THE THOUSANDS, ARE RAPIDLY DISAPPEARING. EVEN RICHFIELD OIL WAS TO EVOLVE. IN 1966, THE COMPANY MERGED WITH ATLANTIC REFINING, AN EAST COAST FIRM AND MOVED THE MAIN HEADQUARTERS TO NEW YORK THE GAS STATIONS WERE RENAMED ARCO, AS AN ACRONYM FOR THE NEW "ATLANTIC RICHFIELD COMPANY. IN 1969, THE RICHFIELD TOWER WAS DEMOLISHED WITH HARDLY A WHIMPER FROM THE FLEDGLING PRESERVATION MOVEMENT IN LOS ANGELES. SHORTLY BEFORE THE BUILDING WAS VACATED, A FIRE GUTTED THE NEON TOWER, AS IF THE BUILDING WAS SEALING ITSELF TO ITS FATE. IN 1972, THE COMPANY HEADQUARTERS RETURNED TO LOS ANGELES, HOUSED IN THE NEW TWIN ARCO TOWERS, THAT WERE BUILT ON THE SITE OF THE OLD BUILDING. BY THIS TIME, THE COMPANY HAD NEARLY ABANDONED ALL OF ITS EARLY STATIONS, OPTING FOR MORE MODERN FACILITIES. ONE MARKETING PLOY A FEW YEARS LATER, WAS TO BECOME THE FIRST MAJOR OIL COMPANY TO CANCEL ALL OF ITS CREDIT CARDS AND GOING TO A CASH ONLY SYSTEM DURING THE GAS CRUNCH OF THE 1970S. THE LOWER PRICES WERE QUITE POPULAR AND THE GAMBLE PAID OFF. ARCO HAS MORE RECENTLY BECOME A PART OF BP-AMOCO, BUT STILL RETAINS ITS OWN IDENTITY WEST OF THE ROCKIES. RICHFIELD PETROLEUM WAS ALWAYS AN INNOVATIVE COMPANY THAT TRIED NEW MARKETING TECHNIQUES AS WELL AS MEATHODS OF REFINING THAT TODAY WOULD BE RECOGNIZED AS MORE ENVIRONMENTALLY FRIENDLY, SUCH AS A NEW WAY OF CREATING HIGH OCTANE FUEL IN 1932 THAT ELIMINATED THE USE OF ACID IN THE PROCESS, THEREBY CUTTING DOWN ON THE CORROSIVE PROPERTIES OF EARLIER VERSIONS OF THE FUEL. THE USE OF A STANDARD GAS STATION DESIGN WAS ALSO AN INNOVATION THAT WAS DIRECTLY AIMED AT MARKETING THE PRODUCT.

SILVER LAKE AUTO SERVICE
323-663-2224 323-663-2000

SILVER LAKE AUTO SERVICE
2800 N. GLENDALE BLVD

2800

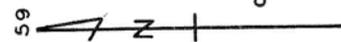




TRACT NO. 21065
 M.B. 637-91

TRACT NO. 5552
 M.B. 60-75

IVANHOE
 M. R. 17-65-68



CODE
 13

FOR PREV. ASSM'T. SEE: 223 - 18 & 20



City of Los Angeles Department of City Planning

04/06/2008

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2800 N GLENDALE BLVD

ZIP CODES

90039

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2006-48-ICO
CPC-1995-357-CPU
CPC-1986-30-ZC
CPC-1986-255
ORD-176825-SA3
ORD-165167-SA50
ORD-162812
ZA-1993-298-CUZ
BZA-4848
MND-93-18-CUZ
ND-86-165-ZC

Address/Legal Information

PIN Number: 150A207 24
Area (Calculated): 3,023.8 (sq ft)
Thomas Brothers Grid: PAGE 594 - GRID D3
Assessor Parcel Number: 5438019017
Tract: TR 5552
Map Reference: M B 60-75
Block: None
Lot: 13
Arb (Lot Cut Reference): None
Map Sheet: 150A207
151-5A207

Jurisdictional Information

Community Plan Area: Silver Lake - Echo Park - Elysian Valley
Area Planning Commission: East Los Angeles
Neighborhood Council: Silver Lake
Council District: CD 4 - Tom LaBonge
Census Tract #: 1873.00
LADBS District Office: Los Angeles Metro

Planning and Zoning Information

Special Notes: None
Zoning: [Q]C2-1VL
Zoning Information (ZI): None
General Plan Land Use: Neighborhood Commercial
Plan Footnote - Site Req.: See Plan Footnotes
Additional Plan Footnotes: Silver Lake
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
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: No
500 Ft Park Zone: No

Assessor Information

Assessor Parcel Number: 5438019017
Parcel Area (Approximate): 8,015.0 (sq ft)
Use Code: 010V - Residential Vacant Land
Assessed Land Val.: \$468,619
Assessed Improvement Val.: \$0
Last Owner Change: 09/20/02
Last Sale Amount: \$15,000
Tax Rate Area: 13
Deed Reference No.: 2219263
Building 1:
1. Year Built: Not Available

1. Building Class:	Not Available
1. Number of Units:	0
1. Number of Bedrooms:	0
1. Number of Bathrooms:	0
1. Building Square Footage:	0.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (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

Paul Williams Designed:	No
Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	Yes
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:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	0.94265 (km)
Landslide:	No
Liquefaction:	Yes

Economic Development Areas

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

Public Safety

Police Information:	
Bureau:	Central
Division / Station:	Northeast
Report District:	1145
Fire Information:	
District / Fire Station:	56
Batallion:	2

Division:
Red Flag Restricted Parking:

1
No

CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number: CPC-2006-48-ICO
Required Action(s): ICO-INTERIM CONTROL ORDINANCE
Project Description(s): AN INTERIM CONTROL ORDINANCE REQUIRING A PROJECT PERMIT IN ORDER TO ISSUE A BUILDING PERMIT FOR PROPERTIES ALONG THE LOS ANGELES RIVER, IN THREE SECTIONS WITH WIDTHS OF 300 FEET, 500 FEET AND 1,000 FEET.

