

**HARDIN HOUSE**  
10224-10226 N. Marcus Avenue  
CHC-2025-4171-HCM  
ENV-2025-4172-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—September 11, 2025](#)
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-2025-4171-HCM  
ENV-2025-4172-CE

**HEARING DATE:** October 16, 2025  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012  
and teleconference (see  
agenda for login  
information)

Location: 10224-10226 N. Marcus Avenue  
Council District: 7 – Rodriguez  
Community Plan Area: Sunland – Tujunga – Lake  
View Terrace – Shadow Hills  
– East La Tuna Canyon

Land Use Designation: Low Residential  
Zoning: R1-1-RFA  
Area Planning Commission: North Valley APC  
Neighborhood Council: Sunland-Tujunga  
Legal Description: Tract 3952, Arb 2 of Lot 692 and  
Lot 693

**EXPIRATION DATE:** November 4, 2025

**PROJECT:** Historic-Cultural Monument Application for the  
HARDIN HOUSE

**REQUEST:** Declare the property an Historic-Cultural Monument

**OWNERS:** Dene A. Heming  
10226 Marcus Avenue  
Tujunga, CA 91042

Darla Parker (Et. Al.)  
10226 Marcus Avenue  
Tujunga, CA 91043

Darla Parker (Et. Al.)  
6523 Olcott Road  
Tujunga, CA 91043

**APPLICANT:** Marsha Perloff  
Little Landers Historical Society  
10110 Commerce Avenue  
Tujunga, CA 91042

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

**RECOMMENDATION**

**That the Cultural Heritage Commission:**

1. **Declare the subject property** an 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]**

\_\_\_\_\_  
Melissa Jones, City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Lambert M. Giessinger, Senior Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Rafael Fontes, City Planning Associate  
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos–September 11, 2025  
Historic-Cultural Monument Application

## **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.

## **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 Hardin House is a one-story, single-family residence with a stone tower and detached carport located on N. Marcus Avenue between Apperson Street and Day Street in Tujunga. The subject property is an early 20th century vernacular building built utilizing arroyo stone by then-owner Reverend Floyd Barnes Hardin, Jr. (1886-1971) who began construction in 1921. While some sources state the subject property may have been used as an early schoolhouse in Tujunga, it appears to have primarily served as a single-family residence from its construction to the present.

Arroyo stone buildings are structures that are distinguishable by elevations clad entirely in arroyo stone—locally sourced, rounded river stones. While arroyo stone was not readily available in Los Angeles, small groups of arroyo stone buildings can be found in the foothill neighborhoods of Northeast Los Angeles, near the Arroyo Seco, and in Sunland-Tujunga in the Crescenta Valley where arroyo stone could be collected from washes and streams. Arroyo stone buildings were constructed by skilled stonemasons typically for themselves and took design inspiration from the architectural styles associated with the Arts and Crafts Movement as well as from the Mission Revival architectural style.

The village of Tujunga was first inhabited by the Fernandeano Tataviam people, with the name Tujunga referring to *tujú*, an old woman whose likeness was symbolized in a rock formation. In 1840, the area was organized into a land grant by the Mexican Governor Juan Alvarado called Rancho Tujunga for brothers Francisco and Pedro Lopez, as well as the Fernandeano. The United States government did not recognize the Fernandeano claims to the land, and by 1875, the entirety of Rancho Tujunga was sold to Andrew Glassell. In the late 1880s, the land was sold off as small farm lots, and Tujunga soon

became the most established settlement in the area that included other developed areas such as Sunland and Lake View Terrace. In the 1910s, philosopher, journalist, and founder of the Little Lands Movement, William Ellsworth Smythe, sought to establish a utopian community in Tujunga accompanied by other early settlers known as "Little Landers." Smythe partnered with real estate developer Marshal Hartranft to build the community.

By 1913, Bolton Hall (HCM #2) was constructed by self-described "nature builder" George Harris utilizing arroyo stone construction which would become emblematic of early construction in Tujunga. By the 1920s, the Little Lands colony had largely dissolved, and Hartranft resold much of the land on smaller plots advertised for more self-sufficient settlers rather than the utopian ideals of the Little Lands Movement. By 1925, Tujunga incorporated as a town and was eventually consolidated into the City of Los Angeles in 1932.

The subject property is irregular in plan and of wood-frame construction with arroyo stone cladding on three sides and stucco cladding on the rear, northern portion. It has a mix of flat roofs clad in rolled asphalt and a gabled roof clad in asphalt shingles; the roof of the original, 1920s portion has a parapet. The primary, southern elevation is symmetrical in design and features a stone retaining wall and a set of concrete steps that leads to the primary entrance. At the center of the elevation is a tall, square, arroyo stone-clad tower above the front porch that features two columns clad with arroyo stone. The parapet of the tower is covered in wood planks. Recessed behind the porch, the primary entrance to the single-family residence is composed of a single wooden door. A stone chimney slightly protrudes above the roofline, and a secondary entrance to the rear, northern portion of the building is visible beneath an overhanging eave on the western end of the elevation. The eastern elevation is largely utilitarian in design aside from an eastward projecting patio canopy and single door entrance below. The western elevation features a stone chimney on the southern portion of the building, with the northern portion obscured from view. The northern elevation is largely obscured from view by vegetation and the neighboring property. Fenestration across the subject property consists of multi-lite casement windows and vinyl windows. Interior features include a stone built-in fireplace, tongue and groove plank ceilings, and exposed wood ceiling beams. The subject property also features a small carport on the southeast portion of the lot built of stone and wood construction with a gabled wood roof and a built-in storage shed.

The subject property has experienced a number of permitted alterations that include the legalization of an 84 square-foot addition on the north elevation, the addition of a 130 square-foot dining room at the rear and 56 square-foot laundry room on the north elevation, the replacement of four windows, and a kitchen remodel in 1999. There have also been multiple unpermitted alterations that occurred at unknown dates, including the addition of a flat roof capping the parapet above the entry, construction of several additions to the rear of the property that were subsequently connected to the primary residence and the replacement of many of the original windows.

