

THROOP HOUSE
902 North San Pascual Avenue
CHC-2021-8897-HCM
ENV-2021-8898-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—January 5, 2022](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2021-8897-HCM
ENV-2021-8898-CE

HEARING DATE: February 17, 2022
TIME: 10:00 AM
PLACE: Teleconference (see
agenda for login
information)

Location: 902 North San Pascual Avenue
Council District: 14 – de León
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Historic Highland Park
Legal Description: Mary E. Throop Tract, Arb 1 of
Lot PT LT 1

EXPIRATION DATE: The original expiration date of February 1, 2022 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

PROJECT: Historic-Cultural Monument Application for the
THROOP HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

OWNERS: KOR Holdings, LLC
c/o Raphael Saye
777 South Alameda Street, Suite 232
Los Angeles, CA 90021

Christine M. and James W. Friedrich c/o Rebecca A. Romero
514 North Avenue 66, Unit 1
Los Angeles, CA 90042

William J. and Virginia L. Frederick
902 San Pasqual Avenue
Los Angeles, CA 90042

APPLICANT: Jamie Tijerina, President
Highland Park Heritage Trust
P.O. Box 50894
Highland Park, CA 90050-0894

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

RECOMMENDATION **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

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

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Jonathan Hagar, Student Professional Worker
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application
 Commission/Staff Site Inspection Photos—January 5, 2022

FINDINGS

- The Throop House represents “significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its association with the early development of Garvanza.
- The Throop House “embodies the distinctive characteristics of a style, type, period, or method of construction” as rare and excellent example of a 19th-Century vernacular hipped roof cottage.

CRITERIA

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

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

SUMMARY

The Throop House is a one-story single-family residence located on the southeast side of San Pascual Avenue between Comet Street and Hough Street in the Garvanza neighborhood of Los Angeles. The subject property was constructed circa 1885 as a vernacular hipped cottage in the Arroyo Seco on land owned by the San Gabriel Orange Grove Association, which was subdivided into the Mary Throop Tract in 1906.

Present day Garvanza was established when land owned by brothers Ralph and Edward Rogers was subdivided by the Garvanza Land Company in 1886. The tract was referred to as the “Town of Garvanza,” although it was initially marketed as “Garvanzo,” after the area’s widespread cultivation of garbanzo beans. At the time, Southern California was in the midst of a real estate boom and the Los Angeles & San Gabriel Railroad had been constructed the previous year, factors that assisted in the rapid development of the region. In 1899, Garvanza was annexed to the City of Los Angeles, and development in the area began to flourish.

Rectangular in plan, the subject property is of wood-frame construction with horizontal wood siding and has a hipped roof with composition shingles and exposed rafter tails. The primary, northwest-facing façade is largely fronted by a covered porch with wooden columns and a wood knee wall; the northern portion of the porch is enclosed and features multi-lite wood casement windows. The main entrance, accessed off the porch by a small flight of stairs, is centered on the elevation. Also on this elevation are two wood fixed windows with transoms. Fenestration on other elevations consist of double-hung wood windows, fixed wood windows, and multi-lite wood casement windows. A garage with wood siding is located at the rear of the subject property.

The subject property was relocated from 906 North San Pascual Avenue to its present location in 1926; a number of other alterations were made the same year, including the construction of a concrete foundation, addition of a bathroom, enclosure of part of the front porch, construction of a garage, and remodeling of the kitchen. A rear addition was also built at an unknown date. The property is currently undergoing substantial interior renovation.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as a rare example of early residential development in Garvanza, one of few remaining examples from this period.

DISCUSSION

The Throop House meets two of the Historic-Cultural Monument criteria. First, it “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its association with the early development of Garvanza. The Throop House is one of the oldest extant homes in Garvanza, predating the subdivision of the community in 1886 and its annexation by Los Angeles in 1899. The property’s original lot was itself subsequently subdivided in 1906 and 1926, allowing for further residential construction in the area. The property is therefore a rare and valuable reflection of the Garvanza’s early residential development prior to becoming part of the City of Los Angeles.

The Throop House also “embodies the distinctive characteristics of a style, type, period, or method of construction” as rare and excellent example of a 19th Century vernacular hipped cottage. A common vernacular housing type, the hipped-roof cottage formed the basis of much of the late 19th Century residential development in Los Angeles before the rise of the bungalow. Though once abundant in early residential neighborhoods, intact examples are increasingly rare. The Throop House’s prominent hipped roof with overhanging eaves, recessed front porch, box-like form, wood construction and cladding, and lack of ornamentation are all characteristic of the type. The property has experienced several alterations, including the removal of all interior walls and finishes and reframing for new spaces; nonetheless, the exterior of the subject property retains sufficient integrity of location, design, setting, workmanship, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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 Throop House as an 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 an irreplaceable historic site/open space. The Secretary of the Interior's Standards for 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 City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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 and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2021-8898-CE was prepared on January 6, 2022.

BACKGROUND

On October 26, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On November 18, 2021, the Cultural Heritage Commission voted to take the exterior of the property under consideration. On January 5, 2022, a subcommittee of the Commission consisting of Commissioners Barron and Kanner conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of February 1, 2022 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.