Case Number: CPC-1995-357-CPU
Required Action(s): CPU-COMMUNITY PLAN UPDATE
Project Description(s): SILVERLAKE/ECHO PARK COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE SILVERLAKE/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-1986-30-ZC
Required Action(s): ZC-ZONE CHANGE
Project Description(s): ZONE CHANGE FROM R3-1 AND C2-1 TO RD2-1 FOR AN AREA GENERALLY BOUNDED BY GLENDALE BL, RIVERSIDE DRIVE AND FLETCHER DR

Case Number: CPC-1986-255
Required Action(s): Data Not Available
Project Description(s): AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SILVER LAKE AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING 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: ZA-1993-298-CUZ
Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES
Project Description(s): TO DEMOLISH AN EXISTING SERVICE STATION/AUTO SHOP AND BUILD A NEW AUTO REPAIR SHOP, ON A CORNER C2 PROPERTY WHICH IS WITHIN 300 FEET OF RESIDENTIAL ZONE.

Case Number: MND-93-18-CUZ
Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES
Project Description(s): Data Not Available

Case Number: ND-86-165-ZC
Required Action(s): ZC-ZONE CHANGE
Project Description(s): Data Not Available

DATA NOT AVAILABLE

ORD-176825-SA3
ORD-165167-SA50
ORD-162812
BZA-4848

TO STRIKE OIL

Los Angeles Times (1886-Current File); Jun 8, 1898; ProQuest Historical Newspapers Los Angeles Times (1881 - 19
pg. 8

TO STRIKE OIL. The Richfield Oil Company yesterday filed articles of incorporation with a capital stock of \$500,000, divided into 50,000 shares, and of this amount \$5000 has been subscribed. The directors named are G. Easton, San Francisco; G. W. Parsons, W. L. Valentine, L. Phipps and G. D. Easton, all of Los Angeles. The purposes of the organization are to acquire oil bearing lands, drill wells, and produce crude petroleum and other mineral substances; to construct, manage and own oil tanks and pipe lines for the storage, sale and delivery of the same.

History of Arco/AMPM



The history of ARCO is really the story of two US companies, Atlantic Refining and Richfield Petroleum.

The older of the two by nearly 40 years, Atlantic was founded in Pennsylvania in 1866, the state where the world's first crude oil had been discovered seven years earlier. Initially Atlantic concentrated solely on shipping and storing oil, but within a few years it got into the refining business, where it would really make a name for itself.

Less than a decade after its founding John D. Rockefeller's Standard Oil Trust snapped up the company. With that backing, Atlantic's motor oil, Polainne, became one of the best-known motor oils in the country.

Richfield Oil started business in 1905 on the West Coast. It grew quickly into one of the leading gasoline marketers there.

The Standard Oil empire crumbled in 1911, by order of the US Supreme Court, and Atlantic was its own company again. Atlantic's president at the time, John Wesley Van Dyke, is said to have urged his employees to "go find the company some crude." And they did, making significant discoveries in the American Southwest.

Atlantic's first service station opened in Pittsburgh in 1915. Richfield's first station opened in Los Angeles two years later. Business was good. In the 1920s both companies moved into iconic office spaces. Atlantic opened an office in Dallas's first skyscraper. Richfield built a landmark 12-story office tower in LA.

As of 1945, Richfield was a leading producer of high-octane fuels, while Atlantic used seismic technology techniques that it had developed in its own labs to find a large oil field in Crane County, Texas.

In 1966 the two companies merged, forming Atlantic Richfield, or ARCO for short.

Respected corporate environmentalists

Two years later a team that had been roaming remote northern parts of Alaska in search of oil there found it. Prudhoe Bay was the largest oil discovery in US history. Further along the slope, BP soon tapped into its share of the vast reservoir. In the eight years before oil flowed from Alaska, ARCO and BP worked together to assure the US government that environmental risks had been addressed.

ARCO's chairman, Robert O. Anderson, and its president, Thornton F. Bradshaw, spoke out prominently on environmental issues and gained respect as corporate environmentalists.

In the late 1980s ARCO introduced America's first environmentally engineered fuel, EC-1, which was designed to help reduce pollution from older cars and trucks. A year later, it launched a premium version. By 1991 these emission-control gasolines had removed over 100 million pounds of pollutants from Southern California air.

A west coast company with international ambitions

Mergers and acquisitions fuelled ARCO's growth over the years. The company bought Sinclair Oil Corporation in 1969, gaining chemical plants, refineries and a large network of pipelines. It merged with mining company Anaconda in 1977 to become a broad "earth resources" company.

But despite this growth, ARCO remained essentially a regional company within the US, strongest in the West. Its corporate headquarters moved to Los Angeles from New York in 1972. The first ampm retail outlet opened nearby in 1978. Eventually the company pulled out of the US East Coast altogether, selling its stations and refineries.