Floyd Barnes Hardin, Jr. was born in Geneva, Illinois on May 4, 1886, and was raised in Rockford, Illinois. Hardin's family was composed of preachers, and Hardin later attended the Garrett Biblical Institute at Evanston, Illinois and Northwestern Theological School. Hardin was a Christian Pacifist against social injustice and war and was incarcerated from 1917-1918 for publicizing these beliefs. Following his imprisonment, Hardin relocated to Tujunga after residing in Eagle Rock for a short period. In Tujunga, Hardin constructed the subject property. Hardin was married five times, and relocated to Colorado after his second marriage fell apart in 1922. Hardin worked as a printer and later for the Midwest Liquor Company. He moved several more times to Illinois, Mississippi, and finally, back to Illinois where he died in Winnetka, Illinois, on January 13, 1971, at the age of 85.

The subject property was identified in the citywide survey of historic resources, SurveyLA, as individually eligible for listing under local, state, and national designation programs as an excellent example of arroyo stone construction in Tujunga, and an excellent and rare example of a 1920s schoolhouse in Tujunga.

## **DISCUSSION**

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.

## **BACKGROUND**

On July 24, 2025, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On August 21, 2025, the

Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. On September 11, 2025, a subcommittee of the Commission consisting of Commissioners Milofsky and Kennard conducted an inspection of the subject property, accompanied by staff of the Office of Historic Resources

















