

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
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ROELLA H. LOUIE
VICE-PRESIDENT

GAIL KENNARD
TARA J. HAMACHER
OZ SCOTT

—
FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
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CITY OF LOS ANGELES
CALIFORNIA



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www.planning.lacity.org

Date: **APR 29 2013**

Los Angeles City Council
Room 395, City Hall
200 North Spring Street, Room 410
Los Angeles, California 90012

Attention: Sharon Gin, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2013-836-HCM**
GOODYEAR TRACT HOME #2
314 E. 59TH PLACE

At the Cultural Heritage Commission meeting of **April 18, 2013**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

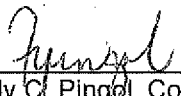
The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Hamacher
Seconded: Commissioner Scott
Ayes: Commissioners Kennard and Louie
Absent: Commissioner Barron

Vote: **4-0**



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Jan Perry, Ninth Council District
GIS

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www.planning.lacity.org

APR 29 2013

Date:

George Lyles
314 E. 59th Street
Los Angeles, CA 90003

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2013-836-HCM**
GOODYEAR TRACT HOME #2
314 E. 59TH PLACE

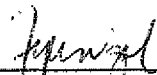
As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Hamacher
Seconded: Commissioner Scott
Ayes: Commissioners Kennard and Louie
Absent: Commissioner Barron

Vote: 4-0



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Jan Perry, Ninth Council District
GIS

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-836-HCM
ENV-2013-837-CE

HEARING DATE: April 18, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 314 E. 59TH Place
Council District: 9
Community Plan Area: Southeast Los Angeles
Area Planning Commission: South Los Angeles
Neighborhood Council: Community and Neighbors
for Ninth District Unity
Legal Description: Lot 52 of TR 3563

PROJECT: Historic-Cultural Monument Application for the
GOODYEAR TRACT HOME #2

REQUEST: Declare the property a Historic-Cultural Monument

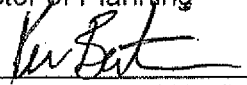
OWNER: George Lyles
314 E. 59th Place
Los Angeles, CA 90003

APPLICANT: Council District 9
200 N. Spring Street, Rm. 420
Los Angeles, CA 90012

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


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



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:


Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

1. The building is associated with a master builder, designer, or architect, as the work of architects Sumner P. Hunt and Siles Burns of Hunt & Burns.
2. The property reflects "the broad cultural, economic, or social history of the nation, State or community" for its association with the Goodyear Tire and Rubber Company's residential subdivision of workforce housing.

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 1920, the subject property consists of a one-story, single-family residence constructed in the Craftsman style. It is rectangular in plan with composite shingle gabled roof and a brick chimney on the western facade. The facade features horizontal wood siding and decorative vertical wood siding extending from the roof line to the top of the porch along the entire front facade. Fenestration consists of double-hung, vinyl windows. A small porch with square posts leads to an off-center wood panel door with metal screen door attached. A porte-cochere is located on the western facade over the driveway.

The subject building is a one-story, single-family residence constructed in 1920 as part of a small subdivision of single-family residences initially owned and constructed by Goodyear Tire and Rubber Company. Goodyear built 48 houses and two apartment buildings on 59th Place between Avalon Boulevard and San Pedro Street specifically to house employees of its nearby industrial plant. These dwellings were erected as immediate housing for laborers in advance of the massive Goodyear Gardens residential development, which was planned but never built. Examples of purpose-built worker housing, in which large companies purchased, developed and constructed homes to lease or sell to their employees, are extremely rare in Los Angeles. In fact, the Goodyear housing on 59th Place appears to be the only such example in the industrial area of Southeast Los Angeles.

Alterations to the subject building include window changes.

DISCUSSION

The Goodyear Tract Home #2 historic property successfully meets two of the specified Historic-Cultural Monument criteria: 1) is associated with a master builder, designer, or architect and 2) reflects "the broad cultural, economic, or social history of the nation, State or community." As a home designed by Hunt & Burns and associated with the Goodyear Tire and Rubber

Company's residential subdivision of workforce housing, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

On April 4, 2013, 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 Goodyear Tract Home #2 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.

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 Goodyear Tract Home #2 IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
Craftsman ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

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 Goodyear Tract Home #2 WAS BUILT IN 1920
NAME OF PROPOSED MONUMENT YEAR BUILT
Goodyear Tract Home #2 WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE it appears to be a significant example of worker housing built by an
industrial manufacturer, the Goodyear Tire and Rubber Company. In 2011, SurveyLA identified this house as
part of an historic district. Since that time, a significant amount of contributing buildings in this district have been
altered. The subject building appears to be part of a grouping that still appears to retain architectural integrity.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Goodyear Tract Home #2
2. STREET ADDRESS 314 East 59th Place
- CITY Los Angeles ZIP CODE 90003 COUNCIL DISTRICT 9
3. ASSESSOR'S PARCEL NO. 6006028026
4. COMPLETE LEGAL DESCRIPTION: TRACT 3563
- BLOCK None LOT(S) 52 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY N/A
6. PRESENT OWNER George Lyles
- STREET ADDRESS 314 East 59th Place E-MAIL ADDRESS: _____
- CITY Los Angeles STATE CA ZIP CODE 90003 PHONE (____) _____
- OWNERSHIP: PRIVATE ☒ PUBLIC _____
7. PRESENT USE Residential ORIGINAL USE Residential

DESCRIPTION

8. ARCHITECTURAL STYLE Craftsman
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
- The subject property consists of a one-story, single-family residence in the Craftsman style. It is rectangular in
plan with composite shingle gabled roof with a brick chimney on the western facade. The facade features
horizontal wood siding and decorative vertical siding extending from the roof line to the top of the porch and along
entire front facade. Fenestration consists of double-hung, vinyl windows. A small porch with square posts leads to
the off-center wood panel door with metal screen door attached. There is a porte-cochere over the drive-way
on the western facade.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Goodyear Tract Home #2

10. CONSTRUCTION DATE: 1/20/1920 FACTUAL: ☒ ESTIMATED: ☐

11. ARCHITECT, DESIGNER, OR ENGINEER Sumner P. Hunt & Siles Burns

12. CONTRACTOR OR OTHER BUILDER Goodyear Gardens Co.

13. DATES OF ENCLOSED PHOTOGRAPHS N/A
(1 EX10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

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

15. ALTERATIONS Window alterations

16. THREATS TO SITE: ☐ NONE KNOWN ☐ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT
☐ ZONING ☒ OTHER Alterations

17. IS THE STRUCTURE: ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED
WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

This property belongs to a small subdivision of single-family residences that was originally owned and
constructed by Goodyear Tire and Rubber Company in 1920 to house company employees. The homes and
landscapes were designed by distinguished architects Sumner P. Hunt and Siles Burns and landscape architect
Paul Thiene. The property at 314 E. 59th Place is one of the last remaining Goodyear tract homes still intact.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) See attached.

20. DATE FORM PREPARED 04/01/2013 PREPARER'S NAME Emily Williams

ORGANIZATION Office of Historic Resources STREET ADDRESS 200 N. Spring St.

CITY Los Angeles STATE CA ZIP CODE 90012 PHONE (215) 978-1200

E-MAIL ADDRESS: cho@lacity.org

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Goodyear Tract Home #2 IS A one -STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Craftsman Rectangular PLAN residence
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A wood shingle FINISH AND wood TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S gabled ROOF IS composite shingles Vinyl
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

double-hung WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE [DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.]