It didn't, however, limit its exploration activities to the same territory. In the 1980s ARCO's international arm made the first commercial natural gas discovery off China's coast and built a 700-kilometre subsea pipeline to pump the gas to Hong Kong. In 1996 ARCO announced a joint venture with LUKOIL, Russia's largest oil company, to produce gas and oil in Russia and elsewhere.

In 2000, ARCO joined the BP group. All of the group's US stations west of the Rocky Mountains took on ARCO branding, and the number of ampm outlets grew to more than 900.



Fred Frame drives to VICTORY
on

RICHFIELD



WHAT, FRED, FRAME SAYS
"Well, I broke Peter's record. It took Hi-Octane to do it. Thanks, Richfield!"

VICTORY and a new world's record for Richfield in motordom's greatest annual race—the 500-mile Indianapolis Memorial Day classic. For the second time in the past twelve races—up goes the slogan... "Richfield Wins Against"

Has off to Fred Frame for the greatest individual achievement in more than seven years. His sensational new track record of 104.144 miles per hour shatters by a wide margin the old mark made by Peter De Paolo in 1925, also with Richfield! It took Hi-Octane to break this record!

Frame's Miller-Hartz Special performed perfectly throughout the grueling 500-mile race, thanks to Ethylized Richfield Hi-Octane Gasoline and Richfield Motor Oil. As owner of the winning car piloted to victory by Fred Frame, Harry Hartz, former national speedway champion, again figures in first place money—for the second time in the last three years.

This year's Indianapolis race was witnessed by more than 150,000 spectators. It is acknowledged by automotive authorities to be the supreme test of power, speed and stamina in the world of motordom.

For your own driving—get this greatest gasoline in the history of competitive motor events. Ask for Richfield Hi-Octane, the sensational new product that is breaking records on sheer quality. Try it and you'll understand why it wins internationally famous races—why it breaks records that have stood for seven years—and why it is the popular choice of more than a million Pacific Coast motorists.

Fill up—at regular price—at any Richfield station!

Richfield

Hi-Octane

HI-OCTANE GASOLINE ANNOUNCED

*New Nonpremium Product
Now on Sale at All Coast
Richfield Stations*

Coming as the first totally new gasoline which the Richfield Oil Company has ever offered to the motoring public, Richfield Hi-Octane, a new nonpremium gasoline, is on sale at thousands of Richfield service stations on the Pacific Coast.

Richfield is getting behind this new gasoline with what is reported to be the most complete advertising campaign it has ever put back of a new product.

Every major medium will be used in the exploitation of Richfield Hi-Octane, and a unique Hi-Octane Limerick Contest will be one of the main features.

Beyond question, the new Hi-Octane campaign is one of the most unusual advertising and sales campaigns ever used in the exploitation of a new product to Pacific Coast motorists.

The manufacture of the new Richfield product involves a radical change in manufacturing methods, specifications and refinery operations, according to officials of the Richfield Oil Company. While it is pointed out that Richfield gasoline has since its earliest days been constantly improved, keeping abreast of, and in fact, in advance of general refinery practice, Richfield Hi-Octane represents a practically complete departure from the old methods of manufacture.

For example, in making Richfield Hi-Octane gasoline, a new patented process of treating is being used. This is the Lachman process, discovered and developed by Prof. Arthur Lachman, eminent petroleum engineer and chemist. It is a vapor-treating method which is said to remove the impurities from the gasoline while retaining all the beneficial qualities without the use of sulphuric acid.

"The objection to the sulphuric acid method which is the process commonly used for treating gasoline is that although it partially eliminates the impurities it also removes some of the desirable ingredients," said Prof. Lachman. "There is also the ever-present danger of acid left in the gasoline, since the acid comes into direct contact with the gasoline during the process."

The Lachman process is owned exclusively by the Richfield Oil Company and patented by Richfield in this country and foreign countries. Richfield Hi-Octane is the only gasoline marketed today in which this treating method is employed.

Richfield Hi-Octane is available to motorists at no extra cost, it is stated.

Building Permit History
2800 Glendale Boulevard
Silver Lake

- November 25, 1936: Building Permit No. 33583 to build a 1-story, 16' X 8' 2-room steel and glass rest room building on Lot 11 of Tract No. 5552.
Owner: Lee Lopher Bartroff
Architect: None
Engineer: None
Contractor: Nigg Engineering Corporation
Cost: \$1,000.00
- November 25, 1936: Building Permit No. 33584 to build a 1-story, 20' X 20' and 12' X 16' 1-room steel and glass Service Station building on Lots 12 and 13 of Tract No. 5552.
Owner: Lee Lopher Bartroff
Architect: None
Engineer: None
Contractor: Nigg Engineering Corporation
Cost: \$5,000.00
- May 26, 1965: Building Permit No. LA95957 for unspecified work requiring a highway dedication. (Probably to enclose side canopy to create a service bay.)
Owner: L. S. Dexter & Company
Architect: None
Engineer: R. E. Hansen
Contractor: Madison Builders, Inc.
Cost: \$200.00
- May 26, 1965: Building Permit No. LA95957 to enclose canopy - Change in plans.
Owner: L. S. Dexter & Company
Architect: None
Engineer: R. E. Hansen
Contractor: Madison Builders, Inc.
Cost: \$200.00

September 29, 1994: Building Permit No. VN61725 for change of use of service station to used car office and to used car lot.

Owner: Onnik Mehrabian

Architect: None

Engineer: None

Contractor: Owner

Cost: \$6,000.00

February 15, 1995: Building Permit No. VN73378 for change of use of service station to used car lot and office with existing service bay to remain. –No fee, Dept. error, 94VN61725.