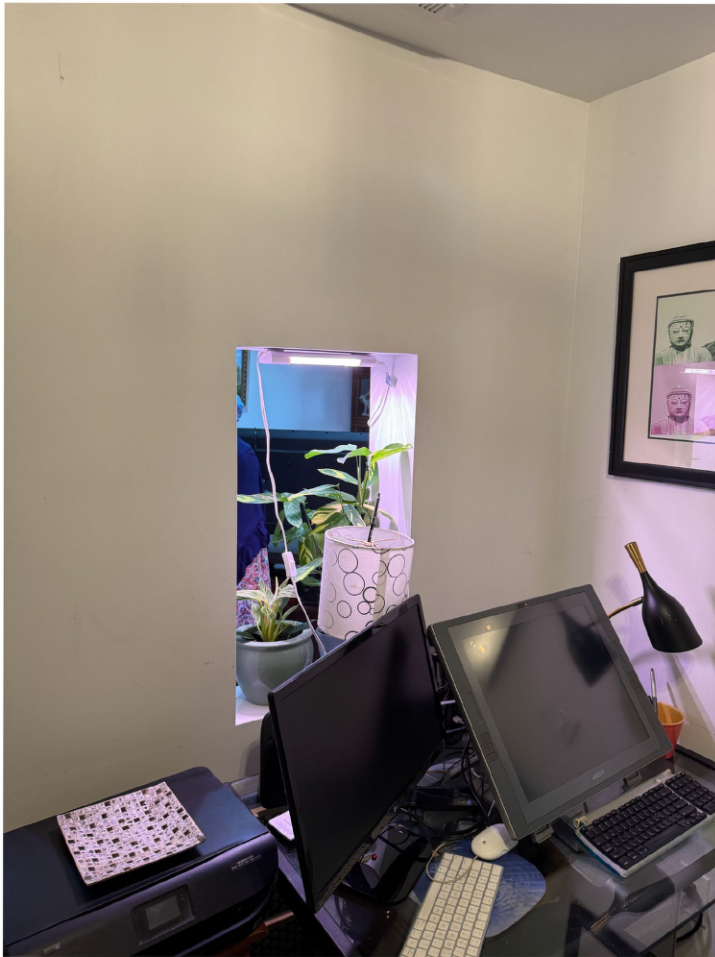




































































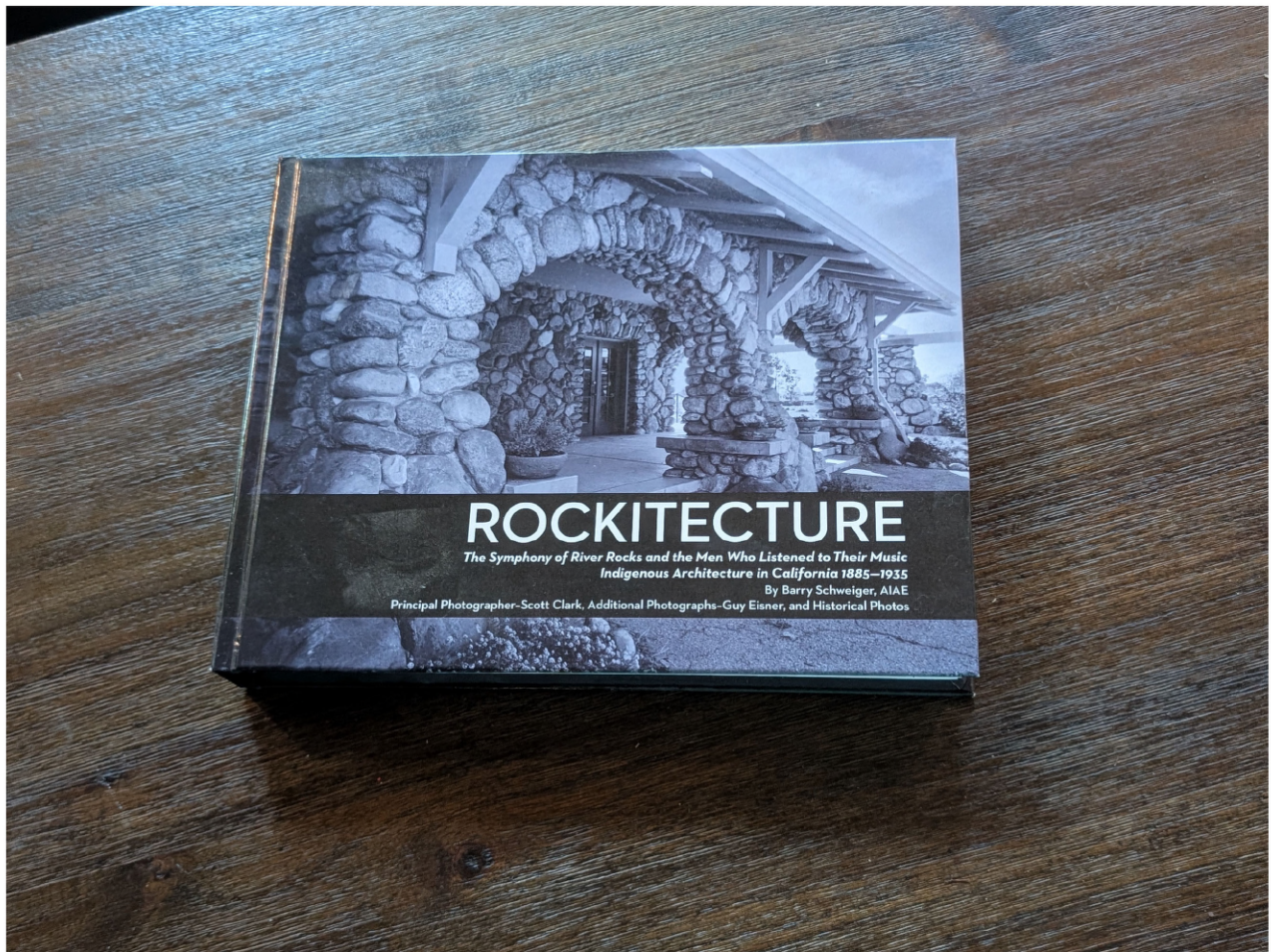




































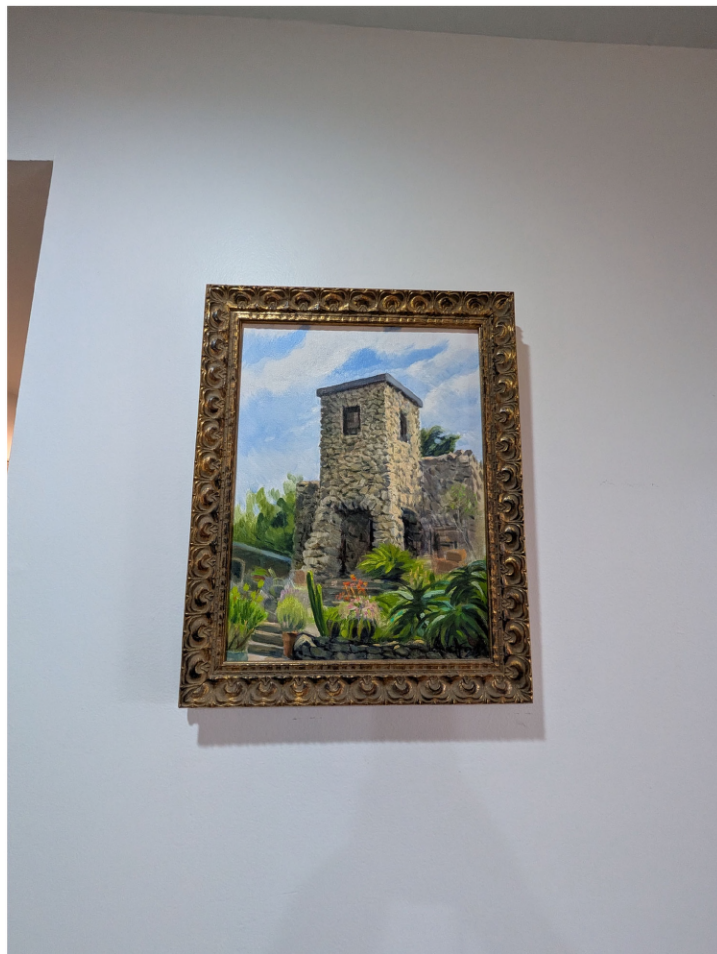
















































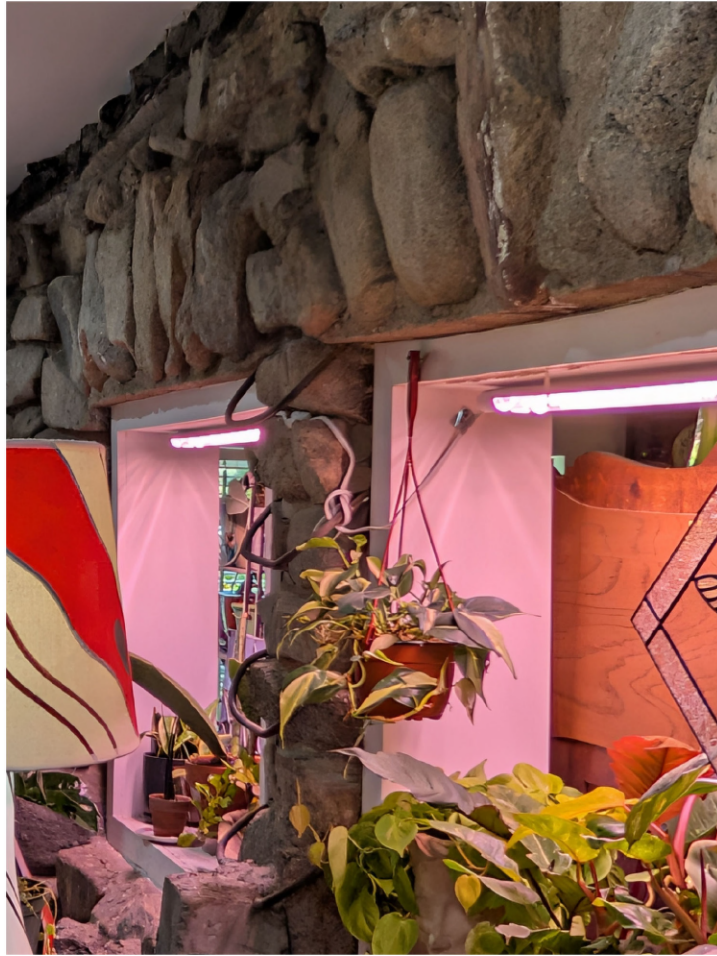














COUNTY CLERK'S USE

## 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-2025-4171-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-4172-CE

PROJECT TITLE

Hardin House

COUNCIL DISTRICT

07

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

10224-10226 N. Marcus Avenue, Los Angeles, CA 91042

☐ Map attached.

PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Rafael Fontes

(AREA CODE) TELEPHONE NUMBER

(213) 978-1189

EXT.

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

## STATE CEQA STATUTE &amp; 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 CEQA Guidelines applies to where projects 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 **Hardin 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 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.

☒ 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

Rafael Fontes

[SIGNED COPY IN FILE]

STAFF TITLE

Planning Associate

ENTITLEMENTS APPROVED

N/A



# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

**CASE NO.:** CHC-2025-4171-HCM  
ENV-2025-4172-CE

**HEARING DATE:** August 21, 2025  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012  
and teleconference (see  
agenda for login  
information)

Location: 10224-10226 N. Marcus Avenue  
Council District: 7 – Rodriguez  
Community Plan Area: Sunland – Tujunga – Lake  
View Terrace – Shadow Hills  
– East La Tuna Canyon  
Land Use Designation: Low Residential  
Zoning: R1-1-RFA  
Area Planning Commission: North Valley APC  
Neighborhood Council: Sunland-Tujunga  
Legal Description: Tract 3952, Arb 2 of Lot 692 and  
Lot 693

**EXPIRATION DATE:** August 23, 2025

**PROJECT:** Historic-Cultural Monument Application for the  
HARDIN HOUSE

**REQUEST:** Declare the property an Historic-Cultural Monument

**OWNERS:** Dene A. Heming  
10226 Marcus Avenue  
Tujunga, CA 91042

Darla Parker (Et. Al.)  
10226 Marcus Avenue  
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Darla Parker (Et. Al.)  
6523 Olcott Road  
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**APPLICANT:** Marsha Perloff  
Little Landers Historical Society  
10110 Commerce Avenue  
Tujunga, CA 91042

**PREPARER:** Charles J. Fisher  
140 S. 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]**

Melissa Jones, City Planner  
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect  
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Andrez Parra, Planning Assistant  
Office of Historic Resources

Attachment: Historic-Cultural Monument Application



## **SUMMARY**

The Hardin House is a one-story, single-family residence with a stone tower and detached carport located on N. Marcus Avenue between Apperson Street and Day Street in Tujunga. The subject property is an early 20th century vernacular building built utilizing arroyo stone by then-owner Reverend Floyd Barnes Hardin, Jr. (1886-1971) who began construction in 1921. While some sources state the subject property may have been used as an early schoolhouse in Tujunga, it appears to have primarily served as a single-family residence from its construction to the present.

Arroyo stone buildings are structures that are distinguishable by elevations clad entirely in arroyo stone—locally sourced, rounded river stones. While arroyo stone was not readily available in Los Angeles, small groups of arroyo stone buildings can be found in the foothill neighborhoods of Northeast Los Angeles, near the Arroyo Seco, and in Sunland-Tujunga in the Crescenta Valley where arroyo stone could be collected from washes and streams. Arroyo stone buildings were constructed by skilled stonemasons typically for themselves and took design inspiration from the architectural styles associated with the Arts and Crafts Movement as well as from the Mission Revival architectural style.

The village of Tujunga was first inhabited by the Fernandeano Tataviam people, with the name Tujunga referring to *tujú*, an old woman whose likeness was symbolized in a rock formation. In 1840, the area was organized into a land grant by the Mexican Governor Juan Alvarado called Rancho Tujunga for brothers Francisco and Pedro Lopez, as well as the Fernandeano. The United States government did not recognize the Fernandeano claims to the land, and by 1875, the entirety of Rancho Tujunga was sold to Andrew Glassell. In the late 1880s, the land was sold off as small farm lots, and Tujunga soon became the most established settlement in the area that included other developed areas such as Sunland and Lake View Terrace. In the 1910s, philosopher, journalist, and founder of the Little Lands Movement, William Ellsworth Smythe, sought to establish a utopian community in Tujunga accompanied by other early settlers known as “Little Landers.” Smythe partnered with real estate developer Marshal Hartranft to build the community.

By 1913, Bolton Hall (HCM #2) was constructed by self-described “nature builder” George Harris utilizing arroyo stone construction which would become emblematic of early construction in Tujunga. By the 1920s, the Little Lands colony had largely dissolved, and Hartranft resold much of the land on smaller plots advertised for more self-sufficient settlers rather than the utopian ideals of the Little Lands Movement. By 1925, Tujunga incorporated as a town and was eventually consolidated into the City of Los Angeles in 1932.

The subject property is irregular in plan and of wood-frame construction with arroyo stone cladding on three sides and stucco cladding on the rear, northern portion. It has a mix of flat roofs clad in rolled asphalt and a gabled roof clad in asphalt shingles; the roof of the original, 1920s portion has a parapet. The primary, southern elevation is symmetrical in design and features a stone retaining wall and a set of concrete steps that leads to the primary entrance. At the center of the elevation is a tall, square, arroyo stone-clad tower above the front porch that features two columns clad with arroyo stone. The parapet of the tower is covered in wood planks. Recessed behind the porch, the primary entrance to the single-family residence is composed of a single wooden door. A stone chimney slightly protrudes above the roofline, and a secondary entrance to the rear, northern portion of the building is visible beneath an overhanging eave on the western end of the elevation. The eastern elevation is largely utilitarian in design aside from an eastward projecting patio canopy and single door entrance below. The western elevation features a stone chimney on the southern portion of the building, with the northern portion obscured from view. The northern elevation is largely obscured from view by vegetation and the neighboring property. Fenestration across the subject property consists of multi-lite casement windows and vinyl windows. Interior features include a stone built-in fireplace, tongue and groove plank



ceilings, and exposed wood ceiling beams. The subject property also features a small carport on the southeast portion of the lot built of stone and wood construction with a gabled wood roof and a built-in storage shed.