THE ENTRY FEATURES A off-center
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

6. Single Panel DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE a front porch with square posts.
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

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

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

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A N/A
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE unknown
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

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

IMPORTANT LANDSCAPING INCLUDES N/A
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

12-1892
129
DEC 05 2012

PLANNING & LAND USE MANAGEMENT
MOTION

Section 22.171.10 of the Administrative Code provides that the Council, the Cultural Heritage Commission, or the Director of Planning, may initiate consideration of a proposed site, building, or structure as a Historical-Cultural Monument. The Cultural Heritage Commission, after reviewing and investigating any such Council-initiated designation, shall approve or disapprove in whole or in part the proposed inclusion and submit a report upon such action to the Council.

There are several bungalow homes at 59th Place between San Pedro and Avalon that merit historic-cultural designation. This stretch of buildings was designed and built as company-owned worker housing for laborers at the adjacent Goodyear plant. It was the only stretch actually built of what was intended to be a massive housing development, complete with parks and other public amenities for Goodyear laborers.

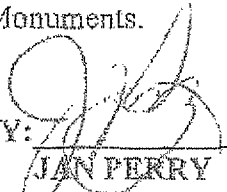
The architect for these bungalow homes was the significant Los Angeles team of Sumner Hunt and Silas Burns. There are about 48 buildings total, and they are all modest one-story bungalows. However, there are only a small handful of buildings - 4 or 5, at the very most, and as noted below, that are still sufficiently intact.

The following are the buildings to be included as part of the Historic-Cultural Monument process:

- 310 E. 59th Place
- 314 E. 59th Place
- 319 E. 59th Place
- 427 E. 59th Place
- 510 E. 59th Place

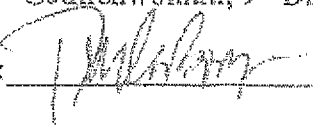
I THEREFORE MOVE that the Council instruct the Planning Department to prepare a report and application relative to the inclusion of the bungalow homes at 59th Place between San Pedro and Avalon as follows: 310 E. 59th Place; 314 E. 59th Place; 319 E. 59th Place; 427 E. 59th Place; and 510 E. 59th Place, in the list of Historical-Cultural Monuments, and to submit the report and application to the Cultural Heritage Commission for review and consideration.

I FURTHER MOVE that after reviewing the application, the Cultural Heritage Commission submit its report and recommendation to the Council regarding the inclusion of the bungalow homes at 59th Place between San Pedro and Avalon in the City's list of Historic-Cultural Monuments.

PRESENTED BY: 

JAN PERRY

Councilwoman, 9th District

SECOND BY: 

OFFICE
OF THE
CITY CLERK
JAN 10 2013

18. Statement of Significance

314 East 59th Place meets one of the criteria for designation as a Los Angeles Historic-Cultural Monument. Specifically, the property:

Reflects or exemplifies the broad cultural, political, economic, or social history of the nation, state, or community.

314 East 59th Place is a one-story, single-family residence constructed in 1920 as part of a small subdivision of single-family residences initially owned and constructed by Goodyear Tire and Rubber Company. Goodyear built 48 houses and two apartment buildings on 59th Place between Avalon Boulevard and San Pedro Street specifically to house employees of its nearby industrial plant. These dwellings were erected as immediate housing for laborers in advance of the massive Goodyear Gardens residential development, which was planned but never built. Examples of purpose-built worker housing, in which large companies purchased, developed and constructed homes to lease or sell to their employees, are extremely rare in Los Angeles. In fact, the Goodyear housing on 59th Place appears to be the only such example in the industrial area of Southeast Los Angeles.

Although the 59th Place tract as a whole does not appear to be sufficiently intact to convey its significance as a potential historic district (or Historic Preservation Overlay Zone), a small handful of intact residences remain. The property at 314 East 59th Street retains integrity and is a lasting remnant of this important chapter of Los Angeles' social and economic history.

The Goodyear Tire and Rubber Company purchased 480 acres of the Ascot Park tract and the Slauson tract in 1919 with plans to build a rubber manufacturing plant and housing for employees.¹ Goodyear was the first and largest of four tire manufacturing plants in Los Angeles, employing some 2,500 men in its first year of operation and forecasting an increase in its labor force to about 7,500.²

It was considered to be good practice at the time for large, industrial companies to provide quality housing for laborers; attractive and affordable worker housing was thought to attract dedicated and motivated employees and offer an arrangement mutually beneficial to both employer and employee.³ The Goodyear company's Los Angeles plant was modeled after a Goodyear plant and housing development in Akron, Ohio that was considered to be successful.⁴ The Los Angeles development would house thousands of employees and would be located adjacent to the company's immense rubber factory, which was located generally at the intersection of Central and Gage Avenues. Goodyear Gardens, as the housing development was to be called, would feature modern single family homes, a school, library, churches, stores,

¹ "Goodyear Rubber Company to Build Great Factory at Ascot Park." *Los Angeles Times*, June 24, 1919.

² "Great Plant in Full Operation: Army of Men Employed in Goodyear Factory." *Los Angeles Times*, Aug. 29, 1920.

³ "Fact and Comment." *Los Angeles Times*, September 12, 1920; Southern Pine Association, *Housing Plans for Cities*. New Orleans, 1920; Margaret Crawford, *Building the Workingman's Paradise* (Verso: London, 1995).

⁴ "Goodyear Buildings Here to Start Work Monday." *Los Angeles Times*, July 19, 1919.

athletic facilities, parks, and professionally-designed landscapes. The plan for Goodyear Gardens was widely featured in newspapers at the time; the homes and landscape were to be designed by preeminent Los Angeles architects, Sumner Hunt and Silas Burns, and landscape architect, Paul Thiene.⁵ Although designed by acclaimed designers, the homes were to be sold to employees at the affordable rate of cost plus six percent for engineering.

As plans were underway for this large-scale project, Goodyear constructed the small tract of 48 single family homes in 1920 on E. 59th Place between San Pedro Street and Avalon Boulevard as immediate housing for laborers, providing a short-term solution to their housing needs as the larger development was constructed.⁶ In 1922, not long after the E. 59th Place tract was constructed, Goodyear abandoned its plans to construct the rest of Goodyear Gardens and sold its undeveloped parcels to developers, who seized the opportunity to construct modest homes for the area's laborers.⁷ The surrounding neighborhoods were soon filled with modest Craftsman bungalows and this part of Southeast Los Angeles was largely occupied by the employees of nearby industrial plants and their families. In the 1922 and 1924 California Voter Registration record, Goodyear employees are listed as residents of 300 to 511 E 59th Place.⁸ Starting in 1926, however, the number of Goodyear employees appears to decrease as the original residents moved out and more and more non-Goodyear employees moved in.

The district is comprised of several models of wood-frame bungalows, which are unique to the 59th Place tract. Although very similar in design, no two houses appear to have been exactly alike. Styles represented include Craftsman, English Tudor, and Prairie. The flat-roofed, Prairie style bungalow is particularly unusual, as it employs a style not commonly seen in 1920s Los Angeles. The architects, Sumner P. Hunt and Silas R. Burns (Hunt and Burns), were one of Los Angeles' premier architectural partnerships in the 1910s and 20s. Their notable works include the Los Angeles Public Library, Vermont Square Branch (1913), Automobile Club of Southern California Headquarters (1921), and the Wilshire Ebell Club (1926). The commission of Hunt and Burns by Goodyear to design their housing development conveys not only the firm's popularity in Los Angeles at the time but an interest in the social benefits of quality housing for industrial laborers. Thus, while these buildings may not be among Hunt and Burns' grandest or finest works, they are notable in the context of their overall body of work as representative of their interest in effective worker housing and community planning.

19. Sources

Crawford, Margaret. *Building the Workingman's Paradise*. Verso: London, 1995.