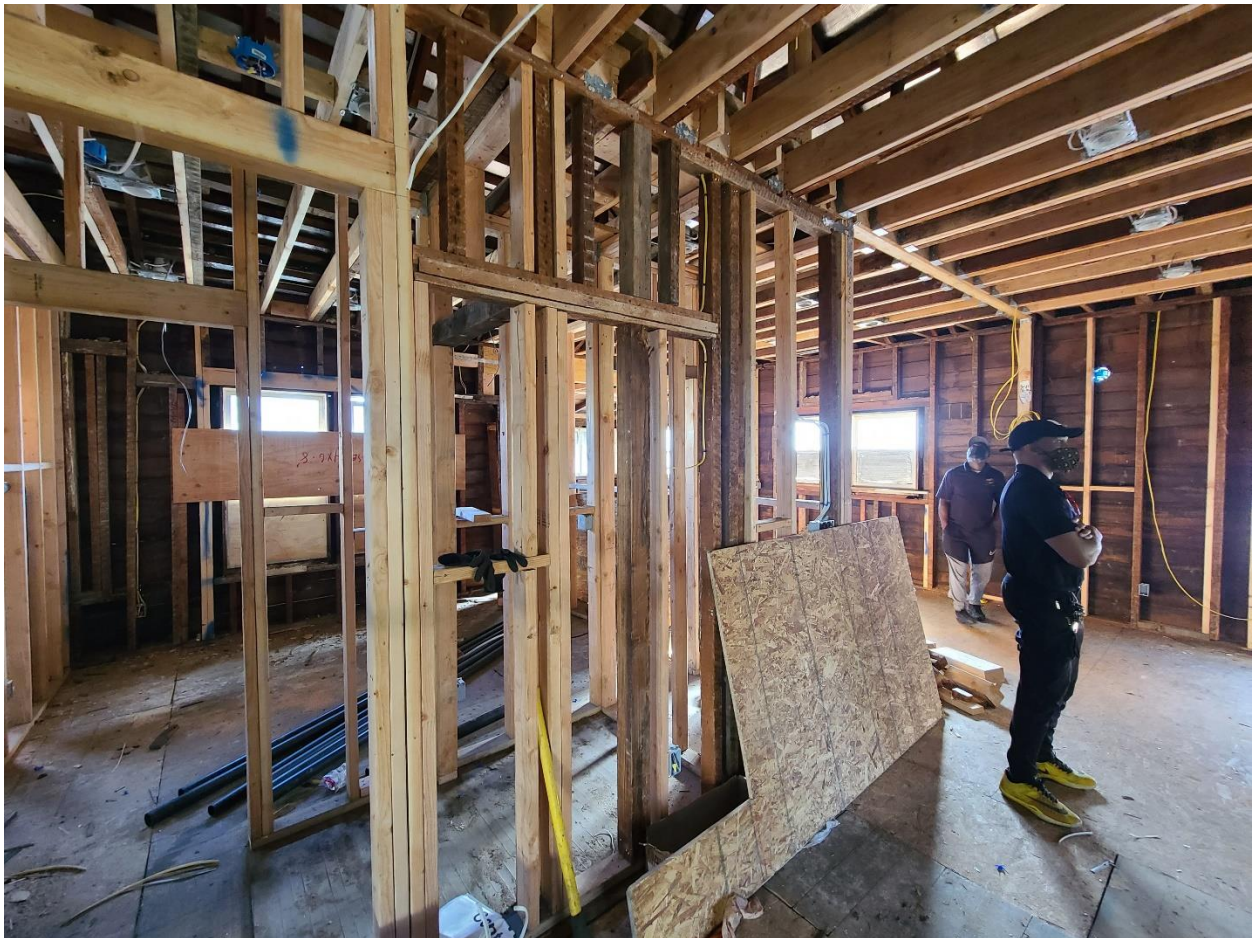








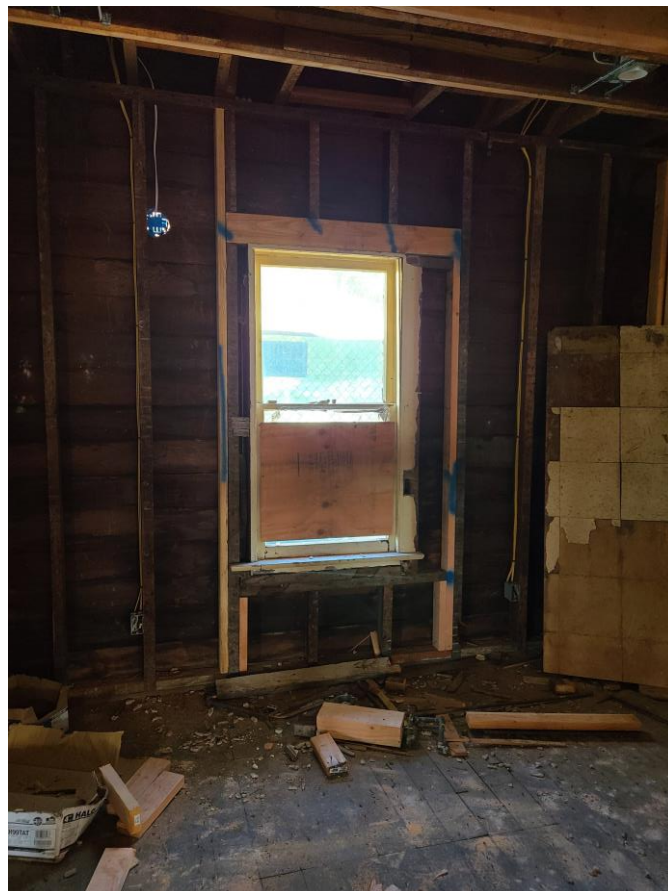


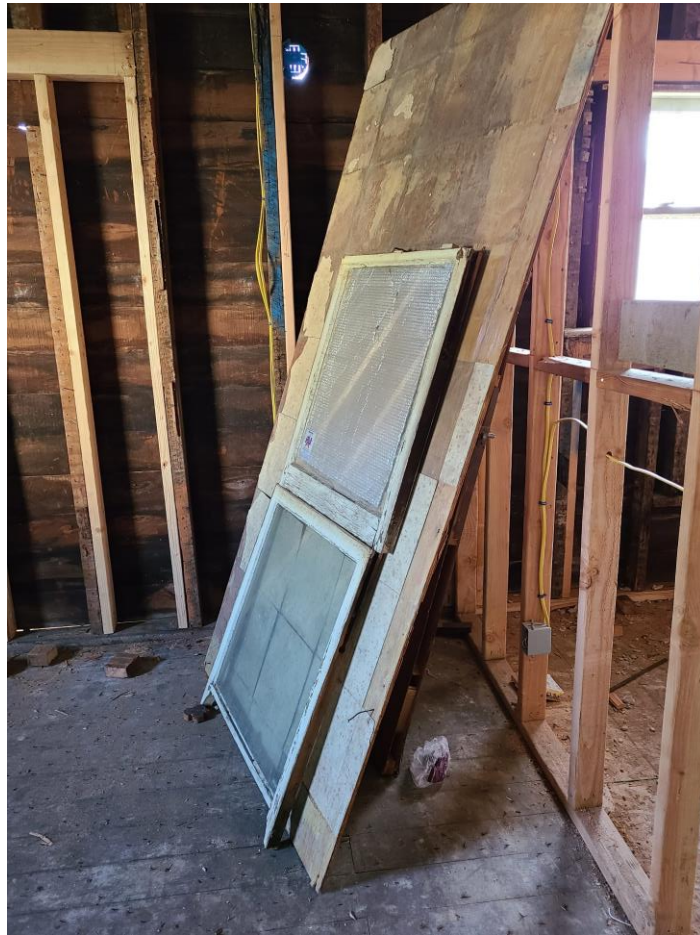














COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2021-8897-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2021-8898-CE

PROJECT TITLE

Throop House

COUNCIL DISTRICT

14

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

902 North San Pascual Avenue, Los Angeles, CA 90042

☐ Map attached.

PROJECT DESCRIPTION:

Designation of the Throop House as an Historic-Cultural Monument.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Melissa Jones

(AREA CODE) TELEPHONE NUMBER

213-847-3679

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) 8 and 31☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's 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." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Throop House** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Melissa Jones

[SIGNED COPY IN FILE]

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2021-8897-HCM
ENV-2021-8898-CE

HEARING DATE: November 18, 2021
TIME: 10:00 AM
PLACE: Teleconference (see
agenda for login
information)

Location: 902 North San Pascual Avenue
Council District: 14 – de León
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Historic Highland Park
Legal Description: Mary E. Throop Tract, Arb 1 of Lot
PT LT 1

EXPIRATION DATE: The original 30-day expiration date of November 25, 2021, per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

PROJECT: Historic-Cultural Monument Application for the
THROOP HOUSE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: KOR Holdings, LLC
c/o Raphael Saye
777 South Alameda Street, Suite 232
Los Angeles, CA 90021

Christine M. and James W. Friedrich c/o Rebecca A. Romero
514 North Avenue 66, Unit 1
Los Angeles, CA 90042

William J. and Virginia L. Frederick
902 San Pasqual Avenue
Los Angeles, CA 90042

APPLICANT: Jamie Tijerina, President
Highland Park Heritage Trust
P.O. Box 50894
Highland Park, CA 90050-0894

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

RECOMMENDATION

That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

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

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Throop House is a one-story single-family residence located on the southeast side of San Pascual Avenue between Comet Street and Hough Street in the Garvanza neighborhood of Los Angeles. The subject property was constructed circa 1885 as a vernacular hipped cottage in the Arroyo Seco on land owned by the San Gabriel Orange Grove Association, which was subdivided into the Mary Throop Tract in 1906.

Present day Garvanza was established when land owned by brothers Ralph and Edward Rogers was subdivided by the Garvanza Land Company in 1886. The tract was referred to as the "Town of Garvanza," although it was initially marketed as "Garvanzo," after the area's widespread cultivation of garbanzo beans. At the time, Southern California was in the midst of a real estate boom and the Los Angeles & San Gabriel Railroad had been constructed the previous year, factors that assisted in the rapid development of the region. In 1899, Garvanza was annexed to the City of Los Angeles, and development in the area began to flourish.

Rectangular in plan, the subject property is of wood-frame construction with horizontal wood siding and has a hipped roof with composition shingles and exposed rafter tails. The primary, northwest-facing façade is largely fronted by a covered porch with wooden columns and a wood knee wall; the northern portion of the porch is enclosed and features multi-lite wood casement windows. The main entrance, accessed off the porch by a small flight of stairs, is centered on the elevation. Also on this elevation are two wood fixed windows with transoms. Fenestration on other elevations consist of double-hung wood windows, fixed wood windows, and multi-lite wood casement windows. A garage with wood siding is located at the rear of the subject property.

The subject property was relocated from 906 North San Pascual Avenue to its present location in 1926; a number of other alterations were made the same year, including the construction of a concrete foundation, addition of a bathroom, enclosure of part of the front porch, construction of a garage, and remodeling of the kitchen. A rear addition was also built at an unknown date.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as a rare example of early residential development in Garvanza, one of few remaining examples from this period.

CRITERIA

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

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

FINDINGS

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

BACKGROUND

On October 26, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. The original 30-day expiration date of November 25, 2021, per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*. The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Throop House		First Owner/Tenant	
Other Associated Names:			
Street Address: 902 N. San Pascual Avenue		Zip: 90042	Council District: 14
Range of Addresses on Property: 900-902 N. San Pascual Avenue		Community Name: Garvanza	
Assessor Parcel Number: 5493-036-018	Tract: Mary E. Throop Tract	Block: N/A	Lot: Ptn 1
Identification cont'd: NW 160' of SW 58.9', sd Lot 1 & SW 10' of NW 160' Lot 72 of Land in Arroyo Seco of San Gabriel Orange Grove Assn.			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
	<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature	
Describe any additional resources located on the property to be included in the nomination, here: Two car Garage built in 1926 at the rear of the property. Large elm tree in the front yard.			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1885	<input type="radio"/> Factual <input checked="" type="radio"/> Estimated	Threatened? Remodeling
Architect/Designer: Unknown	Contractor: Unknown	
Original Use: Single Family Residence	Present Use: Single Family Residence	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Vernacular Hipped Cottage\National Pyramidal Folk House		Stories: 1	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Wood clapboards	Material: Select	
ROOF	Type: Hipped, pyramidal	Type: Select	
	Material: Composition shingle	Material: Select	
WINDOWS	Type: Double-hung	Type: Casement	
	Material: Wood	Material: Wood	
ENTRY	Style: Centered	Style: Select	
DOOR	Type: Paneled, glazed	Type: Select	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

Unknown	Small rear addition.
1926	House moved from 906 to 902 San Pascual Avenue, within the same lot.
1926	Concrete foundation put under house, kitchen remodeled, bathroom added & porch partially enclosed.
1926	Garage built.
1926	Lighting converted from gas to electricity.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/>	Listed in the National Register of Historic Places
<input type="checkbox"/>	Listed in the California Register of Historical Resources
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)
<input type="radio"/>	Contributing feature
<input type="radio"/>	Non-contributing feature
<input checked="" type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)
Survey Name(s): Survey LA	
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Jamie Tijerina, President	Company: Highland Park Heritage Trust	
Street Address: P. O. Box 50894	City: Highland Park	State: CA
Zip: 90050-0894	Phone Number: 323-908-4127	Email: jamie.hpht@gmail.com

Property Owner

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

Name: KOR Holdings LLC	Company: Perriott Partners c/o Phillip Perriott	
Street Address: 777 S Alameda Street, Suite 232	City: Los Angeles	State: CA
Zip: 90021	Phone Number: 310-343-5380	Email: Phillip@PerriottPartners.com

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher	Company:	
Street Address: 140 S. Avenue 57	City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Nomination Form | 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. <input checked="" type="checkbox"/> Bibliography | 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Facade
(8x10, the main photo of the proposed monument. Also
email a digital copy of the main photo to:
planning.ohr@lacity.org) | 8. <input type="checkbox"/> Historical Photos |
| | 9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels
(including map) |

10. RELEASE

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

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

Charles J. Fisher

09-14-2021

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

LEGAL DESCRIPTION:

PARCEL 1:

The Northwest 160 Feet of the Southwest 58.9 Feet of Lot 1 of the Mary E. Throop Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map filed in Book 9, Page 13 of Maps, in the Office of the County Recorder of said County.