Owner: Onnik Mehrabian

Architect: None

Engineer: None

Contractor: Owner

Cost: \$0.00

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of 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. 11-12-13

Tract 5552

Location of Building 2800 Glendale Ave Blvd
(Block Number and Street)

Approved by
City Engineer

Deputy

Between what cross streets N.W. Cox Lockley

USE INK OR INDELIBLE PENCIL

- Purpose of building Rest Room Families..... Rooms 2
(Store, Residence, Apartment House, Hotel, or any other purpose)
- OWNER (Print Name) Lee Lephan Bertrich Phone.....
- Owner's address Yucca, Pasadena
- Certificated Architect..... State License No..... Phone.....
- icensed Engineer..... State License No..... Phone.....
- Contractor Nigg Engr Corp State License No. 6407 Phone COVING 18071
- Contractor's address 523 4/229 Covina Calif ORJERS
- 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} \$ 1000.00
- State how many buildings NOW on lot and give use of each None (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building..... x..... No. Stories..... Height to highest point 11 Size lot 100 x 120
- Type of soil Dupe Foundation (Material) Conc Depth in ground..... 12
- Width of footing..... Width of foundation wall..... Size of redwood sill..... x.....
- Material exterior wall Steel & Glass Size of studs: (Exterior)..... x..... (Interior bearing)..... x.....
- Joist: First floor..... x..... Second floor..... x..... Rafters..... x..... Material of roof Galv Iron
- 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 Nigg Engr Corp
(Owner or Authorized Agent)
By Geo F Warner

Plans, Specifications and other data must be filed if required

PERMIT NO 33583 PLANS	FOR DEPARTMENT USE ONLY			Fee Stamp here when Permit is issued NOV 25 1936
	Plans and Specifications checked	Zone <u>C3</u>	Fire District No.	
	Corrections verified	Blgd. Line	Street Widening Pt.	
	Plans, Specifications and Application reviewed and approved	Approved checked and approved		
For Plans See	Inspector	<u>James Warner</u>		

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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

To the Board of Building and Safety, Commissioners of the City of Los Angeles
Application is hereby made to the Board of Building and Safety, Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the design plans 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 or to occupy any 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 in any manner the title or right of possession in the property described in such permit.

Lot No. 11-12-13

Tract 5552

Location of Building 2800 Glendale Blvd
Between what cross streets Allcot Locksley - Glendale Ave
Approved by City Engineer
Deputy

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Service Station
2. Owner (Print Name) Lee Luper Bartruff
3. Owner's address Yucoma Pasadena
4. Certificated Architect None
5. Licensed Engineer None
6. Contractor Nigg Engr. Corp.
7. Contractor's address
8. VALUATION OF PROPOSED WORK \$5000.00
9. State how many buildings NOW? None
10. Size of new building 12 x 26 No. Stories 1 Height to highest point 12 Size lot 100 x 120
11. Type of soil Dobe Foundation (Material) Concrete Depth in ground 12"
12. Width of footing 18" Width of foundation wall 6 Size of redwood sill
13. Material exterior wall Steel & Glass size of studs: (Exterior) x (Interior bearing) x
14. Joist: First floor x Second floor x Rafter 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

Signed: Nigg Engr. Corp.
By: [Signature]

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

FOR DEPARTMENT USE ONLY
PERMIT NO. 33584
PLANS
Stamp here when Permit is issued
MAY 25 '36
Inspector

FOR DEPARTMENT USE ONLY

Application <i>hick</i>	Fire District	Bldg. Line	Forced Draft Ventil.
Construction	Zoning <i>hick</i>	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)



11-23-36 Permit Cha work to be done does not come within the shaded portion of shown on sketch.

John R. Pince
By City Ord. 11-11-36
I will apply with the app. *Geo. J. Marston*

Note:- Valuation reduced from \$6,000 to \$5,000⁰⁰ and Rest Room applied for a separate application.

-CCJ

PLAN CHECKING

RECEIPT NO. 11056

VALUATION \$ 6000

FEE PAID \$ 15-00

3

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

065 Form B-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

Form with fields for LEGAL DESCR., PRESENT USE OF BUILDING, JOB ADDRESS, OWNER'S NAME, ARCHITECT OR DESIGNER, ENGINEER, CONTRACTOR, etc.