"Fact and Comment." *Los Angeles Times*, September 12, 1920

"Goodyear Buildings Here to Start Work Monday." *Los Angeles Times*, July 19, 1919.

"Goodyear Home Plan Approved." *Los Angeles Times*, December 21, 1919.

"Goodyear May Pay Dividends." *Los Angeles Times*, January 6, 1923.

⁵ "Goodyear Home Plan Approved." *Los Angeles Times*, December 21, 1919.

⁶ "Swift Work on Great Plants." *Los Angeles Times*, March 7, 1920.

⁷ "Much Goodyear Park Property Sold in Month." *Los Angeles Times*, October 29, 1922; "Goodyear May Pay Dividends." *Los Angeles Times*, January 6, 1923.

⁸ California Voter Registration records for 1922, 1924, 1926, 1928, 1930, 1936, 1938, 1942, 1944.

"Goodyear Rubber Company to Build Great Factory at Ascot Park." *Los Angeles Times*, June 24, 1919.

"Great Plant in Full Operation: Army of Men Employed in Goodyear Factory." *Los Angeles Times*, Aug. 29, 1920.

Los Angeles County, California, Index to Register of Voters, Precinct No. 696, 1922.

Los Angeles County, California, Index to Register of Voters, Precinct No. 713 and 714, 1924.

Los Angeles County, California, Index to Register of Voters, Precinct No. 79 and 83, 1926.

Los Angeles County, California, Index to Register of Voters, Precinct No. 90 and 91, 1928.

Los Angeles County, California, Index to Register of Voters, Precinct No. 22 and 23, 1930.

Los Angeles County, California, Index to Register of Voters, Precinct No. 134, 1936.

Los Angeles County, California, Index to Register of Voters, Precinct No. 136 and 137, 1938.

Los Angeles County, California, Index to Register of Voters, Precinct No. 134 and 136, 1942.

Los Angeles County, California, Index to Register of Voters, Precinct No. 136 and 137, 1944.

"Much Goodyear Park Property Sold in Month." *Los Angeles Times*, October 29, 1922.

Southern Pine Association, *Housing Plans for Cities*. The Southern Pine Association: New Orleans, 1920.

"Swift Work on Great Plants." *Los Angeles Times*, March 7, 1920.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION**CASE NO.: CHC-2013-836-HCM
ENV-2013-837-CE**

HEARING DATE: April 18, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 314 E. 59TH Place
Council District: 9
Community Plan Area: Southeast Los Angeles
Area Planning Commission: South Los Angeles
Neighborhood Council: Community and Neighbors
for Ninth District Unity
Legal Description: Lot 52 of TR 3563

PROJECT: Historic-Cultural Monument Application for the
GOODYEAR TRACT HOME #2

REQUEST: Declare the property a Historic-Cultural Monument

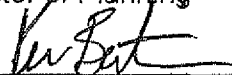
OWNER: George Lyles
314 E. 59th Place
Los Angeles, CA 90003

APPLICANT: Council District 9
200 N. Spring Street, Rm. 420
Los Angeles, CA 90012

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


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


Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

1. The building is associated with a master builder, designer, or architect, as the work of architects Sumner P. Hunt and Siles Burns of Hunt & Burns.
2. The property reflects "the broad cultural, economic, or social history of the nation, State or community" for its association with the Goodyear Tire and Rubber Company's residential subdivision of workforce housing.

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 1920, the subject property consists of a one-story, single-family residence constructed in the Craftsman style. It is rectangular in plan with composite shingle gabled roof and a brick chimney on the western facade. The facade features horizontal wood siding and decorative vertical wood siding extending from the roof line to the top of the porch along the entire front facade. Fenestration consists of double-hung, vinyl windows. A small porch with square posts leads to an off-center wood panel door with metal screen door attached. A porte-cochere is located on the western facade over the driveway.

The subject building is a one-story, single-family residence constructed in 1920 as part of a small subdivision of single-family residences initially owned and constructed by Goodyear Tire and Rubber Company. Goodyear built 48 houses and two apartment buildings on 59th Place between Avalon Boulevard and San Pedro Street specifically to house employees of its nearby industrial plant. These dwellings were erected as immediate housing for laborers in advance of the massive Goodyear Gardens residential development, which was planned but never built. Examples of purpose-built worker housing, in which large companies purchased, developed and constructed homes to lease or sell to their employees, are extremely rare in Los Angeles. In fact, the Goodyear housing on 59th Place appears to be the only such example in the industrial area of Southeast Los Angeles.

Alterations to the subject building include window changes.

DISCUSSION

The Goodyear Tract Home #2 historic property successfully meets two of the specified Historic-Cultural Monument criteria: 1) is associated with a master builder, designer, or architect and 2) reflects "the broad cultural, economic, or social history of the nation, State or community." As a home designed by Hunt & Burns and associated with the Goodyear Tire and Rubber

Company's residential subdivision of workforce housing, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

On April 4, 2013, 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 Goodyear Tract Home #2 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.

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 Goodyear Tract Home #2 IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

Craftsman ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

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 Goodyear Tract Home #2 WAS BUILT IN 1920
NAME OF PROPOSED MONUMENT YEAR BUILT

Goodyear Tract Home #2 WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE it appears to be a significant example of worker housing built by an
industrial manufacturer, the Goodyear Tire and Rubber Company. In 2011, SurveyLA identified this house as
part of an historic district. Since that time, a significant amount of contributing buildings in this district have been
altered. The subject building appears to be part of a grouping that still appears to retain architectural integrity.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Goodyear Tract Home #2
2. STREET ADDRESS 314 East 59th Place
CITY Los Angeles ZIP CODE 90003 COUNCIL DISTRICT 9
3. ASSESSOR'S PARCEL NO. 6006028026
4. COMPLETE LEGAL DESCRIPTION: TRACT 3563
BLOCK None LOT(S) 52 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY N/A
6. PRESENT OWNER George Lyles
STREET ADDRESS 314 East 59th Place E-MAIL ADDRESS: _____
CITY Los Angeles STATE CA ZIP CODE 90003 PHONE (____) _____
OWNERSHIP: PRIVATE ☒ PUBLIC _____
7. PRESENT USE Residential ORIGINAL USE Residential

DESCRIPTION

8. ARCHITECTURAL STYLE Craftsman
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
- The subject property consists of a one-story, single-family residence in the Craftsman style. It is rectangular in
plan with composite shingle gabled roof with a brick chimney on the western facade. The facade features
horizontal wood siding and decorative vertical siding extending from the roof line to the top of the porch and along
entire front facade. Fenestration consists of double-hung, vinyl windows. A small porch with square posts leads to
the off-center wood panel door with metal screen door attached. There is a porte-cochere over the drive-way
on the western facade.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Goodyear Tract Home #2

10. CONSTRUCTION DATE: 1/20/1920 FACTUAL: ☒ ESTIMATED: ☐

11. ARCHITECT, DESIGNER, OR ENGINEER Sumner P. Hunt & Siles Burns

12. CONTRACTOR OR OTHER BUILDER Goodyear Gardens Co.

13. DATES OF ENCLOSED PHOTOGRAPHS N/A
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

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

15. ALTERATIONS Window alterations

16. THREATS TO SITE: ☐ NONE KNOWN ☐ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT
☐ ZONING ☒ OTHER Alterations

17. IS THE STRUCTURE: ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED
WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

This property belongs to a small subdivision of single-family residences that was originally owned and
constructed by Goodyear Tire and Rubber Company in 1920 to house company employees. The homes and
landscapes were designed by distinguished architects Sumner P. Hunt and Siles Burns and landscape architect
Paul Thiene. The property at 314 E. 59th Place is one of the last remaining Goodyear tract homes still intact.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) See attached.