PARCEL 2:

The Northwest 160 Feet of the Southwest 10 Feet of Lot 71 of the Plat of Land in the Arroyo Seco Belonging to the San Gabriel Orange Grove Association, in the City of Los Angeles, County of Los Angeles, State of California, as per Map filed in Book 3, Pages 279 through 283, inclusive, of Miscellaneous Records, in the Office of the County Recorder of said County.

APN: 5493-036-018

Throop House
902 San Pascual Avenue
Architectural Description

The Throop House is a 1-story single family residence built in a rectangular plan with small porch addition at the rear at the Southwest corner. The house is built on a rectangular plan with a pyramidal hipped composition shingle roof. The full width front porch is supported by eight small square columns with Tuscan-style capitals and bases rising from a solid clapboard covered railing. The porch originally wrapped around the left front, but that portion was enclosed with multi light casement windows in 1926. A bathroom (also added in 1926) is located at the rear of the porch and has two small square casement windows. The house is clad in wide clapboard siding, and has open eaves with exposed rafters.

Other architectural details include two small porchlights flanking front door, vintage wooden screen door at front entry, vintage wooden window screens.

Interior features include wood floors, a tile fireplace (painted white), simple baseboards and door frames.

A two car garage (built in 1926) with siding matching the house is at the rear of the property. A large elm tree in the front yard provides shade to the front of the house and is a major feature of the property.

Throop House

902 N. San Pascual Avenue

Significance Statement

The Throop House is believed to have been constructed around 1885, at the beginning of the Southern California Land Boom (1885-1888). It was built on a large parcel consisting of part of Lots 71, 72, 73 and 74 of the Plat of Land in the Arroyo Seco Belonging to the San Gabriel Orange Grove Association. More particularly it was built at the Northwesterly end of the property on Lots 71 and 72.

The house is significant as an intact example of early residential development, 1880-1930, per the Los Angeles Citywide Historic Context Statement under SurveyLA, stating: “The Early Residential Development theme is used to evaluate individual single- and multi-family residential buildings that represent early periods of residential development in Los Angeles...

“The period of significance for this theme dates from 1880 to 1930, which is intended to broadly cover early residential development in the present-day boundaries of the City of Los Angeles (see exceptions noted above). This date range is based on research relating to general patterns of residential development citywide as well as SurveyLA data. Early development in Los Angeles centered around Downtown and radiated outward in all directions and then west and northwest as the city boundaries grew through annexations and consolidations. As such, the start and end dates for the period of significance are relative to the development history of communities and neighborhoods. For example, residences in early communities of Los Angeles such as Boyle Heights, Lincoln Heights, and neighborhoods in south and southeast Los Angeles would generally date from about the 1880s to 1905, while early residences in communities developed later, such as in parts of west Los Angeles and the San Fernando Valley, might date from the teens through the 1920s. To evaluate a property under this theme it is necessary to: 1) research overall patterns of residential development in the community in which a resource is located to determine what constitutes the timeframe (establish the end date) for early development, and 2) determine if the resource represents this early period and meet the evaluation criteria below. With additional research and analysis, it is possible that the end date for the period of significance can be extended for some areas/neighborhoods of Los Angeles.

“Associated single-family property types range from modest cottages and bungalows to large, multi-story houses. Multi-family properties include some of the earliest duplexes, triplexes, and apartment buildings in the city. Resources

represent a range of popular architectural styles from the period of significance such as Folk Victorian, Craftsman, American Foursquare, Spanish Colonial Revival, and Neo-Classical.”

The Throop House is in the community of Garvanza, much of which is included with a large portion of Highland Park, in the Highland Park-Garvanza Historic Preservation Overlay Zone. The San Pascual Valley, the Eastern portion of Garvanza, is not included in the HPOZ. The house predates the Townsite of Garvanza, which was subdivided in 1886. As such it meets criteria one for Historic Cultural Monument as one of the “significant property types (that) are representing important periods of early residential development in neighborhoods of Los Angeles.”

Due to COVID restrictions, we have been unable to fully research the property ownership. The earliest name that has been found was Mary E. Throop, who filed a subdivision map on January 25, 1906 for a two lot tract named after herself. Lot 1 consisted of about 6.65 acres and Lot 2 was a small parcel that was a bit over 4,078 square feet was dedicated to be the half of San Pascual Avenue at the Northwestern end of the larger lot. Between lot splits and new subdivisions, only a 27,100 square foot portion of the original lot remained for the house by 1926.

That year the house was relocated within the property from 906 N San Pascual Avenue to 902 N. San Pascual Avenue by then owner, Ira T. Henderson, who also made several alterations to upgrade the property by converting the gas lighting to electricity, adding a bathroom along with indoor plumbing and remodeling the kitchen. The left side of the porch where it wraps around the most Northerly corner of the house, was also enclosed at that time, creating a Sunroom, with multi light casement windows. The lot was split again and two houses were built in 1951 on the Northeast portion of the property. The Southeast 40 feet was also split off, leaving the present parcel as a 58.09’ X 160’ or 9,294.4 square foot property. An additional 10 foot wide strip to the Southwest of the lot was also purchased at some point, leaving the entire lot at 9,454.4 square feet presently.

SurveyLA states that the house is constructed in a “vernacular” style, noting the hipped pyramidal roof. The house is also defined as “National Folk House”, particularly within the pyramidal subset of that style as described by Virginia and Lee McAlister in their book, *A Field Guide to American Houses*, as follows:

“The nature of American folk housing changed dramatically as railroads mushroomed across the continent in the decades from 1850 to 1890. Modest dwellings built far from water transport were no longer restricted to local

materials...Large lumberyards quickly became standard fixtures in the thousands of new towns which sprouted as trade centers along railroad routes.

“Pyramidal Family: Massed-plan folk houses of rectangular shape are normally covered by side-gabled roofs. Those with more nearly square plans, in contrast, are commonly built with pyramidal (equilateral hipped) roofs, which require more complex roof framing but need fewer long-spanning rafters, and thus are less expensive to build. Such roofs appeared on modest folk houses earlier in the post-railroad era than did the side-gabled form. In the South, one-story, pyramidal houses became a popular replacement for the less-spacious hall-and-parlor houses in the early 20th Century. One-story pyramidal houses are less common in Northern and Midwestern states...”

Not all pyramidal houses have a square design with the roof coming to a central point. Many, such as the Throop House, are more rectangular in shape and have a small ridge at the peak of the roof with the slope of the roof being at a consistent angle for all four roof planes, producing a slightly truncated design.

One hallmark of many of the pyramidal designs is the spacious front porch within the eaves of the roof, as opposed to being attached to the exterior wall. This feature contributed to many of these porches being enclosed to facilitate a larger interior living space. The partial enclosure of the front porch in the Throop House is typical of this trend. Many of these earlier enclosures were done with casement windows, such as in this case, although many were later enclosed with more solid walls, losing the feel of the full porch in the design. Another nod to sunny Southern California is the use of wide eaves on this particular house.

The pyramidal folk houses in Southern California were never common, but the few that remain are rapidly being lost to development or insensitive remodeling. The Throop House retains almost all of its original integrity and was documented as such in *Survey LA*, which gives it the ratings of 3CS, 3S and 5S3 as a “rare example of early residential development in Garvanza: one of few remaining examples from this period.” In fact, the house appears to predate the Town of Garvanza, which was founded in 1886, the year after the home’s probable construction.

Tracing the home’s full ownership history has proven hard, due to the closure of the county offices since the COVID pandemic started. After Mary Throop, the next owners that can be confirmed were Ira T. Henderson, who moved and upgraded the house in 1926, and his wife, Gertrude. They rented the house out to Albert, a truck driver, and Genevieve McEuen for about a decade, before they moved into the house in the mid-1930s. The 1940 Census notes that Henderson

was a salesman for a hay market. Earlier renters of the house include William W. Dalton, railroad conductor, and his wife, Etta, in 1920 and artist Hubert A. Lewis, in 1924. Prior to at least 1912, when the area was annexed to the city of Los Angeles, there were no address numbers assigned on San Pascual Avenue, making it hard to determine who was living where on the street.

