

HARDIN HOUSE
10224 – 10226 North Marcus Avenue
CHC-2025-4171-HCM
ENV-2025-4172-CE

FINDINGS

- The Hardin House, “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” as a rare example of early residential development in Tujunga, representing the period prior to the area’s consolidation with the City of Los Angeles.
- The Hardin House “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of early 20th century arroyo stone residential construction.

DISCUSSION OF FINDINGS

The Hardin House meets two of the Historic-Cultural Monument criteria for designation.

The subject property, “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” as a rare example of early residential development in Tujunga, representing the period prior to the area’s consolidation with the City of Los Angeles. Most houses constructed during the early 1900s and 1920s in Tujunga reflected architectural styles which were popular at the time, such as the Spanish Colonial Revival, Craftsman, Tudor Revival, and American Colonial Revival styles. At the same time, the abundance of local fieldstone and the presence of skilled masons produced a number of stone houses such as the subject property. As there was a lack of building regulations in the pre consolidation period in Tujunga, and many new arrivals had modest means, the do-it-yourself approach to homebuilding in the area was common, as illustrated by the subject property. Typically, stone houses followed one of two architectural styles—a conventional stone version of the California bungalow featuring low-pitched gabled roofs and broad, overhanging eaves; or a style unique to Tujunga, such as the subject property, featuring cubic volumes with vertical proportions, a flat or low-sloped roof with parapets, and little if any ornamentation. The subject property represents one of a few remaining, intact examples of residential development from the pre-consolidation period; most other examples do not retain integrity.

Additionally, the subject property, “embodies distinctive characteristics of a style, type, period, or method of construction” as an excellent example of early 20th century arroyo stone residential construction. Exemplifying the Arts and Crafts ideal of using native materials to create handcrafted buildings, arroyo stone buildings such as the Hardin House are distinguishable by elevations clad entirely in arroyo stone – locally sourced, rounded river stones. As exhibited by the subject property, arroyo stone buildings are typically one or two-stories in height, have elevations fully clad in arroyo stone, have hipped or gabled roofs with overhanging eaves, and feature small, recessed window openings. Stone buildings like the subject property are fairly uncommon in Los Angeles because the material was not readily available, and as such, the Hardin House represents a rare, intact example of this method of residential construction.

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 Hardin 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 an 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. 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.

Furthermore, none of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 apply to the proposed Project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The Project does not involve unusual circumstances as it is in a similar location, topography, and streetscape as other Historic-Cultural Monuments in the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan Area. The Project will not damage scenic resources in a state scenic highway. The Project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The Project will also not cause a substantial adverse change in the significance of an historical resource.

Categorical Exemption ENV-2025-4172-CE was prepared on September 22, 2025.