20. DATE FORM PREPARED 04/01/2013 PREPARER'S NAME Emily Williams

ORGANIZATION Office of Historic Resources STREET ADDRESS 200 N. Spring St.

CITY Los Angeles STATE CA ZIP CODE 90012 PHONE (215) 978-1200

E-MAIL ADDRESS: chc@lacity.org

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Goodyear Tract Home #2 IS A one-STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Craftsman, Rectangular PLAN residence
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A wood shingle FINISH AND wood TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S gabled ROOF IS composite shingles Vinyl
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

double-hung WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A off-center,
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

6. Single Panel DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE a front porch with square posts.
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

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

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURKETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A N/A
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE unknown
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

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

IMPORTANT LANDSCAPING INCLUDES N/A
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

12-1892
039

DEC 05 2012

PLANNING & LAND USE MANAGEMENT
MOTION

Section 22.171.10 of the Administrative Code provides that the Council, the Cultural Heritage Commission, or the Director of Planning, may initiate consideration of a proposed site, building, or structure as a Historical-Cultural Monument. The Cultural Heritage Commission, after reviewing and investigating any such Council-initiated designation, shall approve or disapprove in whole or in part the proposed inclusion and submit a report upon such action to the Council.

There are several bungalow homes at 59th Place between San Pedro and Avalon that merit historic-cultural designation. This stretch of buildings was designed and built as company-owned worker housing for laborers at the adjacent Goodyear plant. It was the only stretch actually built of what was intended to be a massive housing development, complete with parks and other public amenities for Goodyear laborers.

The architect for these bungalow homes was the significant Los Angeles team of Sumner Hunt and Silas Buras. There are about 48 buildings total, and they are all modest one-story bungalows. However, there are only a small handful of buildings - 4 or 5, at the very most, and as noted below, that are still sufficiently intact.

The following are the buildings to be included as part of the Historic-Cultural Monument process:

- 310 E. 59th Place
- 314 E. 59th Place
- 319 E. 59th Place
- 427 E. 59th Place
- 510 E. 59th Place

I THEREFORE MOVE that the Council instruct the Planning Department to prepare a report and application relative to the inclusion of the bungalow homes at 59th Place between San Pedro and Avalon as follows: 310 E. 59th Place; 314 E. 59th Place; 319 E. 59th Place; 427 E. 59th Place; and 510 E. 59th Place, in the list of Historical-Cultural Monuments, and to submit the report and application to the Cultural Heritage Commission for review and consideration.

I FURTHER MOVE that after reviewing the application, the Cultural Heritage Commission submit its report and recommendation to the Council regarding the inclusion of the bungalow homes at 59th Place between San Pedro and Avalon in the City's list of Historic-Cultural Monuments.

PRESENTED BY:

JAN PERRY

Councilwoman, 9th District

SECONDED BY:

[Signature]

OFFICE
OF THE
CITY CLERK
JAN 10 2013

18. Statement of Significance

314 East 59th Place meets one of the criteria for designation as a Los Angeles Historic-Cultural Monument. Specifically, the property:

Reflects or exemplifies the broad cultural, political, economic, or social history of the nation, state, or community.

314 East 59th Place is a one-story, single-family residence constructed in 1920 as part of a small subdivision of single-family residences initially owned and constructed by Goodyear Tire and Rubber Company. Goodyear built 48 houses and two apartment buildings on 59th Place between Avalon Boulevard and San Pedro Street specifically to house employees of its nearby industrial plant. These dwellings were erected as immediate housing for laborers in advance of the massive Goodyear Gardens residential development, which was planned but never built. Examples of purpose-built worker housing, in which large companies purchased, developed and constructed homes to lease or sell to their employees, are extremely rare in Los Angeles. In fact, the Goodyear housing on 59th Place appears to be the only such example in the industrial area of Southeast Los Angeles.

Although the 59th Place tract as a whole does not appear to be sufficiently intact to convey its significance as a potential historic district (or Historic Preservation Overlay Zone), a small handful of intact residences remain. The property at 314 East 59th Street retains integrity and is a lasting remnant of this important chapter of Los Angeles' social and economic history.

The Goodyear Tire and Rubber Company purchased 480 acres of the Ascot Park tract and the Slauson tract in 1919 with plans to build a rubber manufacturing plant and housing for employees.¹ Goodyear was the first and largest of four tire manufacturing plants in Los Angeles, employing some 2,500 men in its first year of operation and forecasting an increase in its labor force to about 7,500.²

It was considered to be good practice at the time for large, industrial companies to provide quality housing for laborers; attractive and affordable worker housing was thought to attract dedicated and motivated employees and offer an arrangement mutually beneficial to both employer and employee.³ The Goodyear company's Los Angeles plant was modeled after a Goodyear plant and housing development in Akron, Ohio that was considered to be successful.⁴ The Los Angeles development would house thousands of employees and would be located adjacent to the company's immense rubber factory, which was located generally at the intersection of Central and Gage Avenues. Goodyear Gardens, as the housing development was to be called, would feature modern single family homes, a school, library, churches, stores,

¹ "Goodyear Rubber Company to Build Great Factory at Ascot Park." *Los Angeles Times*, June 24, 1919.

² "Great Plant in Full Operation: Army of Men Employed in Goodyear Factory." *Los Angeles Times*, Aug. 29, 1920.

³ "Fact and Comment." *Los Angeles Times*, September 12, 1920; Southern Pine Association, *Housing Plans for Cities*. New Orleans, 1920; Margaret Crawford, *Building the Workingman's Paradise* (Verso: London, 1995).

⁴ "Goodyear Buildings Here to Start Work Monday." *Los Angeles Times*, July 19, 1919.

athletic facilities, parks, and professionally-designed landscapes. The plan for Goodyear Gardens was widely featured in newspapers at the time; the homes and landscape were to be designed by preeminent Los Angeles architects, Sumner Hunt and Silas Burns, and landscape architect, Paul Thiene.⁵ Although designed by acclaimed designers, the homes were to be sold to employees at the affordable rate of cost plus six percent for engineering.

As plans were underway for this large-scale project, Goodyear constructed the small tract of 48 single family homes in 1920 on E. 59th Place between San Pedro Street and Avalon Boulevard as immediate housing for laborers, providing a short-term solution to their housing needs as the larger development was constructed.⁶ In 1922, not long after the E. 59th Place tract was constructed, Goodyear abandoned its plans to construct the rest of Goodyear Gardens and sold its undeveloped parcels to developers, who seized the opportunity to construct modest homes for the area's laborers.⁷ The surrounding neighborhoods were soon filled with modest Craftsman bungalows and this part of Southeast Los Angeles was largely occupied by the employees of nearby industrial plants and their families. In the 1922 and 1924 California Voter Registration record, Goodyear employees are listed as residents of 300 to 511 E 59th Place.⁸ Starting in 1926, however, the number of Goodyear employees appears to decrease as the original residents moved out and more and more non-Goodyear employees moved in.

The district is comprised of several models of wood-frame bungalows, which are unique to the 59th Place tract. Although very similar in design, no two houses appear to have been exactly alike. Styles represented include Craftsman, English Tudor, and Prairie. The flat-roofed, Prairie style bungalow is particularly unusual, as it employs a style not commonly seen in 1920s Los Angeles. The architects, Sumner P. Hunt and Silas R. Burns (Hunt and Burns), were one of Los Angeles' premier architectural partnerships in the 1910s and 20s. Their notable works include the Los Angeles Public Library, Vermont Square Branch (1913), Automobile Club of Southern California Headquarters (1921), and the Wilshire Ebell Club (1926). The commission of Hunt and Burns by Goodyear to design their housing development conveys not only the firm's popularity in Los Angeles at the time but an interest in the social benefits of quality housing for industrial laborers. Thus, while these buildings may not be among Hunt and Burns' grandest or finest works, they are notable in the context of their overall body of work as representative of their interest in effective worker housing and community planning.