The subject property has experienced a number of permitted alterations that include the legalization of an 84-square-foot addition on the north elevation, the addition of a 130 square-foot dining room at the rear and 56 square-foot laundry room on the north elevation, the replacement of four windows, and a kitchen remodel in 1999. There have also been multiple unpermitted alterations that occurred at unknown dates, including the construction of several additions to the rear of the property that were subsequently connected to the primary residence and the replacement of many of the original windows.

Floyd Barnes Hardin, Jr. was born in Geneva, Illinois on May 4, 1886, and was raised in Rockford, Illinois. Hardin's family was composed of preachers, and Hardin later attended the Garrett Biblical Institute at Evanston, Illinois and Northwestern Theological School. Hardin was a Christian Pacifist against social injustice and war and was incarcerated from 1917-1918 for publicizing these beliefs. Following his imprisonment, Hardin relocated to Tujunga after residing in Eagle Rock for a short period. In Tujunga, Hardin constructed the subject property. Hardin was married five times, and relocated to Colorado after his second marriage fell apart in 1922. Hardin worked as a printer and later for the Midwest Liquor Company. He moved several more times to Illinois, Mississippi, and finally, back to Illinois where he died in Winnetka, Illinois, on January 13, 1971, at the age of 85.

The subject property was identified in the citywide survey of historic resources, SurveyLA, as individually eligible for listing under local, state, and national designation programs as an excellent example of arroyo stone construction in Tujunga, and an excellent and rare example of a 1920s schoolhouse in Tujunga.

## **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 July 24, 2025, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete.





# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Hardin House</b>		First Owner/Tenant	
Other Associated Names:			
Street Address: <b>10226 N. Marcus Avenue</b>		Zip: <b>91042</b>	Council District: <b>2</b>
Range of Addresses on Property: <b>10226-10230 N. Marcus Avenue</b>		Community Name: <b>Tujunga</b>	
Assessor Parcel Number: <b>2565-021-032</b>	Tract: <b>Tract No. 3952</b>	Block: <b>N/A</b>	Lot: <b>693 &amp; ptn 692</b>
Identification cont'd: <b>Lot 693 and the North 30 Feet of Lot 692</b>			
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: <b>Wood and stone carport</b>			

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: <b>1921</b>	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? <b>None</b>
Architect/Designer: <b>Floyd Hardin</b>	Contractor: <b>Floyd Hardin (Owner)</b>	
Original Use: <b>Single Family Residence</b>	Present Use: <b>Single Family Residence</b>	
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: <b>Arts and Crafts (Arroyo Stone Buildings)</b>		Stories: <b>1</b>	Plan Shape: <b>Irregular</b>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: <b>Wood</b>	Type: <b>Wood</b>	
CLADDING	Material: <b>Stone, arroyo</b>	Material: <b>Stucco, smooth</b>	
ROOF	Type: <b>Front tower</b>	Type: <b>Flat</b>	
	Material: <b>Rolled asphalt</b>	Material: <b>Rolled asphalt</b>	
WINDOWS	Type: <b>Casement</b>	Type: <b>Sliding</b>	
	Material: <b>Wood</b>	Material: <b>Vinyl</b>	
ENTRY	Style: <b>Centered</b>	Style: <b>Select</b>	
DOOR	Type: <b>Paneled, glazed</b>	Type: <b>Select</b>	





# 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.

c1924	Frame house built behind the original stone house. No permit, but increase in valuation.
After 1945	Rear house connected to stone house by kitchen addition.
Unknown	Non original portions of house modified with stucco & aluminum windows.
1999	Various changes to house, window replacements and kitchen remodel. Addition legalized.
2018	Addition of wood laminate interior flooring.

## 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): SurveyLA Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Other historical or cultural resource designations: SurveyLA 3S; 3CS; 5S3	

## 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: Marsha Perloff		Company: Little Landers Historical Society	
Street Address: 10110 Commerce Avenue		City: Tujunga	State: CA
Zip: 91042	Phone Number: 213-422-0090	Email: chownut@gmail.com	

### *Property Owner*

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

Name: Dene Heming		Company:	
Street Address: 10226 Marcus Avenue		City: Tujunga	State: CA
Zip: 91042	Phone Number: 323-449-7401	Email: dheming@me.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. ✓ Nomination Form  | 5. ✓ Copies of Primary/Secondary Documentation  |
| 2. ✓ Written Statements A and B   | 6. ✓ Copies of Building Permits for Major Alterations<br>(include first construction permits) |
| 3. ✓ Bibliography   | 7. ✓ Additional, Contemporary Photos  |
| 4. ✓ Two Primary Photos of Exterior/Main Facade<br>(8x10, the main photo of the proposed monument. Also<br>email a digital copy of the main photo to:<br>planning.ohr@lacity.org) | 8. ✓ Historical Photos  |
|   | 9. ✓ Zimas Parcel Report for all Nominated Parcels<br>(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

February 11, 2025

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](http://preservation.lacity.org)



***Hardin House***  
***10226 Marcus Avenue***  
***Architectural Description***

This single story stone house was originally designed in a square plan made up of 4 rooms with a small square porch topped by a stone tower, centrally located on the front facade. A frame house with a side gable at the rear of the property was later connected to it with the connecting addition partially serving as the kitchen. The original house remains intact with the addition being built against the rear stone wall. The main house and tower, as well as the central addition have flat roofs covered in rolled composition. The original house has stone parapets around the main roof and a flat wooden parapet (not original) around the tower roof. There is a matching stone chimney on the North facing wall.

Architectural details include wooden multi-light casement windows in the stone portion (some have been replaced with vinyl windows in the original openings). The arched porch, which is supported by two battered stone pillars and two pilasters at the rear, has vertical windows centrally located in the upper facades. The porch is approached by concrete steps flanked by tiered stone stoops. The front door screen has three symmetrical raised square panels. The actual door has raised panels and a central stained glass light. The tower is flanked by two replacement windows with their original stone surrounds.