HIGHWAY DEDICATION

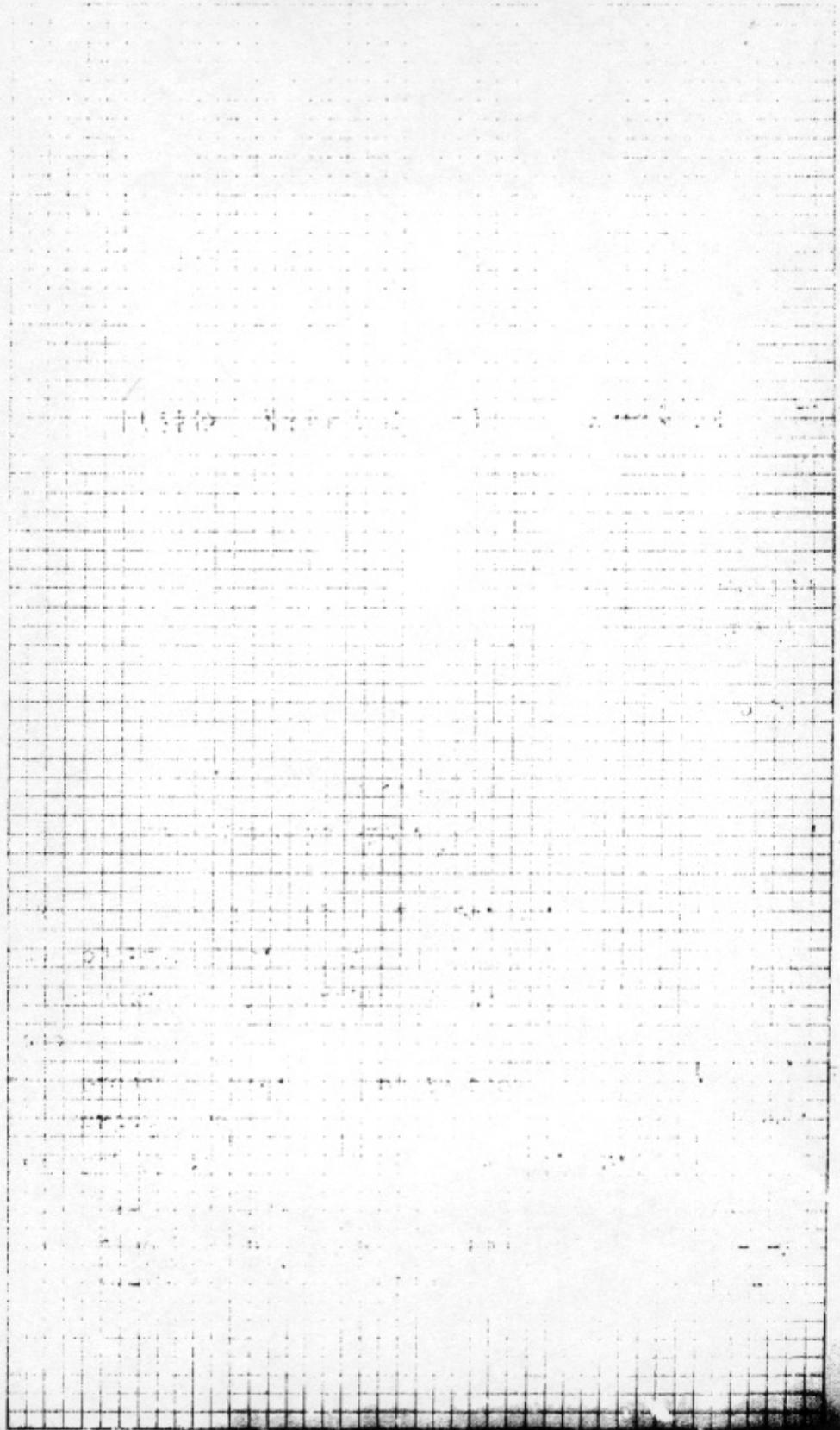
CASHIER'S USE ONLY
2665 24697 E 095957 X-1CK 2.00

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.

Table with columns for Name and Date, and rows for Bureau of Engineering, Conservation, Plumbing, Planning, Fire, Traffic.

ON LOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



3

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

RED Form 5-3

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	BLK.	TRACT	CENSUS TRACT
				12-13		3552	DIST. MAP 50-205
2. PRESENT USE OF BUILDING				NEW USE OF BUILDING			
() Canopy				Date			
3. JOB ADDRESS				FIRE DIST.			
2800 Glendale Blvd.				C-2-1			
4. BETWEEN CROSS STREETS				INSIDE COR. LOT			
Locksley Place				AND Waterly Dr.			
5. OWNER'S NAME				PHONE			
L. S. Dexter & Co							
6. OWNER'S ADDRESS				P.O. BOX			
2800 Glendale Blvd.				ZIP			
7. ARCHITECT OR DESIGNER				STATE LICENSE NO.			
None				PHONE			
8. ENGINEER				STATE LICENSE NO.			
R. E. Hansen				PHONE			
9. CONTRACTOR				STATE LICENSE NO.			
Madison Bldgs Inc.				PHONE			
10. SIZE OF EXISTING BLDG.				STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
20x20				1	13	Serv. Sta	
11. MATERIAL OF CONSTRUCTION				EXT. WALLS	ROOF	FLOOR	
12. JOB ADDRESS				DISTRICT OFFICE			
2800 Glendale Blvd				L A			
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				GRADING			
\$ 200 ⁰⁰				CRIT. SOIL			
14. NEW WORK: (Describe)				HIGHWAY DED.			
enclose canopy				NO 505			
NEW USE OF BUILDING				SIZE OF ADDITION	STORIES	HEIGHT	
SERVICE STATION				FLOOD			
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED		CONS.		
J	EF1		[Signature]				
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKER		ZONED BY		
400 ⁰⁰			[Signature]		Mendlen		
DWELL. UNITS	GUEST ROOMS	SPACES REQ'D PROVIDED	PLANS APPROVED		FILE WITH		
			[Signature]		TAG 057/65		
P.C. No.	CONT. INSP.		APPLICATION APPROVED		INSPECTOR		
			[Signature]				
P.C.	S.P.C.	G.P.I.	B.B.	I.F.	G.S.	C/O	TYPYST
1.30			2.00				vf

CASHIER ONLY

JUN 10-6 29753 E •97080 X = 2 CK 130
 JUN 10-6 29754 E •97080 X = 1 CK 200

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: [Signature]
(Owner or Agent)

	Name	Date
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.-5700)	
Traffic	APPROVED FOR	

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR: 11 to 13
 BLOCK: 5552
 CITY CLERK REF NO: MF 60-75
 DIST. MAP: 1504207
 CENSUS TRACT: 1873