19. Sources

Crawford, Margaret. *Building the Workingman's Paradise*. Verso: London, 1995.

"Fact and Comment." *Los Angeles Times*, September 12, 1920

"Goodyear Buildings Here to Start Work Monday." *Los Angeles Times*, July 19, 1919.

"Goodyear Home Plan Approved." *Los Angeles Times*, December 21, 1919.

"Goodyear May Pay Dividends." *Los Angeles Times*, January 6, 1923.

⁵ "Goodyear Home Plan Approved." *Los Angeles Times*, December 21, 1919.

⁶ "Swift Work on Great Plants." *Los Angeles Times*, March 7, 1920.

⁷ "Much Goodyear Park Property Sold in Month." *Los Angeles Times*, October 29, 1922; "Goodyear May Pay Dividends." *Los Angeles Times*, January 6, 1923.

⁸ California Voter Registration records for 1922, 1924, 1926, 1928, 1930, 1936, 1938, 1942, 1944.

"Goodyear Rubber Company to Build Great Factory at Ascot Park." *Los Angeles Times*, June 24, 1919.

"Great Plant in Full Operation: Army of Men Employed in Goodyear Factory." *Los Angeles Times*, Aug. 29, 1920.

Los Angeles County, California, Index to Register of Voters, Precinct No. 696, 1922.

Los Angeles County, California, Index to Register of Voters, Precinct No. 713 and 714, 1924.

Los Angeles County, California, Index to Register of Voters, Precinct No. 79 and 83, 1926.

Los Angeles County, California, Index to Register of Voters, Precinct No. 90 and 91, 1928.

Los Angeles County, California, Index to Register of Voters, Precinct No. 22 and 23, 1930.

Los Angeles County, California, Index to Register of Voters, Precinct No. 134, 1936.

Los Angeles County, California, Index to Register of Voters, Precinct No. 136 and 137, 1938.

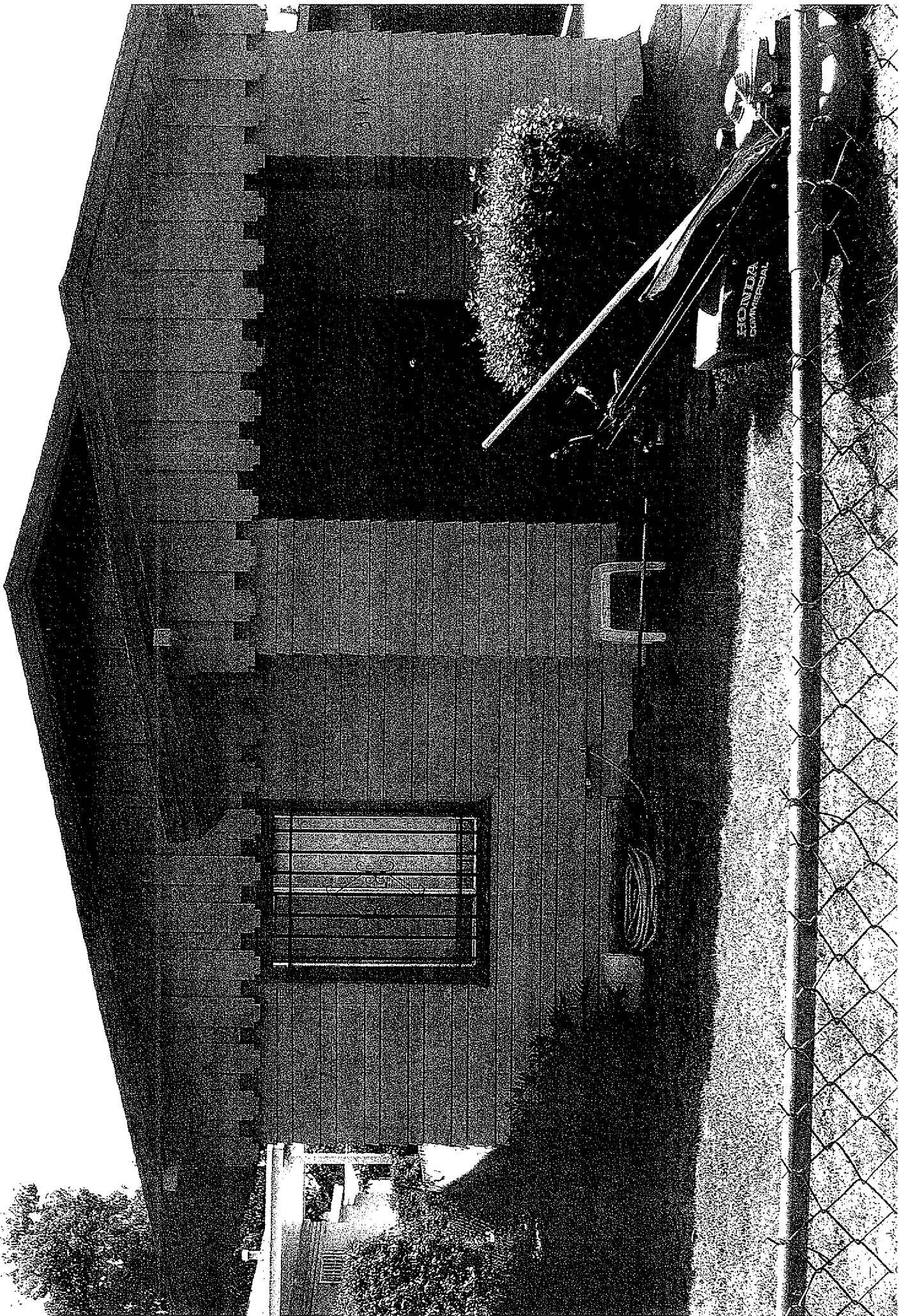
Los Angeles County, California, Index to Register of Voters, Precinct No. 134 and 136, 1942.

Los Angeles County, California, Index to Register of Voters, Precinct No. 136 and 137, 1944.

"Much Goodyear Park Property Sold in Month." *Los Angeles Times*, October 29, 1922.

Southern Pine Association, *Housing Plans for Cities*. The Southern Pine Association: New Orleans, 1920.

"Swift Work on Great Plants." *Los Angeles Times*, March 7, 1920.