A stone and wooden two-vehicle carport with an attached storage shed is located at the front (Southwest) corner of the property. A large oak tree is at the front of the property. A low curved stone retaining wall and a concrete walkway are adjacent to the South of the house.

Alterations other than the rear addition and window change-outs include a side entry a on the North facade that is a part of the central addition, two small additions at the Northeast and Southeast corners of the rear house portion. All of the additions are covered with stucco except the Southeast corner one, which has stained shingle siding. The rear house portion is set on an exposed stone foundation. A flat patio canopy extends to the South from the central addition. No permits were found for the additions to the house, which may have been constructed prior to the 1932 consolidation of the City of Tujunga with Los Angeles.



Interior features include a stained tongue and groove plank ceiling with five thick wood beams in the main house. There is a stone fireplace on the North wall in the living room, wooden floors. Although not signed, it has all the defining characteristics of a George Harris-designed fireplace. These features include the use of very large, irregular-shaped boulders with an organic, free-form arrangement extending from floor to ceiling, a minimal amount of visible mortar, and stones protruding out randomly to provide a shelf or seating. The rear stone wall is exposed in the kitchen, including original window openings.

Building permits from 1999 are for the following work: Addition of a dining room, laundry room, kitchen remodel, window and drywall replacement, plumbing fixtures and cabinet replacement, as well as related electrical, HVAC and plumbing.

Accessory structures include a stone and wooden two vehicle carport, also possibly built prior to the 1932 consolidation.

## **Summary**

10226 Marcus Avenue embodies the distinctive characteristics of the Arroyo Stone architectural style, a rare sub-theme of the Arts and Crafts movement, making it a valuable resource for the study of early 20th century stone architecture in Los Angeles, and more specifically, as a noteworthy example of the vernacular architectural style of early 20th century Tujunga.

Built by Reverend Floyd Barnes Hardin during Tujunga's second wave of settlement that commenced soon after the demise of the Little Lands colony, 10226 Marcus Avenue (previously Marshall), began construction sometime in 1921. Hardin, who had no known building skills, undertook the project himself, utilizing native river rock also referred to as arroyo stone.

The Hardin house on the original site on Marcus Avenue is clearly the tallest house on this section of the Avenue. Although it has had substantial additions to the rear of the house and the substitution of newer windows on much of the stone structure, the entire original arroyo stone house has survived with its unique character intact, and still dominates the lot.

The citywide historic resources survey, SurveyLA, identified the subject property as individually eligible for listing under the national, state, and local designation programs, citing it as an “excellent example of arroyo stone construction in



Tujunga. Arroyo stone buildings are a particular building type in this area of the San Fernando Valley; in the teens and 1920s many residences and other buildings were constructed here using local stone”.



# Hardin House

## 10226 Marcus Avenue

### Significance Statement

Erected in 1921 by Rev. Floyd Barnes Hardin, this single-story stone house was one of a number built in the Tujunga area during the early part of the 20<sup>th</sup> Century. Hardin was part of an influx of early pioneers in Tujunga who were noted for both their independence and progressive political ideals. The house qualifies as a Historic Cultural Monument under criterion 1 as a part of that early development. It also qualifies under criterion 3 as a representative type specimen of its atone architectural style including the use of indigenous materials in its construction.

The land that was inhabited for centuries by the Tongva people who were renamed the Gabrieleños by the Spanish, due to their proximity to the San Gabriel Mission. The area was a part of the 6.661 acre Rancho Tujunga, which was granted to brothers Francisco and Pedro Lopez by Mexican California governor Juan Alvarado in 1840. It was Francisco Lopez who was to first discover gold in Placerita Canyon in 1842. In 1845 the Lopez brothers traded the Rancho Tujunga for the 388-acre (1.57 km<sup>2</sup>) Rancho Cahuenga owned by Miguel Triunfo, an Indian who had been employed at San Fernando Mission. In 1850, Triunfo sold a half-interest in Rancho Tujunga back to Francisco Lopez, and then sold the other half-interest to Los Angeles merchants David W. Alexander and Francis Mellus. In 1851, Francisco Lopez sold his half-interest to Agustin Olvera.

As required by the Land Act of 1851, a claim for Rancho Tujunga was filed with the Public Land Commission in 1852, and the grant was patented to Alexander, Mellus and Olvera in 1874, although Alexander and Mellus had already sold their interest to Olivera in 1856. In 1875, Olvera sold the entire Rancho Tujunga to Andrew Glassell. Glassell sold a portion of his land to R. Watson King, who deeded a two-thirds interest in the property to D. Gilbert Dexter and Charles C. Gilbert in 1887. The following year, the three partners filed the tract map for Glorietta Heights and soon sold off the land as small farm lots.

At the turn of the 20th century, Tujunga was still a largely undeveloped rural community with no railroad or geographical connection to the Los Angeles metropolis. Marshall Valentine Hartranft, a ranch owner and resident of the Glorietta Heights subdivision of



the original Rancho Tujunga, saw an opportunity to develop the area by marketing it as an upscale agricultural community of gentleman farmers. He began purchasing and selling off unused parcels in Glorietta Heights under his Western Empire Suburban Farms Association banner, reserving approximately 270 acres to create a town site in the center of his development.

In 1913 Hartranft joined forces with William Ellsworth Smythe to create a co-operative community of homesteaders on the land he had set aside. Born into a wealthy New England family, Smythe had eschewed a life of privilege to become a reporter for a progressive newspaper. Having been deeply affected by the suffering of farmers during Nebraska's Great Drought of 1890, he became a passionate advocate for irrigation and fair water laws and what he saw as their vital role in western expansion. In 1891 he organized the first National Irrigation Congress in Salt Lake City. Choosing Los Angeles as the site of the second convention in 1893, Smythe was struck by the endless possibilities California offered. It was here that his utopian vision would soon take form.