2. PRESENT USE OF BUILDING: SERVICE STATION
 NEW USE OF BUILDING: USED CAR LOT

3. JOB ADDRESS: 2800 GLENDALE BL.

4. BETWEEN CROSS STREETS: Waverly Dr AND Locksley Pl

5. OWNER'S NAME: Onnik Mehrabian
 CITY: Glendale ZIP: 91202

6. OWNER'S ADDRESS: 1622 Pen Lomond Dr Glendale 91202

7. ENGINEER: [Blank]

8. ARCHITECT OR DESIGNER: [Blank]

9. ARCHITECT OR ENGINEER'S ADDRESS: [Blank]

10. CONTRACTOR: OWNER

11. SIZE OF EXISTING BLDG: [Blank] STORIES: [Blank] HEIGHT: [Blank] NO OF EXISTING BUILDINGS ON LOT AND USE: [Blank]

12. FRAMING MATERIAL OF EXISTING BLDG: [Blank]

13. JOB ADDRESS: 2800 GLENDALE BL.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: \$6000

15. NEW WORK (Describe): Change of use service station to used car office and lot for use car lot

16. NEW USE OF BUILDING: Same

17. TYPE: [Blank] GROUP: B-2 MAX. FLOOR: [Blank] BUILDING PLANS CHECKED: [Blank]

18. DWELL UNITS: [Blank] PARKING REQ: [Blank] GUEST ROOMS: [Blank]

19. PLAN CHECK EXTENDED TO: [Blank] ADMINISTRATIVE APPROVAL: [Blank]

20. BY: [Blank] PLAN CHECKED: [Blank] HOUSING MITIGATION FEE: [Blank]

21. CHECK FOR: [Blank]

TYPE	GROUP	MAX. FLOOR	BUILDING PLANS CHECKED
DWELL UNITS	B-2	[Blank]	[Blank]
GUEST ROOMS	[Blank]	[Blank]	[Blank]
PARKING REQ	[Blank]	[Blank]	[Blank]
SPRINKLERS REQ	[Blank]	[Blank]	[Blank]
ENERGY	[Blank]	[Blank]	[Blank]

PLAN CHECK EXTENDED TO: [Blank] ADMINISTRATIVE APPROVAL: [Blank]

BY: [Blank] PLAN CHECKED: [Blank] HOUSING MITIGATION FEE: [Blank]

CHECK FOR: [Blank]

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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: [Blank] License No.: [Blank] Contractor: [Blank] Signature: [Blank]

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason: [Blank]

18. I am exempt from the Contractor's License Law for the following reason: [Blank]

19. I hereby affirm that I have a certificate of consent to sell-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3900, Lab. C.).

Policy No.: [Blank] Insurance Company: [Blank]

20. I certify that in the performance of the work for which this permit is issued, I shall not employ any person who is under 18 years of age to do any of the work for which this permit is issued.

Date: 7/23/94 Signature: [Blank]

WORKERS' COMPENSATION DECLARATION

19. I hereby affirm that I have a certificate of consent to sell-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3900, Lab. C.).

Policy No.: [Blank] Insurance Company: [Blank]

20. I certify that in the performance of the work for which this permit is issued, I shall not employ any person who is under 18 years of age to do any of the work for which this permit is issued.

Date: 7/23/94 Signature: [Blank]

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

20. I certify that in the performance of the work for which this permit is issued, I shall not employ any person who is under 18 years of age to do any of the work for which this permit is issued.

Date: 7/23/94 Signature: [Blank]

CONSTRUCTION LENDING AGENCY

21. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3907, Civ. C.).

Lender's Name: [Blank] Lender's Address: [Blank]

22. 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 described 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, 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 (Sec. 91.000).

Date: 9/09/94

Bureau of Engineering

ADDRESS APPROVED
DRIVEWAY
HIGHWAY
DEDICATION
FLOOD CLEARANCE
REQUIRED
COMPLETED
7-26-94
7/29/94

Public Works Improvement
Required YES NO
RES NO: 4857-2
CERT NO:

SEWERS AVAILABLE
NOT AVAILABLE
SFC PAID
SFC DUE
9-2-94
7/29/94

Grading
Private Storage System Approved
APPROVED FOR ISSUE NO FILE FILE CLOSED

CEQA
Fire
APPROVED TITLE OR L.A.M.C. STUB
APPROVED HYDRANT UNIT ROOM NO. ONE

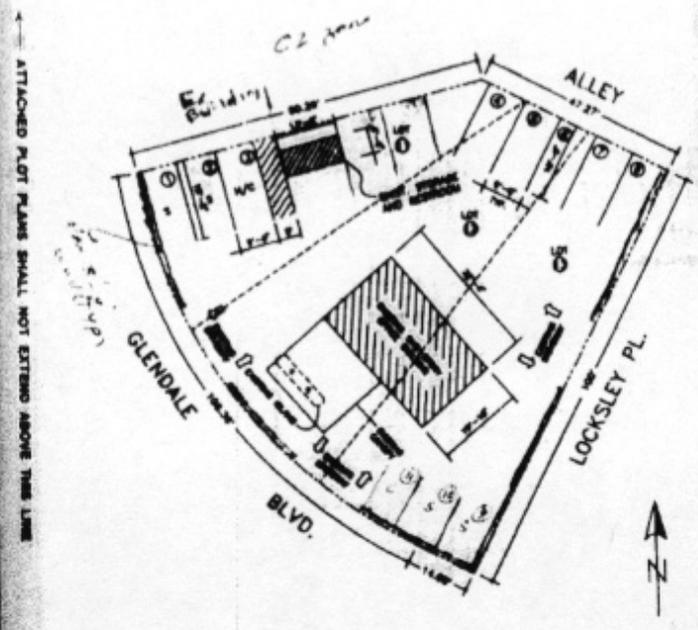
CRA
Transportation
APPROVED PER REDEV PROJECT
APPROVED FOR DRIVEWAY LOCATION
APPROVED FOR ORD #