All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building
CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.TAKE TO
ROOM No. 6
FIRST
FLOORCITY CLERK
PLEASE
VERIFYTAKE TO
ROOM No. 405
SOUTH
ANNEXENGINEER
PLEASE
VERIFYLot No. 52 Block Tract 3563
(Description of Property)Between C. Park Ave. and -
C. Park Ave. and C. Park Ave.
District No. 23 M. B. Page _____ F. B. Page _____No. _____
(Location of Job)
314 East 59th Place Street
(USE INK OR INDELIBLE PENCIL)O. K. City Engineer
By [Signature] Deputy

- Purpose of Building Dwelling No. of Rooms 5 No. of Families 1
- Owner's name Goodman Gardens Co. Phone 84316
- Owner's address West Park Race Track
- Architect's name Hunt and Burns Phone 11611
- Contractor's name Goodman Gardens Co. Phone 84316
- Contractor's address West Park Race Track
- ENTIRE COST OF PROPOSED WORK { Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc. } \$ 1000.00
- Any other building on the lot? No. How used? _____
- Size of the proposed building 23'4" x 42' Height to highest point 13'-6" feet
- Number of stories in height 1 Character of ground Lean
- Material of foundation Concrete Size footings _____ Size wall _____ Depth below ground 12"
- Material of chimneys Brick Number of inlets to flues 1 Interior size of flues 8" x 8"
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 3 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6 Second floor joists 2 x 4 Specify material of roof Composition

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

OVER

(Sign here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>1156</u> ✓	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. _____ Plan Examiner	Application checked and found correct O. K. <u>JAN 20 1920</u> <u>B</u> _____ City Clerk	Permit is <u>VALID</u> <u>JAN 20 1920</u> <u>1156</u>
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6

Thompson

NOTE--Answer the Following Questions For Dwellings and Flats Only:--

STATE DWELLING HOUSE ACT

14. Are there any living rooms in basement? No
15. What is least area of any room, other than kitchens, bathrooms, or closets? 120 sq. ft.
16. What is the least width of any room, other than kitchens, bathrooms, or closets? 10 ft.
17. What is the minimum ceiling height? 8' 4"
18. Give least size of window courts (width and length) 6' 8" x 4' 2"
- { A window court is the unoccupied ground area, in front of any and all windows, as required by the State Law, and such area must be entirely open and uncovered, and be at least 4 feet in width, and at least 26 sq. ft. in area. Eaves or cornices may project into such window courts not to exceed 8 inches; if a greater projection is desired, window court must be increased in width as much as eaves. }
19. Give maximum cornice projection into such court. 3' 4"
20. Will windows in each room be equal to one-eighth ($\frac{1}{8}$) of floor area? Yes
21. Give maximum width of porch to edge of cornice or eaves. 10' 6"
22. What is the minimum height of floor joists above ground? 1' 4"
23. Will entire space underneath building be enclosed and be provided with ventilating screens? Yes
24. Will a water-closet be provided for each family? Yes
25. Give least width of water-closet compartment or room, when finished. 5' 4"
26. Give size of windows for toilet and bathrooms. 1' 8" x 3'
27. Will all provisions of State Dwelling House Act be complied with? Yes

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

(Sign here) _____
(Owner or Authorized Agent)

All Applications must be filed out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building
CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

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

Lot No. 356 Block 3563
(Description of Property)
TAKE TO ROOM No. 6 FIRST FLOOR
CITY CLERK PLEASE VERIFY
District No. 2.3 M. B. Page 9 F. B. Page 9
By O. K. City Clerk
TAKE TO ROOM No. 405 SOUTH ANNEX
ENGINEER PLEASE VERIFY
No. 314
(Location of Job)
6594 Place Street
(USE INK OR INDELIBLE PENCIL)
By O. K. City Engineer

- Purpose of Building Garage No. of Rooms 1 No. of Families 1
- Owner's name Goodman Gardens Co Phone
- Owner's address Arson Park, Los Angeles
- Architect's name Hunt & Burns Phone
- Contractor's name Goodman Gardens Co Phone
- Contractor's address Arson Park, Los Angeles
- ENTIRE COST OF PROPOSED WORK {including Plumbing, Gas Fitting, Sewer, Compoop, Elevators, Painting, Finishing, etc.} \$ 475.00
- Any other building on the lot? Yes How used? Bungalow Residence
- Size of the proposed building 12'0" x 18'0" Height to highest point feet
- Number of stories in height 1 Character of ground Loam
- Material of foundation Concrete Size footings Size wall 6" Depth below ground 2'
- Material of chimneys Number of inlets to flues Interior size of flues x
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders x
EXTERIOR studs 2 x 4 INTERIOR BEARING studs x Interior Non-Bearing studs x
Ceiling joists x Roof rafters 2 x 4 FIRST FLOOR JOISTS x
Second floor joists x Specify material of roof Composition

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

OVER (Sign here) Goodman Gardens Co
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY			
PERMIT NO. <u>10183</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Permit is
	Plan Examiner.	Clerk.	11 13 1920

9. Thomas Carson

STATE DWELLING HOUSE ACT

14. Are there any living rooms in basement? _____
15. What is least area of any room, other than kitchens, bath rooms or closets? _____
16. What is the least width of any room, other than kitchens, bath rooms or closets? _____
17. What is the minimum ceiling height? _____
18. Give least size of window courts (width and length) _____
(A window court is the unoccupied ground area, in front of any and all windows, as required by the State Law, and such area must be entirely open and uncovered, and be at least 4 feet in width, and at least 25 sq. ft. in area. Bays or cornices may project into such window courts not to exceed 8 inches. If a greater projection is desired, window court must be increased in width as much as eaves.)
19. Give maximum cornice projection into such court _____
20. Will windows in each room be equal to one-eighth ($\frac{1}{8}$) of floor area? _____
21. Give maximum width of porch to edge of cornice or eaves _____
22. What is the minimum height of floor joists above ground? _____
23. Will entire space underneath building be enclosed and be provided with ventilating screens? _____
24. Will a water-closet be provided for each family? _____
25. Give least width of water-closet compartment or room, when finished _____
26. Give size of windows for toilet and bath rooms _____
27. Will all provisions of State Dwelling House Act be complied with? _____

A window court is the unoccupied ground area, in front of any and all windows, as required by the State Law, and such area must be entirely open and uncovered, and be at least 4 feet in width, and not less than 4 ft. in area. Eaves or cornices may project into such window courts not to exceed 8 inches if a greater projection is desired. Window court must be increased in width as much as eaves.

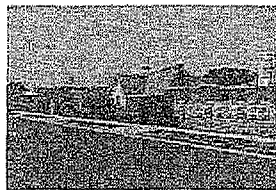
I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) _____
(Owner or Authorized Agent)

(Owner of Authorized Agents)

Districts

Name: Goodyear Gardens Historic District



Description:

The Goodyear Gardens Historic District is located in the Florence neighborhood of Southeast Los Angeles. The rectangular-shaped district sits on level land along E. 59th Place between Avalon Boulevard and S. San Pedro Street. The district consists of 49 single-family residences; 23 are contributing and 26 are non-contributing to the historic district.

The buildings of the Goodyear Gardens Historic District are one-story dwellings. Many feature a detached garage at the rear of the lot. Houses are constructed in one of three period styles including Craftsman, Prairie, and Tudor Revival. Lot sizes and shapes are nearly identical. The district is further characterized by concrete sidewalks regularly transected by concrete driveways. There are relatively few street trees.