After the Hendersons moved out in the 1940s, the house was occupied by Frank and Betty Soto by 1956. As of now it is not known if they owned the property. By 1958, it was owned and occupied by William James and Virginia Lee (Tyler) Friedrich. Both Friedrichs were 18 years old when they got married in Los Angeles on June 28, 1952. It was in the little house on San Pascual Avenue that they raised their children and lived until Virginia passed away on November 18, 1993, at the age of 59. Her husband was to remain in the house until his death on December 7, 2008, at the age of 75. The house then went back and forth between his heirs until it was sold to Bear Flag Homes LLC on August 30, 2021 and then transferred to KOR Holdings LLC the following day. At this point it is undetermined what the new owner's plans are for the property*.

The Throop house qualifies for listing as a Historic Cultural Monument under category 1, as it "is identified with important events of national, state or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as a rare unaltered example of very early development, being possibly the oldest extant original house on its original lot in the Garvanza community.

It also is an intact textbook example of a pyramidal National Folk House, a style that predates the Victorian period and is rare in Los Angeles. As such, it also qualifies under criteria 3 as it "embodies the distinctive characteristics of a style, type, period, or method of construction".

**On October 19, 2021, the new owners applied for a building permit to replace all of the windows and 2 doors, along with roofing and drywall work. They had already started work on the roof before applying for the permit.*

Throop House

Bibliography

Books:

Gleye, Paul.....The Architecture of Los Angeles.....©1981, Rosebud Books
McAlester, Virginia and Lee.....A Field Guide to American Houses.....©1990, Alfred A. Knopf

Los Angeles Times Articles:

Real Estate Transaction, Throop sells Int. in portion Rho Santa Gertrudes...April 2, 1903, Page 11
Real Estate Transaction, TICOR to Mary Throop Reconveyance.....September 4, 1904, Page A10

On-Line Sources:

Hardly noticed, Pyramids recall Portland's housing history.....Thomas Hubka, March 2, 2017
Historic Resource Summary, 902 N San Pascual Avenue.....Survey LA
National Folk: The Forgotten Architectural Style.....Ann Cox, April 1, 2018
Vernacular Architecture.....Wikipedia

Additional Data Sources:

California Death Index
Los Angeles City Building Permits (Attached)
Los Angeles County Assessors Records
Los Angeles County Subdivision Maps
Social Security Death Index
United States Census Records
World War I and II Draft Registration Records





Photographs

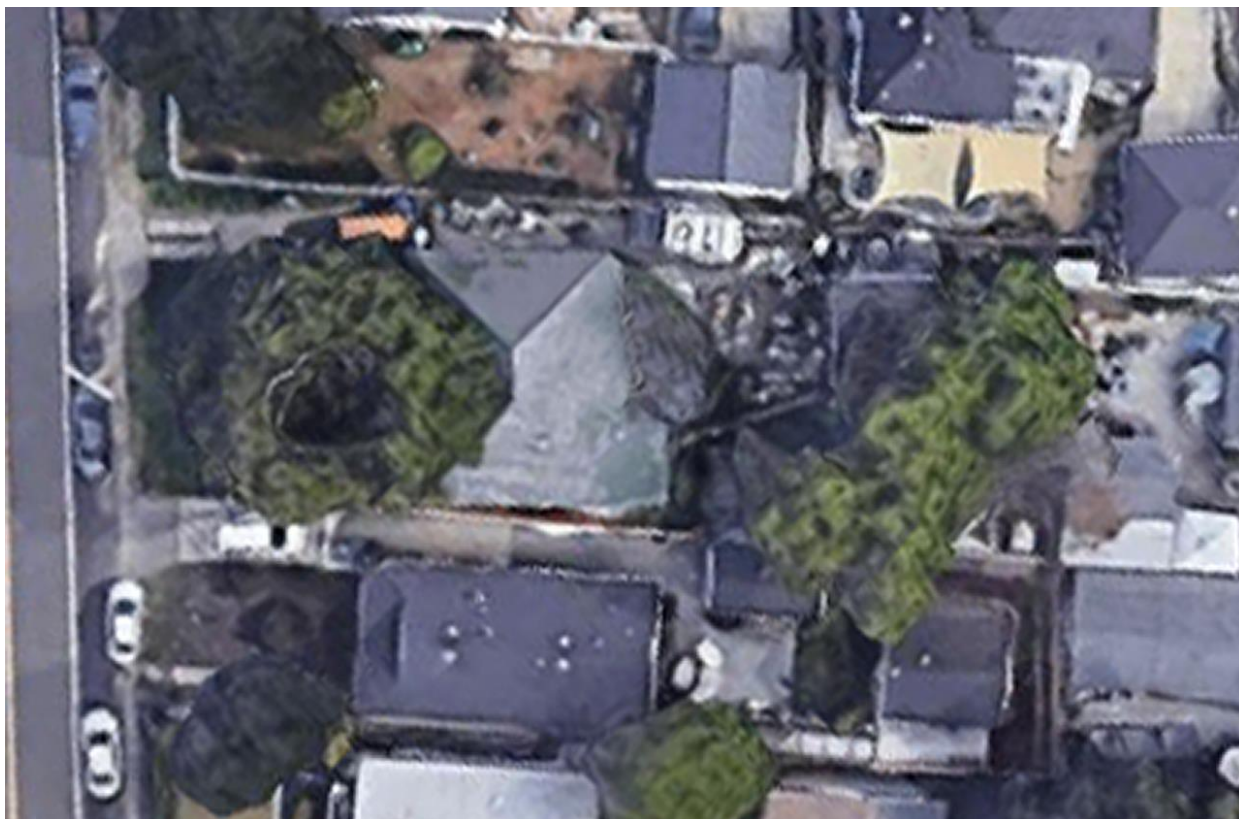
Throop House, 902 N. San Pascual Avenue, Garvanza



Throop House, 902 N. San Pascual Avenue, Jul 20, 2021 (Photograph by Charles J, Fisher)



Throop House, 902 N. San Pascual Avenue, Sept 6, 2021 (Photograph by Charles J, Fisher)



Throop House, satellite view, 902 N. San Pascual Avenue, Jan, 2021 (Photograph by Google Earth)



Throop House, 902 N. San Pascual Avenue, Jul 5, 2016 (Photograph by Survey LA)



Throop House, 902 N. San Pascual Avenue, Jul 5, 2016 (Photograph by Survey LA)



Throop House, partial enclosure for Sun room, 902 N. San Pascual Avenue, Sept 6, 2021 (Photograph by Charles J, Fisher)



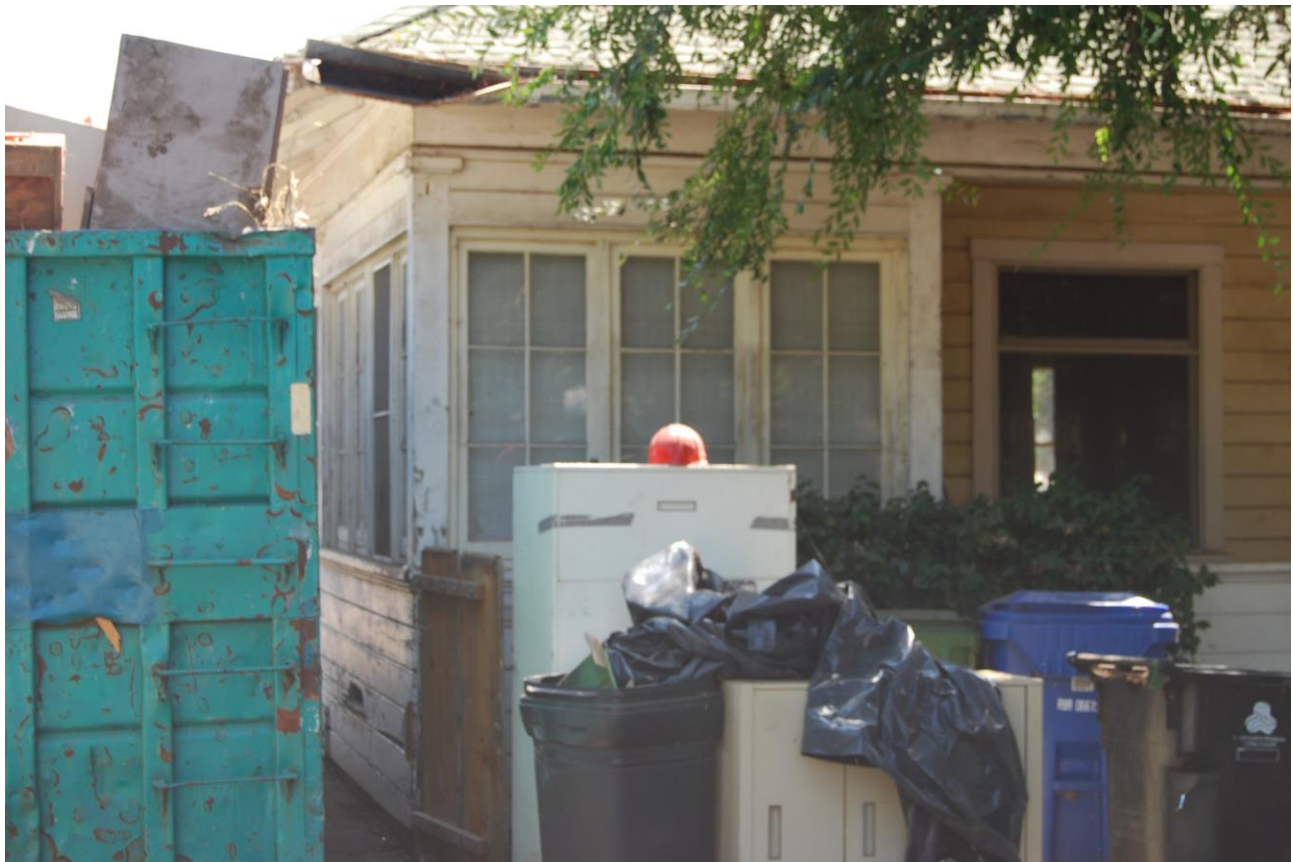
Throop House hidden by Elm tree in street view, 902 N. San Pascual Avenue, Jan, 2021 (Photograph by Google Street View)