Planning
WORK SHEET # 94-1060V
APPROVED UNDER CASE # CDC 92-030-L
LANDSCAPE # N/A
SIGHT PLAN REVIEW - Exempt
7-28-94

Housing
Construction Tax
Cultural Affairs
Rent Stabilization Division
HOUSING AUTHORITY AFFIDAVIT NO.
RECEIPT NO.
DOWELLING UNITS

LEGAL DESCRIPTION
Lot 112 Addition # 92-251318

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR BUILDING PERMIT AND
CERTIFICATE OF OCCUPANCY ** PLEASE TYPE OR PRINT IN INK CLEARLY **



PROPERTY ADDRESS 2800 GLENDALE BL		GROSS STREETS WAVERLY DR AND LOCKSLEY PL	
LOT NO 5552	BLOCK	LOT(S) 11 TO 13	ASSESSOR'S ID
LOT TYPE IRR	ZONE (O)C2-1	ALLEY REAR	COUNTY REF
LOT AREA IRREG	PLAT DISTRICT II	GRADING YES	DIST MAP 150B207
DIST. OFFICE <input checked="" type="checkbox"/> METRO <input type="checkbox"/> WILSHIRE <input type="checkbox"/> VAN NUYS <input type="checkbox"/> SAN PEDRO <input type="checkbox"/> W.L.A. <input type="checkbox"/> W. VALLEY		CENSUS TRACT 5	

APPLICANT NAME GONNIK MEHRABIAN	PHONE ()	APPLICANT TYPE OWNER	PHONE ()
ADDRESS 1632 BEN LOMOND DR	STATE/LIC NO	ADDRESS	STATE/LIC NO
CITY/STATE/ZIP GLENDALE, CA.		OTHER STATE/ZIP	
APPLICANT NAME	ADDRESS	ACTIVE STATE LIC NO	CITY BUS LIC NO
PHONE NO ()			
OWNER-BUILDER OWNER-BUILDER			

OTHER (Describe)
TO CORRECT LINE 15 ON 94VN61725 TO READ: "Change of use service station to used car lot and office with existing service bay to remain."

MECHANICAL WORK FOR PANEL SIZE ≤ 400 AMPS AND TOTAL FLOOR AREA ≤ 1500 S.F. PLUMBING (NOT INCLUDING FIRE SPRINKLERS) HARD WORK FOR TREATMENT SIZE ≤ 15000 BTU AND A.C. SIZE ≤ 10 TONS

MECHANICAL WORK	ADDRESS	ACTIVE STATE LIC NO	CITY BUS LIC NO	PHONE NO
PHONE NO ()				

EXISTING USE OF BUILDING SAME		EXISTING USE OF BUILDING (Leave blank for new buildings) USED CAR LOT		<input checked="" type="checkbox"/> NO CHANGE OF USE	
HEIGHT (FOOTING)	FLOOR AREA (FOOTING)	HEIGHT (FOOTING)	FLOOR AREA (FOOTING)	HEIGHT (FOOTING)	FLOOR AREA (FOOTING)
NC	NC	NC	NC	NC	NC
GROUP OCCUPANCY B-2	OCCUPANTS PER GROUP NC	MAX OCCUPANCY NC	DRILLING UNITS	TYPE OF INSPECTION CS EQ FS MS	GER

FEE NO.		EVALUATION: Building of Class operating equipment \$-0- NO FEE DEPT ERROR	
PERMITS POSTING	ELC PERM (20%)	SUPPLEMENT TO PERMIT NO 94VN61725	
INSPECTION	PLUMB PERM (20%)	EVENT CODE	
PLAN CHECK	HVAC PERM (15%)	PLAN CHECKED BY D A PLAN CHECKED BY	
MECH PLAN CHECK	ADDF INSPECTION	ZONING VERIFIED BY KA DATE 2/15/95	
INS. SFTR	RELOCATION FEE	APPLICATION APPROVED BY ASO 20754	
PLAN MGMT	SURCHARGES	PRINT 2/15/95	
MECHANICAL PERM	SUPP. SURCHARGES	FOR OFFICIAL USE ONLY	
FIRE HYDRANT	ARTS DEV. FEE		
SCHOOL DIST. FEE			
SCH. DIST. PL. AREA			
PLOT PLAN ATTACHED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			

FOR CASHIER'S USE ONLY

02/15/95 11:21:50AM WHO1 T-9781 C 29
 BLDG PERMIT CO 0.00
 INVOICE # 0038759 88
 TOTAL 0.00

95VN 73378

95VN 73378
 02/15/95 11:21:50
 WHO1 T-9781 C 29

Library & records copies of this form have been established by an official public, when shown approved by the City of Los Angeles. This form is subject to change without notice. The City of Los Angeles Department of Building and Safety is not responsible for the accuracy of the information provided on this form. The City of Los Angeles Department of Building and Safety is not responsible for the accuracy of the information provided on this form. The City of Los Angeles Department of Building and Safety is not responsible for the accuracy of the information provided on this form.