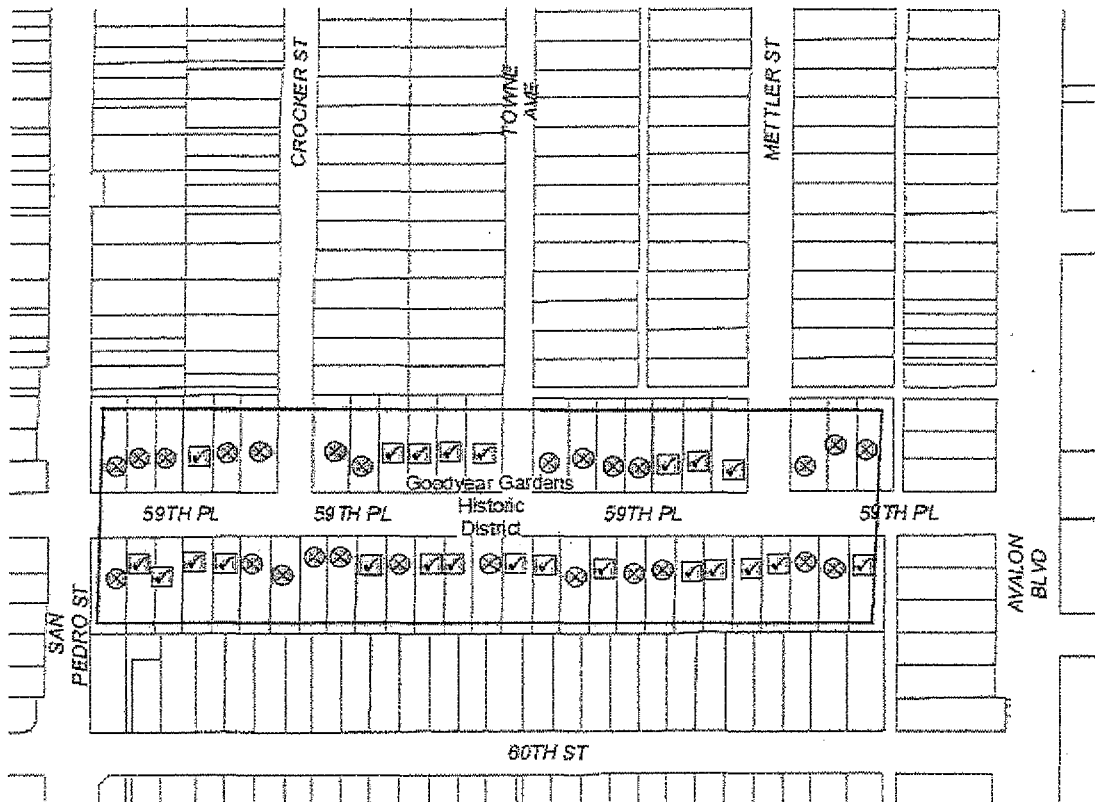
Significance:

The Goodyear Gardens Historic District is a significant example of worker housing built by an industrial manufacturer, the Goodyear Tire & Rubber Company. This type of housing development, planned and constructed by an industrial employer, was rare in Los Angeles in the 1920s. The district exemplifies the planned development of affordable worker housing located near factory jobs. Approximately one half of the properties are contributors to the district and retain a some degree of integrity from the period of significance, which has been identified as 1920 (the year the tract was constructed). Despite the low percentage of contributing buildings, Goodyear Gardens appears locally eligible because it is of exceptional significance.

The development of Goodyear Gardens began in 1919, when the Goodyear Tire & Rubber Company (Goodyear) constructed a tire factory on Central Avenue. Of 550 acres of land purchased by Goodyear for industrial development in Southeast Los Angeles, 80 acres were set aside for affordable housing to be sold to Goodyear employees. Goodyear previously had completed similar worker housing near the company's first factory in Akron, Ohio.

In Los Angeles, Goodyear hired architects Sumner Hunt and Silas Burns to design a series of single-family houses for the development. The preliminary plan called for construction of 800 one- and two-story houses on the 80 acres. Initial construction occurred in 1920 with four blocks of housing on E. 59th Place between Avalon Boulevard and S. San Pedro Street. These 49 one-story, single-family houses were based on several models designed in a variety of popular architectural styles, including Craftsman, Prairie, and Tudor Revival. Each lot included room for a garden and small garage. The development was advertised as conveniently located near factory jobs and the streetcar lines on San Pedro and Central Streets. In fact, a streetcar line traversed 52nd Street itself, likely prompting this as the location for the first phase of development of the larger housing project.

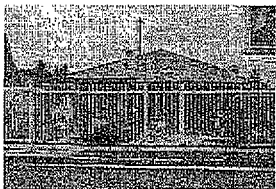
After the initial 48 houses constructed in 1920, no additional worker housing was developed by Goodyear. In 1922, Goodyear began selling land adjacent to the tire factory to real estate developers, who rapidly marked up and sold the lots for residential development. The neighborhood continued to be largely occupied by workers in nearby factories and their families through the mid-20th century.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	553
Reason:	Represents an extremely rare example of a 1920s housing tract constructed by a company for its workers. With less than 50 percent of the houses contributing, the district is only locally eligible.

Contributors/Non-Contributors:



Address: 300 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 306 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



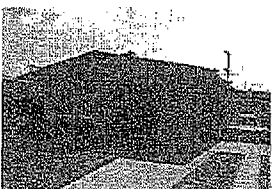
Address: 307 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



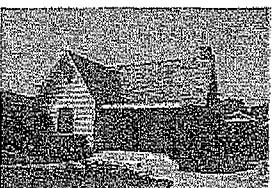
Address: 310 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



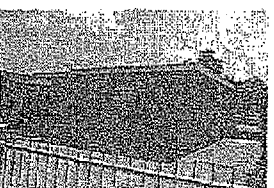
Address: 311 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 314 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 315 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Address: 318 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Prairie



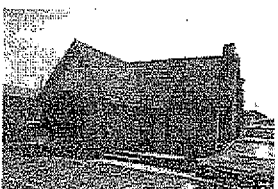
Address: 319 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Prairie



Address: 322 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 323 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



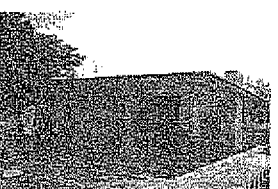
Address: 326 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Address: 330 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 333 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 334 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Prairie



Address: 337 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Address: 338 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



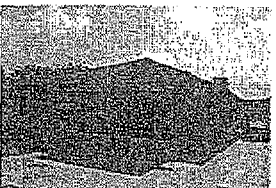
Address: 341 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



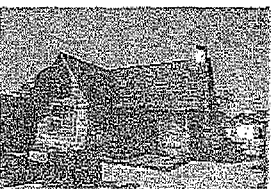
Address: 342 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 345 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 346 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Prairie



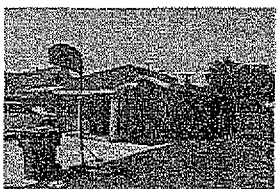
Address: 349 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



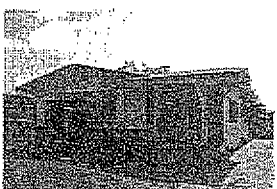
Address: 350 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Prairie



Address: 354 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



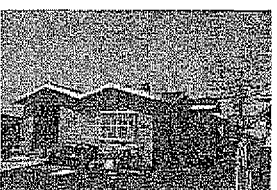
Address: 355 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Prairie



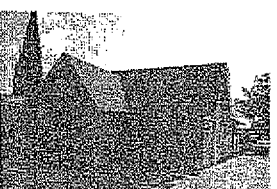
Address: 358 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 400 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Prairie



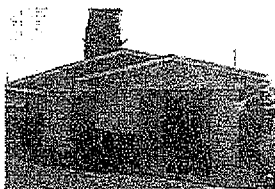
Address: 401 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 406 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Address: 407 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 410 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 411 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 414 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Prairie



Address: 415 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 418 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Prairie



Address: 419 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Prairie



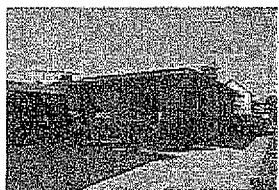
Address: 422 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



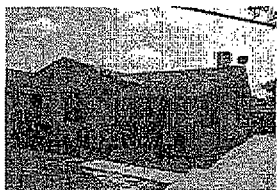
Address: 423 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 426 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Prairie



Address: 427 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Prairie



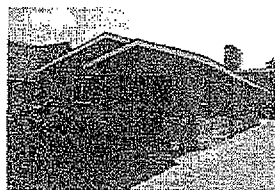
Address: 430 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 434 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Prairie