Throop House in earlier street view, 902 N. San Pascual Avenue, May 2009 (Photograph by Google Street View)



Throop House in earlier street view, 902 N. San Pascual Avenue, May, 2009 (Photograph by Google Street View)



Throop House, Sun room enclosure, 902 N. San Pascual Avenue, Sept 6, 2021 (Photograph by Charles J. Fisher)



Throop House, Northeast facasde, 902 N. San Pascual Avenue, Sept 6, 2021 (Photograph by Charles J, Fisher)



Throop House, bathroom windows, 902 N. San Pascual Avenue, Sept 6, 2021 (Photograph by Charles J, Fisher)



Throop House, original widow in Northeast facade, 902 N. San Pascual Avenue, Sept 6, 2021 (Photograph by Charles J, Fisher)



Throop House, rear facade, 902 N. San Pascual Avenue, Sept 6, 2021 (Photograph by Charles J, Fisher)



Throop House, early rear porch addition, 902 N. San Pascual Avenue, Sept 6, 2021 (Photograph by Charles J, Fisher)



Throop House, Southwest facade, 902 N. San Pascual Avenue, Sept 6, 2021 (Photograph by Charles J, Fisher)



Throop House, open eaves and rafters, 902 N. San Pascual Avenue, Sept 6, 2021 (Photograph by Charles J, Fisher)



Throop House, garage, 902 N. San Pascual Avenue, Sept 6, 2021 (Photograph by Charles J, Fisher)



Throop House, garage, 902 N. San Pascual Avenue, Sept 6, 2021 (Photograph by Charles J, Fisher)



Throop House, front porch window, 902 N. San Pascual Avenue, Sept 6, 2021 (Photograph by Charles J, Fisher)



Throop House, front door, 902 N. San Pascual Avenue, Sept 6, 2021 (Photograph by Charles J. Fisher)

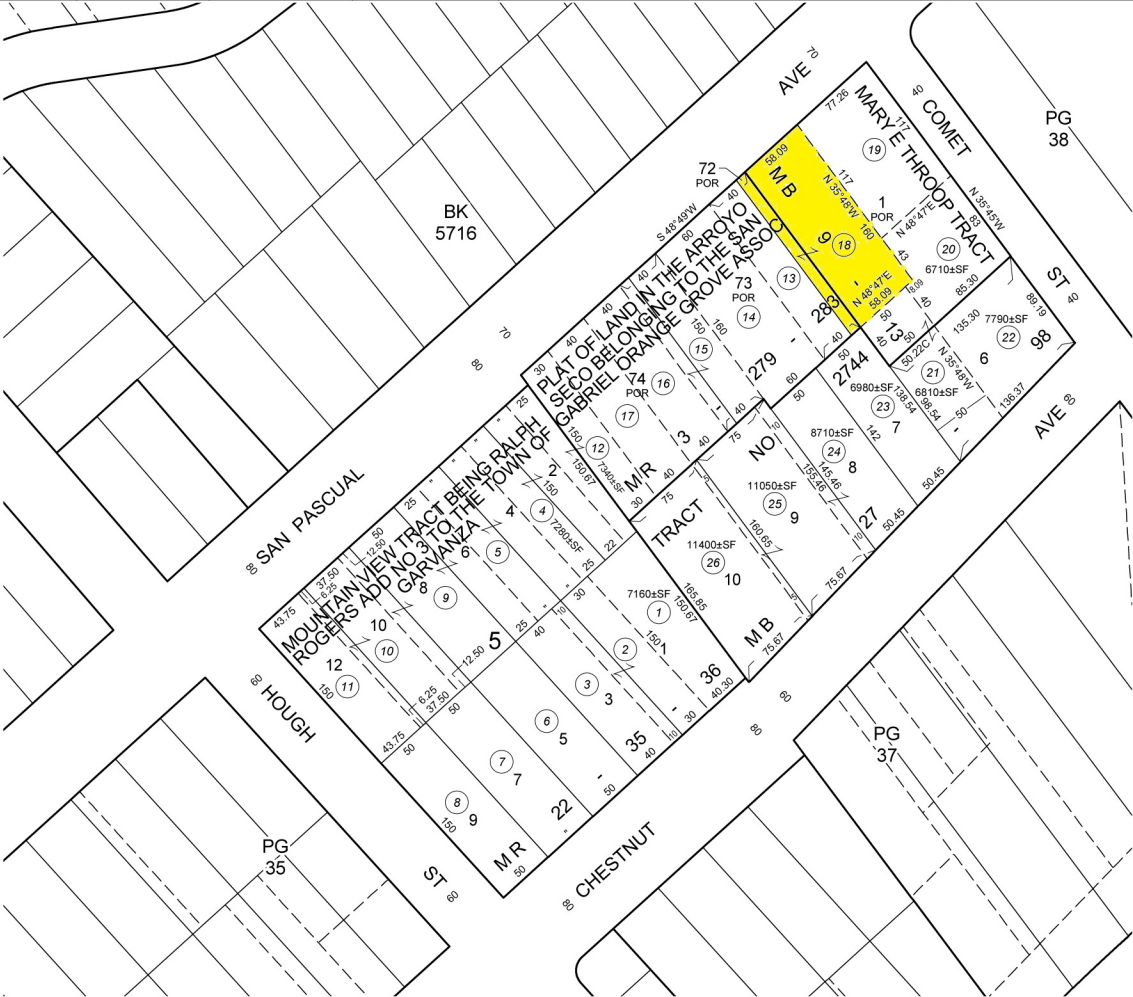


Throop House front bedroom, 902 N. San Pascual Avenue, Sept 6, 2021 (Photograph by Charles J. Fisher)



Throop House, 902 N. San Pascual Avenue, Sept 6, 2021 (Photograph by Charles J. Fisher)

2021



LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT

Context: Residential Development and Suburbanization

Theme: Early Residential Development, 1880-1930



Prepared by:

City of Los Angeles
Department of City Planning
Office of Historic Resources

September 2017



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PREFACE

The theme “Early Residential Development” is a component of Los Angeles’ citywide historic context statement and provides guidance to field surveyors in evaluating resources that are significant for their association with early residential development in Los Angeles. Refer to www.HistoricPlacesLA.org for information on designated resources associated with this theme as well as those identified through SurveyLA and other surveys.

GUIDELINES FOR EVALUATION

The Early Residential Development theme is used to evaluate individual single- and multi-family residential buildings that represent early periods of residential development in Los Angeles. It is not used to evaluate early residential historic districts.¹ There is no narrative historic context developed for this theme as part of SurveyLA or the citywide historic context statement, although the citywide context includes related themes.² Instead, this narrative provides overall guidance for how to evaluate resources within this theme. Note that residential properties related to the early settlement history of pre-consolidation communities (incorporated cities prior to their consolidation with Los Angeles) are evaluated within the Pre-Consolidation Communities of Los Angeles context/themes. Residential properties that pre-date the incorporation of the City of Los Angeles in 1850 are evaluated under the Spanish Colonial and Mexican Era Settlement context.

The period of significance for this theme dates from 1880 to 1930, which is intended to broadly cover early residential development in the present-day boundaries of the City of Los Angeles (see exceptions noted above). This date range is based on research relating to general patterns of residential development citywide as well as SurveyLA data. Early development in Los Angeles centered around Downtown and radiated outward in all directions and then west and northwest as the city boundaries grew through annexations and consolidations. As such, the start and end dates for the period of significance are relative to the development history of communities and neighborhoods. For example, residences in early communities of Los Angeles such as Boyle Heights, Lincoln Heights, and neighborhoods in south and southeast Los Angeles would generally date from about the 1880s to 1905, while early residences in communities developed later, such as in parts of west Los Angeles and the San Fernando Valley, might date from the teens through the 1920s. To evaluate a property under this theme it is necessary to: 1) research overall patterns of residential development in the community in which a resource is located to determine what constitutes the timeframe (establish the end date) for early

¹ There are a number of historic districts in Los Angeles significant for their association with early residential development that were not resurveyed for SurveyLA or included in this theme. Most are more closely associated with early settlement generally and/or streetcar suburbanization.