Just as industrialization was causing a mass exodus of workers from farms to overcrowded cities, Smythe was advocating for a return to a simpler life, one that promoted the soul-enriching benefits that could be derived from farming on small plots of land within a larger community organized on a co-operative plan. Smythe was greatly influenced by author and social reformer Bolton Hall, a key figure in the back-to-the-land movement, who had written a number of books on the subject of smallholding and growing food from the land with an emphasis on autonomy and community. His book, *A Little Land and a Living* influenced Smythe's vision of utopian living, who was quoted as stating, "*A little land and a living, surely, is better than a desperate struggle and great wealth, possibly.*" The Little Landers - as the residents of Smythe's first Little Lands colony were known, shared this philosophy, opting to own just enough land to farm without requiring outside help and growing enough food to support themselves. Any surplus was sold at the colony's co-operative store or traded for supplies. With the thriving Little Lands colony in San Ysidro serving as a model, Smythe turned his attention to setting up a second colony, *Los Terrenitos* - or Little Lands - in Tujunga. In 1913 Smythe wrote a 26 page booklet extolling the virtues of Los Terrenitos.

The building of houses making use of the native stone in the Tujunga area was actually promoted by Hartranft. An early advertising slogan was "Move to Tujunga with a trowel and a bag of cement, and build your own." After the end of World War I, hundreds of "rent-oppressed" people from Los Angeles did exactly that, and they built their houses with foundations fashioned from the "great masses of stones and boulders" that lay



throughout the town. For the most part, the "Indian pueblo idea" was followed, or a "rustic hills" style, and homes without boulder foundations were rare.

Houses built partially or completely of stone soon began to pop up in the Tujunga community. Many were built by master stone mason George Harris. Harris constructed a community center built from local river rock, Bolton Hall (HCM No. 2), dedicated in August 1913, was to later become the Tujunga City Hall when the area incorporated in 1925. Bolton Hall served as the city hall until Tujunga was consolidated with Los Angeles in 1932, and still stands as a historical monument and museum operated by the Little Landers Historical Society.

Thanks in good measure to Hartranft's promotional acumen, by 1915, the colony boasted 500 settlers and 200 constructed homes, an impressive stone clubhouse, post office, library and co-operative store. Yet, problems plagued Tujunga's Little Lands colony from the start. Many of the homesteaders, enticed from the East Coast and Midwest by the dream of personal fulfillment and independence that having their own small farm would provide, were elderly or in compromised health and unable to handle the strenuous physical demands of farming. In addition, the soil itself was poor and extremely rocky. With lots that were too small to produce enough to provide for one's own household, and without the access to the irrigation that had been promised, farming was simply unsustainable. Many residents were forced to use their limited savings to exist, or seek employment outside the colony. Without a railway or adequate transportation to Los Angeles, many found the location far too isolated. Still others left to take part in the War effort.

By 1919, the demise of the Little Lands colony was complete. A number of the colonists who remained, subdivided their original farming plots into smaller, residential tracts and sold them to meet the demand for land during the 1920s population boom. Hartranft took unsold sections of the Little Lands Colony, added unsold parcels of the Western Empire subdivision, and combined them into the California Home Extension Association. Larger lots were subdivided into smaller lots and sold for the relatively low price of \$200 each with the promise of access to irrigation. Still trying to appeal to the self-sufficient yeoman farmer, but in place of the co-operative ideology of the earlier Little Lands Colony, the California Home Extension Association stressed individual initiative. This was particularly true when it came to building. There were no restrictions for either residential or commercial structures. Owners could build as they pleased.



Thus began a third period of development in Tujunga, which began, as recalled by a February 1929 article in the local newspaper, the 'Record Ledger':

"The third distinctive stage in Tujunga's development began in 1919, when M. V. Hartranft, president of the California Home Extension Association, recognized the opportunity which the acute housing conditions following the close of the *first* world war created and began re-subdividing the ten-, five-, two- and one-acre tracts into town lots. Mr. Hartranft offered these lots on terms and prices within the reach of any man receiving an ordinary mechanic's wages, and the response was instantaneous.

"With lots selling for under \$200 each on terms of \$10 down and \$4 per month with no building restrictions, mechanics, clerks, business and professional men speedily realized that the money they could save by escaping the mounting rents would buy homes at Tujunga and leave a good surplus toward living expenses."

This was the type of enticement that led men like Floyd B. Hardin, who had just recently completed his stint in prison, to take advantage of the opportunity to buy land at such a low price.

The subject property is the North 50 feet of Lot 692 and all of Lot 693 of Tract No. 3962, one of a dozen subdivisions that were marketed under the Los Terranitos name. Filed on February 28, 1921, the 42 lot subdivision was numbered Lots 678 through 719, as all of the Los Terranitos Tracts were assigned semi-sequential lot numbers. It was a subdivision of Lot 2 of Tract No. 2197, which Hartranft and Smythe had carved out of Blocks 3 and 4 of Glorietta Heights in 1917 on land that they had bought from Katherine Bell, a Los Angeles music teacher, who had acquired the property a decade earlier.

Floyd Hardin was part of the third wave of settlers, purchasing 4 plots of land from Hartranft's California Home Extension Association in 1921 for \$10 down with small monthly payments. Floyd, having recently experienced his share of bad luck after being imprisoned for his Pacifist activities during World War I, likely saw this as an opportunity for himself, his wife, and two small children, to make a fresh start among a small enclave of idealists and free-thinkers.



During the 1910s and 1920s, newcomers to Tujunga like Floyd Hardin were able to build or find assistance in building their homes thanks to an abundance of local stone in the Tujunga Wash and the presence of skilled local masons such as George Harris - builder of Bolton Hall, the Little Lands clubhouse. The lack of building regulations and the modest means of the new arrivals encouraged this kind of do-it-yourself approach and produced a number of individualistic stone houses of architectural significance.