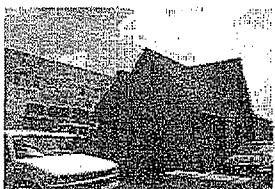
Address: 500 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



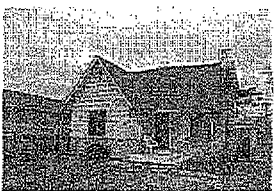
Address: 506 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 507 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Institutional-Religious/Spiritual; Church
Architectural style: Craftsman



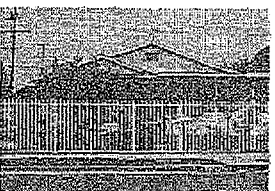
Address: 510 E 59TH PL
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



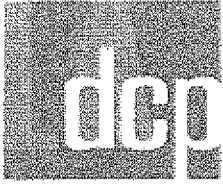
Address: 511 E 59TH PL
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Address: 5940 S METTLER ST
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Address: 5940 S SAN PEDRO ST
Type: Non-Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



City of Los Angeles Department of City Planning

4/3/2013

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

314 E 59TH PL

ZIP CODES

90003

RECENT ACTIVITY

CHC-2013-836-HCM

ENV-2013-837-CE

CASE NUMBERS

CPC-1983-506-SP

ORD-171682

ORD-162128

Address/Legal Information

PIN Number	105B205 347
Lot/Parcel Area (Calculated)	5,400.3 (sq ft)
Thomas Brothers Grid	PAGE 674 - GRID D6
Assessor Parcel No. (APN)	6006028026
Tract	TR 3563
Map Reference	M B 38-32
Block	None
Lot	52
Arb (Lot Cut Reference)	None
Map Sheet	105B205

Jurisdictional Information

Community Plan Area	Southeast Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Community and Neighbors for Ninth District Unity
Council District	CD 9 - Jan Perry
Census Tract #	2392.02
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	South Los Angeles Alcohol Sales
Special Land Use / Zoning	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	No
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

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Assessor Information

Assessor Parcel No. (APN)	6006028026
Ownership (Assessor)	
Owner1	LYLES, GEORGE M
Address	314 E 59TH PL LOS ANGELES CA 90003
Ownership (City Clerk)	
Owner	LYLES, GEORGE M
Address	314 E 59TH PL LOS ANGELES CA 90003
APN Area (Co. Public Works)*	0.124 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$13,910
Assessed Improvement Val.	\$8,535
Last Owner Change	01/08/07
Last Sale Amount	\$0
Tax Rate Area	7
Deed Ref No. (City Clerk)	5-186 32584 1-538
Building 1	
Year Built	1920
Building Class	D5B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	943.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
{For batch images only}	LYLES, GEORGE M 314 E 59TH PL LOS ANGELES CA 90003 LYLES, GEORGE M 314 E 59TH PL LOS ANGELES CA 90003

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.073372
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Slip Rate (mm/year)	0.7
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19
Rupture Top	5
Rupture Bottom	13
Dip Angle (degrees)	25
Maximum Magnitude	7.1
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Tsunami inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	Central
Division / Station	Newton
Reporting District	1385
Fire Information	
Division	1
Batallion	13
District / Fire Station	33
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: GPC-1983-506-SP

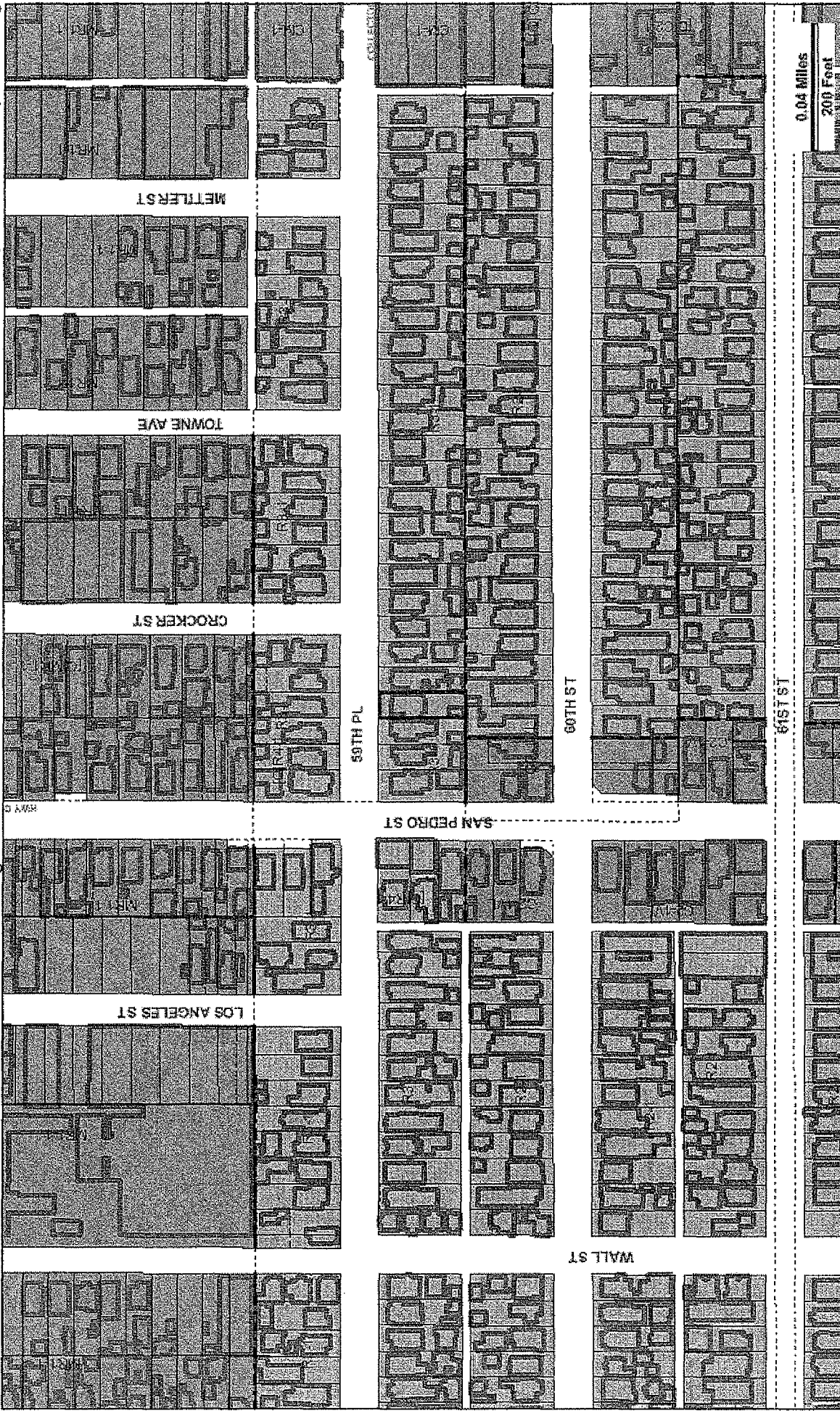
Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)

Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

ORD-171682

ORD-162128



Address: 314 E 59TH PL

APN: 6006028026

PIN #: 105B205 347

Tract: TR 3563

Block: None

Lot: 52

Arb: None

Zoning: R3-1

General Plan: Medium Residential

0.04 Miles

200 Feet

0.04 Miles

200 Feet

0.04 Miles

200 Feet

Streets Copyright (c) Thomas Brothers Maps, Inc.

Case Number:
CHC-2013-836-HCM
Declaration Letter Mailing List
MAILING DATE: **Apr 29, 2013**

George Lyles
314 E. 59th ST.
Los Angeles, CA 90003

Council District 9
City Hall, Room 420
Mail Stop 215

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