² There may be relevant information within other themes within the Residential Development and Suburbanization context. Also see the SurveyLA Survey Reports for Individual Community Plan Areas which include a brief development history of areas and neighborhoods covered in each plan.

development, and 2) determine if the resource represents this early period and meet the evaluation criteria below. With additional research and analysis, it is possible that the end date for the period of significance can be extended for some areas/neighborhoods of Los Angeles.

Associated single-family property types range from modest cottages and bungalows to large, multi-story houses. Multi-family properties include some of the earliest duplexes, triplexes, and apartment buildings in the city. Resources represent a range of popular architectural styles from the period of significance such as Folk Victorian, Craftsman, American Foursquare, Spanish Colonial Revival, and Neo-Classical.

Applying Criteria

It is possible for a resource to be significant under local criteria and not meet significance or integrity thresholds for the National Register and/or California Register. The National Register requires a greater degree of comparative analysis with other early residences within the same geographic area, time period, and theme than may be required for the City's local Historic-Cultural Monument (HCM) program. In addition, HCM criteria do not include a discussion of integrity; resources may be eligible under local criteria with more alterations than may be acceptable for the National Register and/or California Register.

Since resources related to early residential development, particularly those from the late nineteenth and early twentieth centuries, are becoming increasingly rare, it is not necessary for a resource to be the ONLY early residence in an area based on comparative analysis, particularly under local criteria. In some cases, a neighborhood may include a number of adjacent or nearby early residences, although most do not retain integrity. In other cases, the building may now be an isolated remnant of early residential development and largely surrounded by new development. Intact residences pre-dating 1910 should be carefully considered for eligibility.

Other Evaluation Considerations:

Properties significant under the Early Residential theme may also be evaluated:

- under themes within the Architecture and Engineering context for design quality
 - may also be associated with noted architects
- as early and important examples of multi-family residential building types such as duplexes or apartment houses
- for their association with important early settlers



*Victorian-era Hipped Roof Cottage, 1885
3708 Paloma Street, Southeast Los Angeles
(SurveyLA)*



*Spanish Colonial Revival Residence, 1927
6948 S. Vista Del Mar Lane, Playa Del Rey
(SurveyLA)*



*Victorian Era House, 1887
1831 W. 36th Street, Exposition Park
(SurveyLA)*



*Neoclassical Apartment House, 1915
9813-19 W. Venice Blvd., Palms
(SurveyLA)*



*American Foursquare Apartment House, 1895
760-762 Columbia Avenue, Westlake
(SurveyLA)*



*Craftsman House, 1914
6964 N. Shoup Avenue, West Hills
(SurveyLA)*

EVALUATION CRITERIA:

Early Residential Development: Early Single-Family and Multi-Family Residential Development

Summary Statement of Significance: Resources significant within the theme of early residential development include single- and multi-family residences. Properties evaluated under this theme may be significant in the areas of Settlement and/or Community Planning and Development for their association with the earliest periods of residential development in Los Angeles. Although not required, some resource may also be significant examples of their respective styles. Multi-family properties may also represent significant examples of multi-family building types.

Period of Significance: 1880-1930

Period of Significance Justification: Broadly covers the earliest periods of residential development within the present-day boundaries of the city of Los Angeles, and following the city's incorporation in 1850.

Geographic Location: Citywide

Area(s) of Significance: Settlement; Community Planning and Development

Criteria: NR: A CR: 1 Local: 1

Associated Property Types: Residential: Single Family Residence/Multi-Family Residence

Property Type Description: Significant property types are those representing important periods of early residential development in neighborhoods of Los Angeles.

Property Type Significance: See Summary Statement of Significance above.

Eligibility Standards:

- Dates from the period of significance
- Represents a very early period of settlement/residential development in a neighborhood or community
- Is a rare surviving and intact example of the type in the neighborhood or community

Character Defining / Associative Features:

- Retains most of the essential physical and character defining features from the period of significance
- Has an important association with early settlement or residential development within a neighborhood or community
- May also be significant for its association with important early settlers
- May be within an area later subdivided and built out
- Often site in a prominent locations

Integrity Considerations:

- Should retain integrity of Location, Feeling, Design, and Association
- Some original materials may be altered or removed
 - For very early examples, which are increasingly rare, there may be a greater degree of alterations or few extant features
- Setting may have changed (surrounding buildings and land uses)

Historic Resource Summary

Names

902 N SAN PASCUAL AVE (Primary)

Important Dates

1885-01-01 (Built Date)

Images



Resource Types

Building

Architect

Builder

Owner

Location Information

Addresses

902 N SAN PASCUAL AVE Primary

Location Description

No descriptions recorded

Administrative Areas
Los Angeles City Council District 14 (Council District)
HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL (Neighborhood Council)

Resource Description

Classification

Type: Residential-Single Family, House Use: Historic Style: Vernacular Related
Features: Lawn

Type: California OHP Resource Attribute - HP02. Single family property

Features

Component: Cladding Type: Wood tongue-and-groove Material: none defined
Component: Construction Type: Wood Material: none defined
Component: Door Type: Glazed, partially; Single; Paneled; Wood screen Material: Wood
Component: Details Type: Light Fixtures Material: none defined
Component: Façade Type: Asymmetrical Material: none defined
Component: Plan Type: Rectangular Material: none defined
Component: Porch Type: Posts (Porch Supports); Wall, low (Porch Rail); Wood (Porch Rail); Recessed; Full width Material: Wood
Component: none defined Type: none defined Material: Composition shingle
Component: Roof Type: Eaves, open; Hipped, pyramidal; Exposed rafters; Bargeboards; Eaves, wide Material: none defined
Component: Window Type: Single; Double-hung Material: Wood
Component: Window Type: Fixed; Casement; Tripartite Material: Wood
Component: Window Type: Double-hung; Paired Material: Wood

Narrative Description

No description available

Alterations

No major alterations

Resource Significance

Evaluation Details

Date Evaluated

2016-07-05

Context/Theme

Residential Development and Suburbanization, 1850-1980
Early Residential Development, 1880-1930
Early Single-Family Residential Development, 1880-1930
Residential
Single-Family Residence

Eligibility Standards

- Represents a very early period of settlement/residential development in a neighborhood or community
- Dates from the period of significance
- Is a rare surviving example of the type in the neighborhood or community

Integrity Aspects

Retains sufficient integrity to convey significance

Workmanship

Setting

Association

Location

Design

Materials

Feeling

California Historic Resources Status Codes (explanation of codes)

5S3

3S

3CS

Significance Statement

Rare example of early residential development in Garvanza; one of few remaining examples from this period.

Periods of Significance

From: 1885-01-01

External References

External System References

House ID: 4120-12-10

Property Identification Number: 154-5A235 36

SurveyLA ID: 29dd8065-562d-4e6a-97c3-472bf896b229

Related Resource s

None

Related Historic

Related Activities

[SurveyLA - Northeast Los Angeles Survey](#) (was assessed in / assessed)

Related Historic Events

None

Related People/Or organization s

[Historic Resources Group](#) (Surveying Firm, was surveyed by / surveyed)

Related Informati on Resource s

Images



Document s

[SurveyLA: Northeast Los Angeles Historic Resources Survey Report](#) (Document/Text, is referred to in / refers to)

Virginia & Lee McAlister

on

Pyramidal National Folk Houses

Folk House: National

PYRAMIDAL FAMILY

Massed-plan folk houses of rectangular shape are normally covered by side-gabled roofs. Those with more nearly square plans, in contrast, are commonly built with pyramidal (equilateral hipped) roofs, which require more complex roof framing but need fewer long-spanning rafters, and thus are less expensive to build. Such roofs appeared on modest folk houses earlier in the post-railroad era than did the side-gabled form. In the south, one-story, pyramidal houses became a popular replacement for the less spacious hall-and-parlor house during the early decades of the 20th century. One-story pyramids are less common in the northern and midwestern states but are joined there by two-story examples, which similarly began to replace the traditional but less spacious rural I-houses of the region in the years from about 1905 to 1930. During the same period these two-story, pyramidal houses also became a popular urban house form throughout the country. Most urban examples were built with Colonial Revival, Neoclassical, Prairie, Tudor, or Craftsman stylistic detailing, but many also remained simple folk forms which lacked such fashionable details.

Like their side-gabled relatives, pyramidal folk houses differ principally in roof pitch and in the size and placement of porches.



PYRAMIDAL FAMILY

1. Stillwater, Oklahoma, ca. 1935.
2. Coffee County, Alabama, ca. 1905.
3. Greene County, Georgia, ca. 1900. Note the very steeply pitched roof. Such roofs are common on early southern examples; they may have been influenced by earlier roofs of similar shape built by French descendants in the Gulf Coast region.
4. Gwinnett County, Georgia, ca. 1920. Many one-story pyramids have full or partial integral porches included under the principal roof.
5. Emporia, Kansas, ca. 1915. Such two-story pyramids were a dominant urban form in the early decades of the century. Most urban examples had stylistic detailing but some, like this one, were unadorned folk houses. The metal storm windows are a later addition.
6. Cabarrus County, North Carolina, ca. 1900. An unusually large two-story example.



The McAlister book classifies both square and rectangular hipped roof houses with symmetrical four sided roofs as pyramidal National Folk Houses.



Google street view from October 2011 best shows the pyramidal hipped roof which is hard to photograph from the front due to the large elm tree on the front yard.