<input type="checkbox"/> AVAILABLE <input type="checkbox"/> NOT AVAILABLE		SEWER RESERVATION NO. _____ SEWER CERTIFICATE NO. _____	PLUMBING RESERVATION NO. _____ APPROVED UNDER CASE NO. _____
ADDRESS	DRIVEWAY	SEWER FACILITIES CHANGE	LANDSCAPE/IRRI-GRAPE
FLOOD	CURB RAMP	<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> DUE <input type="checkbox"/> PAID	SITE PLAN REVIEW
<input type="checkbox"/> REQUIRED <input type="checkbox"/> COMPLETED EXCAVATION ADJACENT TO PUBLIC WAY		GRADING DIVISION <input type="checkbox"/> RECEIVED NOTICE MAILED <input type="checkbox"/> RECEIVED NOTICE POSTED <input type="checkbox"/> PRIVATE SEWERAGE SYSTEM DIV. <input type="checkbox"/> CIRA APPROVED RE DEV. PROJECT	TYPE DIST. <input type="checkbox"/> APPROVED TITLE 19-L.A.M.C. Sec. 700 <input type="checkbox"/> HYDRANT UNIT <input type="checkbox"/> OTHER _____ DEPT. OF TRANSPORTATION <input type="checkbox"/> DRIVEWAY/VEHICLE <input type="checkbox"/> ORD. NO. _____
CONSTR. TAX RECEIPT NO.	INVESTING UNIT	CITY AFFAIRS	C.A. DSH# _____
HOUSING AUTHORITY			ADWD-ABAND. _____
CALCULATIONS, NOTES, ETC.			DEPT. WATER & POWER _____
COMPLETE FOR RECORD ONLY (PRINT NAME)		<input type="checkbox"/> FROM OUTSIDE CITY OF L.A.	CALIF. SURVEY BOARD NO. _____ MILES MOVED _____

1 LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7700, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

Building Electrical Plumbing HVAC

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 Sec. 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 Sec. 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 No. _____

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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit, and I am licensed under the provisions of Chapter 9, commencing with Section 7700, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the plumbing permit.

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 Sec. 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 Sec. 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 No. _____

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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit, and I am licensed under the provisions of Chapter 9, commencing with Section 7700, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the electrical permit.

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 Sec. 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 Sec. 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 No. _____

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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit, and I am licensed under the provisions of Chapter 9, commencing with Section 7700, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the HVAC permit.

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 Sec. 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 Sec. 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 No. _____

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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

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

2 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: _____

ASBESTOS REMOVAL

I declare that notification of Asbestos Removal is not applicable. I declare that a notification letter has been sent to the AQMD in EPA. Date: _____

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following work (Sec. 7021.5, Business & Professions Code). Any city or county which requires a permit to construct, alter, improve, rebuild, 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 exempt pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7021.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than the business dollars (\$500).

as the owner of the property, or my employees with wages as their sole compensation, we do the work, and the structure is not intended to be offered for sale (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to the owner of property who builds, alters, improves, rebuilds, or repairs the structure, and who does not contract with a contractor 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 the structure, and who contracts for such projects with a contractor licensed pursuant to the Contractors License Law.

am exempt under Sec. _____ Sub. & Prof. Code for the following reason: _____

Per: X G. Rogerson Date: X 2-15-98

For: Bruna Bradley AUTHORIZED AGENT

FINAL DECLARATION

I certify that I have read this application and state that the above information is true and correct. I agree to comply with all applicable laws and regulations relating to building construction, and hereby authorize release of this information to the above-mentioned property for inspection purposes. I realize that the permit is an approval of inspection and that I do not approve or authorize the work specified herein. Also, that I do not authorize or permit any person or entity to perform any work on the property with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department, officer, or employee thereof, shall be responsible for the performance or results of any work performed on the property for the full term of such work's performance.

Per: X A. Rogerson Date: _____

Richfield Service Station Photographs



Richfield Service Station, 2800 Glendale Boulevard, Mar 14, 2008 (Charles J. Fisher photo)



Richfield Service Station, 2800 Glendale Boulevard, Mar 14, 2008 (Charles J. Fisher photo)



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Richfield Service Station, 2800 Glendale Boulevard, Mar 14, 2008 (Charles J. Fisher photo)



Richfield Service Station, rest rooms, 2800 Glendale Boulevard, Mar 14, 2008 (Charles J. Fisher photo)



Richfield Service Station, rest rooms, 2800 Glendale Boulevard, Mar 14, 2008 (Charles J. Fisher photo)



Richfield Service Station, perimeter wall on property, 2800 Glendale Boulevard, Mar 14, 2008 (Charles J. Fisher photo)



Early gas station selling various brands, including Richfield, in South Gate, June 4, 1928



Harvey's Super Service, c1930



Early Richfield Station, Larchmont and 1st Street, 1930



Richfield Tower, July 2, 1968



Richfield Tower showing various terra cotta colors and gold leaf trim



Richfield Tower at night showing Beacon



Richfield Tower showing Art Deco detail above main entry in 1963 (William Reagh photo)



Richfield Service Station, Art Deco detail, 2800 Glendale Boulevard, Mar 14, 2008 (Charles J. Fisher photo)



Richfield Tower, demolition photo, April 1969



Richfield Service Station, mirror image of subject station, Burns, Oregon, September 1, 1948



Richfield Service Station in present condition, 2800 Glendale Boulevard, Mar 14, 2008 (Charles J. Fisher photo)



Restored 1934 vintage Richfield Station, Coalinga, CA



Richfield Service Station, 2800 Glendale Boulevard, Mar 14, 2008 (Charles J. Fisher photo)