Rear view of the Throop house clearly shows the pyramidal hipped roof. Note rear porch addition on left, which was probably built before the 1912 annexation.

PLAT OF LAND
in the
ARROYO SECO

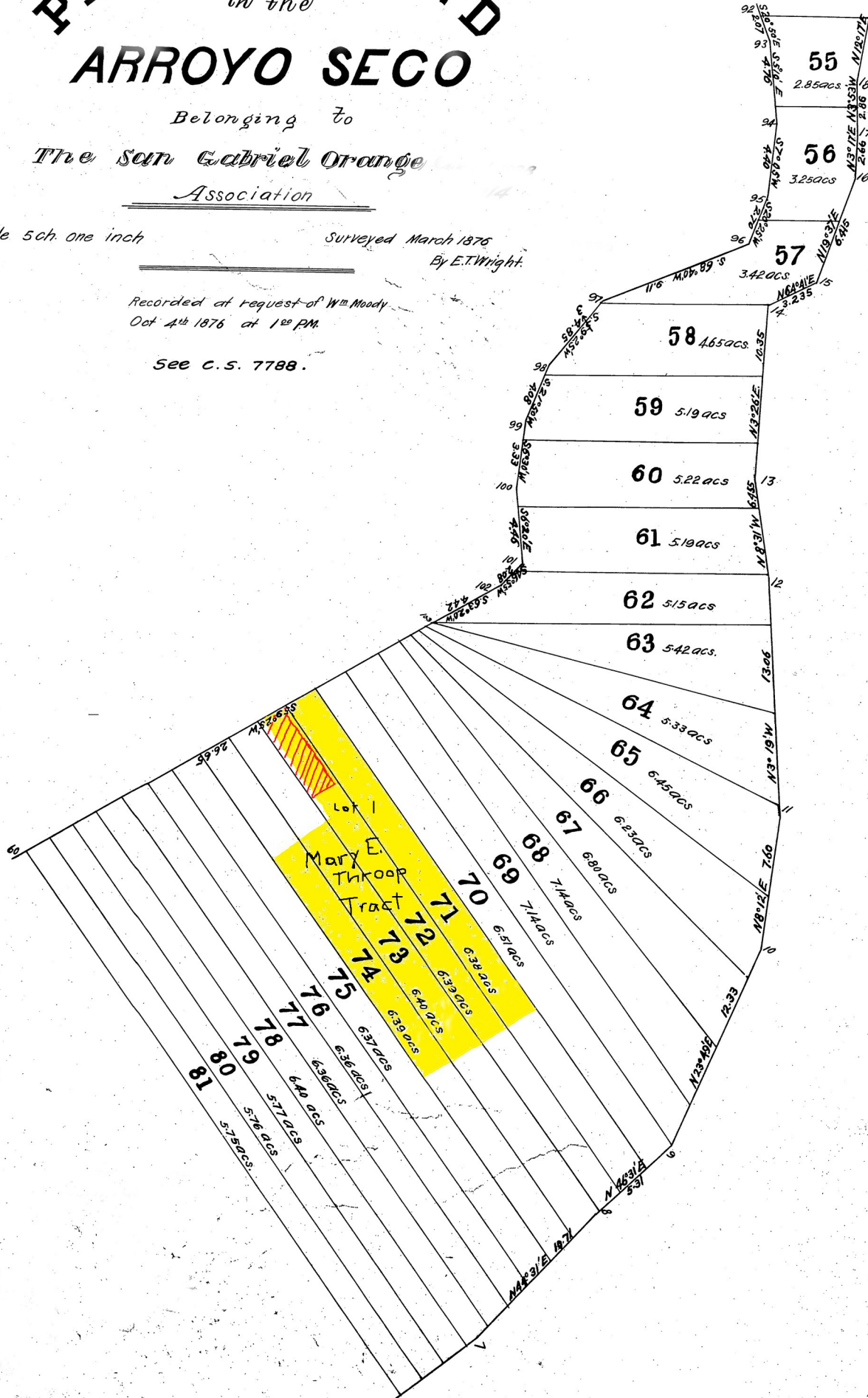
Belonging to
The San Gabriel Orange
Association

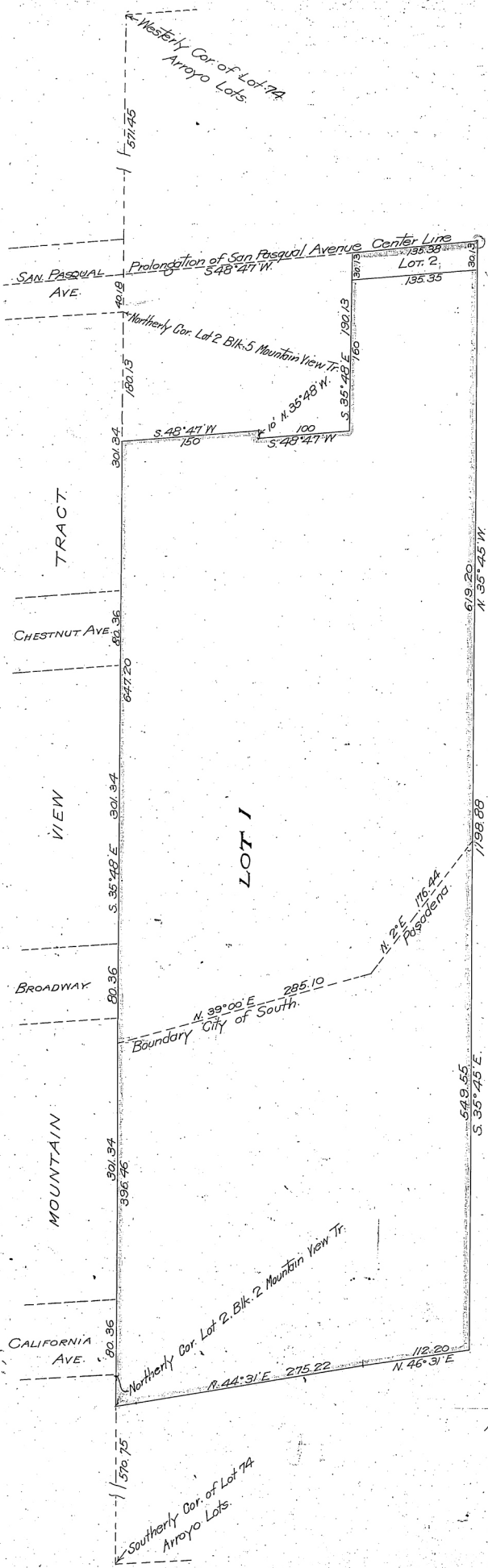
Scale 5 ch. one inch

Surveyed March 1876
By E.T. Wright.

Recorded at request of W^m Moody
Oct 4th 1876 at 1²⁰ PM.

See C.S. 7788.





Lot 2 for St. D: 4232-154 D: 17-23

MARY E. THROOP TRACT
Being a Portion of Lots 71, 72, 73, 74 of Lands in Arroyo Seco
belong to the San Gabriel Orange Grove Association (Comm.
only known as Arroyo Lots) as recorded in Book 3 Pages
279 to 283 both inclusive, Miscellaneous Records of Los
Angeles County. Del. by Postle & Wadlingham Jan 17, 1906

Scale 1" = 100'
Partly in the City of South Pasadena
and partly in the City of Los Angeles

For lot 1 for public park - C.F. 1349
For lot 1 to City of So. Pasadena - D: 99-247 O.R. 13199-241 - C.F. 1349
For State Hwy (Arroyo Seco Parkway) - See G.S.B. 1263 FM 11263

For Arroyo Seco Parkway - G.S.B. 1514-16 F.M. 11514-1-6

Proprietor
Mary E. Throop

Recorded Jan. 25, 1906.

Real Estate Transaction 1 -- No Title

Los Angeles Times (1886-1922); Los Angeles, Calif. [Los Angeles, Calif]. 04 Sep 1904: A10. [Browse this issue](#)

Full text - PDF

Page view - PDF

Details

☰ NONE

1 / 1

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500%

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Title Insurance & Trust Company to Mary E Throop, reconveyance of part lots 72 and 73, land in Arroyo Seco, belonging to S G U G Association.

Real Estate Transaction 1 -- No Title

Los Angeles Times (1886-1922); Los Angeles, Calif. [Los Angeles, Calif]. 02 Apr 1903: 11. [Browse this issue](#)

Full text - PDF

Page view - PDF

Details

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Alfred C Bangle, Mrs F S Bangle, Henry I (or J) Bangle, Mary H Bangle, Paul M Bangle, Mary C Bangle, Harris M Bangle, Heater H Bangle, John Clark, Loney A F Bangle, James A Bangle, Laura M Bangle, Eugenia A Hooper, known as Eugenia A Hooper, Truman T Hooper, Rufus P Bangle, Mary E Throop, Richard A Throop, Elster Ellen Morrison, Frank W Morrison to Sam S Roney, part of rancho Santa Gertrudes, \$10.

Building Permit History 902 San Pascual Avenue Garvanza

- Circa 1885: Construction of a 1-story 44' X 34' 5-room frame residence on the Northwestern end of Lots 71 and 72 of the Plat of Land in the Arroyo Seco Belonging to the San Gabriel Orange Grove Association, recorded in Book 3, Pages 279-283, inclusive of Miscellaneous Records.
Owner: Unknown
Architect: None
Contractor: Unknown
Cost: Unknown
- Unknown date: Construction of a 1-story frame porch addition at rear of house at 906 N. San Pascual Avenue. (*Address may not have been assigned yet*)
Owner: Unknown
Architect: None
Contractor: Unknown
Cost: Unknown
- March 12, 1926: Building Permit No. 7689 to relocate a 1-story 44' X 34' 5-room frame residence from 906 to 902 San Pascual Avenue remaining within Lot 1 of the Mary E. Throop Tract and remodel kitchen, built in bath room and screen porch, repair roof and put in new plumbing and cesspool, rewire interior lights pipe for gas.
Building moved on same lot.
Owner: I. T. Henderson
Architect: None
Contractor: J. Carpenter
Cost: \$1,000.00
- June 4, 1926: Building Permit No.16771 to construct a 1-story 18' X 18' frame garage.
Owner: I. T. Henderson
Architect: None
Contractor: J. Carpenter
Cost: \$150.00

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Blg. Form 3

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

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

REMOVED FROM

REMOVED TO

TAKE TO
ROOM No. 6
BEAR OF
NORTH
ANNEX
1st FLOOR
CITY CLERK
PLEASE
VERIFY

Lot. 1 Block. 1
Tract. Mary E. Throop
Tract. 1

Lot. 1 Block. 1
Tract. Mary E. Throop
Tract. 1

TAKE TO
FIRST FLOOR
242 SO.
BROADWAY
ENGINEER
PLEASE
VERIFY

Book. 50 Page. 15 F. B. Page. 225
From No. 906 San Pascual Street
To No. 902 San Pascual Ave (at church) Street

Book. 50 Page. 15 F. B. Page. 225
From No. 906 San Pascual Street
To No. 902 San Pascual Ave (at church) Street

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Residence, 1 fam
- What purpose will Building be used for hereafter? Residence, 1 fam
- Owner's name J. J. Henderson Phone Trunk 1211
- Owner's address 1120 Torrance Ave
- Architect's name _____ Phone _____
- Contractor's name J. Carpenter Phone _____
- Contractor's address 301 1/2 Gosfield Ave Glendale
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 1,000
- Class of present Building Frame No. of rooms at present Five
- Number of stories in height One Size of present Building 44' x 34'
- State how many buildings are on this lot One
- State purpose buildings on lot are used for Res 1 fam
(Apartment House, Hotel, Residence, or any other purpose.)

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

Demolish kitchen, build in bath room
and screen porch. Repair Roof put in
new plumbing and ceiling.
Reside 1 fam. 1211 Torrance Ave.
Blg. Moved on same lot.

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. 7689	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner	Application checked and found O. K. <u>3/11/26</u> <u>ZB</u> <u>NO SB</u> Clerk	Stamp and when permit is issued MAR 12 1926 L.A. Bldg. Dept.
	E. B. Conant 15		

300

13. Size of new addition.....8' x 12'.....No. of Stories in height.....One
14. Material of foundation.....Concrete.....Size footings.....12".....Size wall.....12".....Depth below ground.....12"
15. Size of Redwood Mudsills.....2 x 6.....Size of interior bearing studs.....X
16. Size of exterior studs.....2 x 4.....Size of interior non-bearing studs.....X
17. Size of first floor joists.....2 x 8.....Second floor joists.....2 x 4.....X
18. Will all provisions of State Housing 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)

J. J. Henderson
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

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

REMARKS

All Applications Must be Filled Out by Applicant

Std. Form 2

BUILDING DIVISION

PLANS AND SPECIFICATIONS
and other data must also be filed

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of 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.

TAKE TO
ROOM No. 5
REAR OF
NORTH
ANNEX
1st Floor
CITY CLERK
PLEASE
VERIFY

TAKE TO
FIRST FLOOR
242 SO.
BROADWAY
ENGINEER
PLEASE
VERIFY

Lot No. _____ Block _____
(Description of Property) _____
District No. _____ M. B. Page _____ F. B. Page _____
No. 902 San Pascual Street _____
Church & Hough
(Location of Job)

O. K. City Clerk

O. K. City Engineer

Deputy

Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Private No. of Rooms _____ No. of Families _____
- Owner's name J. T. Henderson Phone _____
- Owner's address 1120 Torrance Ave
- Architect's name _____ Phone 1-1-1
- Contractor's name J. Casper Phone _____
- Contractor's address _____
- VALUATION OF PROPOSED WORK [Including Plumbing, Gas Fitting, Sewers, Ceaspoils, Elevators, Painting, Finishing, all Labor, etc.] \$ 150
- Is there any existing building or permit for a building on lot? yes How used? _____
- Size of proposed building 18 x 18 Height to highest point _____ feet
- Number of Stories in height one Character of ground Sandy
- Material of foundation P.K. Size of footings _____ Size of wall _____ Depth below ground _____
- Material of chimneys _____ Number of inlets to flue _____ Interior size of flues _____
- Material of exterior walls wood
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders slab
EXTERIOR studs 2 x 4 INTERIOR BEARING studs _____ Interior Non-Bearing studs _____
Ceiling joists _____ Roof rafters 2 x 4 FIRST FLOOR JOISTS slab
Second Floor joists _____ Specify material of roof Comp shingle
- Will all provisions of State Housing Act be complied with? _____

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>16771</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner _____	Application checked and found O.K. <u>6/4/26</u> Clerk _____	Stamp: JUN 4 1926 L.A. City Dept.
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150

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

[illegible]



City of Los Angeles Department of City Planning

10/26/2021 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

902 N SAN PASCUAL AVE

ZIP CODES

90042

RECENT ACTIVITY

CHC-2021-8897-HCM

ENV-2021-8898-CE

CASE NUMBERS

CPC-1989-177

CPC-1988-739-DB

CPC-1986-826-GPC

ORD-72653

ORD-172316

ORD-165351-SA1500

ORD-129279

ENV-2013-3392-CE

Address/Legal Information

PIN Number	154-5A235 36
Lot/Parcel Area (Calculated)	9,243.5 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID F1
Assessor Parcel No. (APN)	5493036018
Tract	MARY E. THROOP TRACT
Map Reference	M B 9-13
Block	None
Lot	PT LT 1
Arb (Lot Cut Reference)	1
Map Sheet	154-5A235

Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Historic Highland Park
Council District	CD 14 - Kevin de León
Census Tract #	1831.03
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	RD2-1
Zoning Information (ZI)	ZI-2441 Alquist-Priolo Earthquake Fault Zone ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2129 State Enterprise Zone: East Los Angeles
General Plan Land Use	Low Medium II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None

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

Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	25
500 Ft School Zone	Active: San Pascual Elementary School (STEAM Magnet)
500 Ft Park Zone	Active: San Pasqual Park
Assessor Information	
Assessor Parcel No. (APN)	5493036018
Ownership (Assessor)	
Owner1	FRIEDRICK,CHRISTINE M AND C/O C/O REBECCA A ROMERO
Owner2	FRIEDRICK,JAMES W
Address	514 N AVENUE 66 UNIT 1 LOS ANGELES CA 90042
Ownership (Bureau of Engineering, Land Records)	
Owner	FREDERICK, WILLIAM J. & VIRGINIA L.
Address	902 SAN PASQUAL AV LOS ANGELES CA 90042
APN Area (Co. Public Works)*	0.213 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$21,041
Assessed Improvement Val.	\$20,989
Last Owner Change	09/18/2013
Last Sale Amount	\$0
Tax Rate Area	4
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1885
Building Class	D45C
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	1,298.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5493036018]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes

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

Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Raymond Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.50000000
Alquist-Priolo Fault Zone	Yes
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5493036018]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5493036018
Address	902 SAN PASCUAL AVE
Year Built	1885
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 only if the owner is a corporation, limited liability company, or a real estate investment trust.
Public Safety	
Police Information	
Bureau	Central
Division / Station	Northeast
Reporting District	1129
Fire Information	
Bureau	Central
Battalion	2
District / Fire Station	12
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1989-177
Required Action(s):	Data Not Available
Project Descriptions(s):	INTERIM CONTROL ORDINANCE FOR THE ENTIRE NORTHEAST LOS ANGELES DISTRICT PLAN CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CPC-1988-739-DB
Required Action(s):	DB-DENSITY BONUS
Project Descriptions(s):	DENSITY BONUS TO ALLOW THE CONSTRUCTION OF A 10-UNIT APARTMENT BUILDING ON .20 NET ACRES, ZONED R3-1. FOUR OF THE TOTAL PROJECT UNITS WILL BE RESERVED FOR PERSONS OF LOW OR MODERATE INCOMES WITH A VARIANCE FOR EARLY CONSTRUCTION.
Case Number:	CPC-1986-826-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

DATA NOT AVAILABLE

- ORD-72653
- ORD-172316
- ORD-165351-SA1500
- ORD-129279



Address: 902 N SAN PASCUAL AVE

APN: 5493036018

PIN #: 154-5A235 36

Tract: MARY E. THROOP TRACT

Block: None

Lot: PT LT 1

Arb: 1

Zoning: RD2-1

General Plan: Low Medium II Residential