None of the remaining early stone houses in Tujunga have been designated Los Angeles Historic Cultural Monuments. Along with Bolton Hall There are nine additional designated properties in the community. California's famed Poet Laureate, John Steven McGroarty hired the architect Arthur B. Benton to design his partially stone home (HCM No. 63) in 1923. Two of the others, (Blarney Castle (HCM No 830) and Weatherwolde Castle (HCM No. 841) are stone castles that were built in the late 1920s. One is a frame ranch house, Oak Glen Ranch (HCM No. 838). Two are Mid Century Modern houses, Richard Nuetras's Serulnic House (HCM No. 740) and the Simpkins Residence (HCM No. 1231), designed by Carl L. Maston and Ray Kappe. The Verdugo Hills of Peace Pioneer Cemetery (HCM No. 946), the Cross of San Ysidro (HCM No. 993), and the site of the Tuna Canyon Detention Center (HCM No. 1039) round out the list.

There are only 10 stone buildings designated in the rest of Los Angeles. The Lummis Home (HCM No. 68), the Hiner House (partially stone) (HCM No. 105), and the Abbey San Encino (HCM No. 106) are all three in Highland Park. The Canoga Mission Gallery (HCM No. 135) in Canoga Park, the Stonehurst Recreation Center (HCM No. 172) in Sun Valley, the Lederer Residence (HCM No. 204) in Canoga Park, the Stimson Residence (HCM No. 212) in South Park, the Powder Magazine from Camp Drum (HCM No. 249) in Wilmington, The Arroyo Stone House (HCM No. 373) in Highland Park, and the Stone House (HCM No. 644) in Sun Valley. One HPOZ, Stonehurst, in Sun Valley, is dedicated to preserving a neighborhood of stone houses.

The Arts and Crafts movement was very influential in the handmade design and materials found in many Arroyo Stone houses. Arroyo Stone structures were unlike most Art and Craft buildings however, in that they were completely clad in arroyo stone, instead of merely using stone as an accent on an architectural element.

Arroyo Stone houses are most common to the areas in the foothills of the San Gabriel Mountains, where arroyo stones (also known as river rocks, boulders and cobblestones) could be easily collected from local rivers, streams and washes. Skilled stonemasons or



enthusiasts without the assistance of an architect built many of the early 20th century Arroyo Stone structures.

The Little Landers clubhouse, Bolton Hall, exemplifies the philosophy of the Arts and Crafts movement. Built by hand by self-proclaimed "nature builder" George Harris with assistance from residents of the Little Lands colony. Like Charles Lummis, who built El Alisal (HCM No. 68) from stones he collected from the adjacent Arroyo Seco, Harris used local, natural materials gathered from the surrounding landscape. Encouraged by the pitch that "a shovel, cement, and the precious everlasting rock was all you needed to build a home", many of the colonists took this concept to heart, building their homes from the readily available local stone.

Most Arroyo Stone houses were built in a traditional mortared stonewall construction method, although a few were built with slips. A house built using the mortared stonewall method still had to be built as carefully as a dry stack masonry house, using gravity to hold one rock on top of another, but the walls could be built higher with the use of the cement. Frames were often used on the interior of the house to help keep the walls straight, as well as to frame fireplaces, doors and windows. The material expense could be less with mortared stone wall construction than slip wall stone construction, because there is more framing for the slips and the slip method requires more cement. Additionally, the traditional mortar construction allows a skilled mason or artisan to place the rock to better showcase the natural beauty of the material.

The Hardin House has wood framing underneath much of the stone, a technique that was frequently used and in this case is well documented in construction photos. The original permit for the Lummis Home, which was designed by architects Theodore Eisen and Sumner P. Hunt, refers to it as a frame house.

These stone houses typically followed one of two architectural styles. The first was a relatively conventional stone version of the California bungalow, featuring low-pitched gabled roofs and broad overhangs. The main difference between these houses and the standard bungalow was the use of load-bearing stone walls in place of traditional wood-frame construction.

The other style was considerably more adventurous in appearance and appears to be unique to Tujunga. This form was essentially cubic, with vertical proportions, a flat or low-sloped roof with parapet, often a bell tower, and little if any ornamentation. By

combining elements of both the Arts and Crafts and Mission Revival aesthetics, a unique expression of California architecture was created.

In the case of the Hardin House, both Bolton Hall and Wieman Memorial Chapel were two existing, well-known public buildings within blocks of Hardin's building site, and may have influenced its design. This may also explain why various architectural and historical publications have cited the Hardin home as having been one of the first churches or schoolhouses in the area, although no documentation to support either of these claims has been found. In fact, letters supplied by Hardin family members refer to it only as their residence. However the church and schoolhouse narrative continue to persist. The real estate listing before the sale to the present owner listed it as a former schoolhouse.

Unique to the subject property is a collection of photographs taken in 1921, possibly by Rosalee, showing the house under construction. In the photos, the house can be seen to rise from a large boulder strewn foundation with each stone carefully placed and mortared one on top of another, relying on gravity to hold it in place. A wood frame was built on the interior of the house to align the structure. As each course was laid, the stones would become smaller, so the walls would taper toward the top. Although no original building permit exists, the quality of craftsmanship on the Hardin House would indicate the assistance or work of a master stone mason, such as George Harris.

The house retains significant character defining features of its original architecture including the rubble stone foundation, stone tower, flat roof with parapet, wood framed windows, stone chimney, stone fireplace, wood beam ceiling and connection with the site.

The 2012 SurveyLA draft study titled *Context: Pre-Consolidation Communities of Los Angeles Theme: Tujunga 1888 - 1932, Theme Narrative*, singled the subject property out as significant for two reasons; its style of architecture, and the rare photographic record of it being built.

Hardin, himself, had an interesting history before he came to Tujunga. Floyd Barnes Hardin, Jr. was born along with his twin sister, Flora, in Geneva, Illinois on May 4th, 1886. He was raised and educated in Rockford, Illinois. He received numerous academic accolades from a young age, particularly in his oratory skills. He came from a prominent family that was reported to be “specially endowed beings”, thanks to serving as preachers for over five consecutive generations, and as leaders in the community. Floyd Hardin gave his first sermon at the age of 18, carrying on the family legacy of ministry. He



attended the Garrett Biblical Institute at Evanston, IL, as well as Northwestern Theological School.

His belief system and speaking out against social injustice led him to become a Christian Pacifist who was arrested and incarcerated due to his strong convictions against war. These events were widely published in newspapers across the nation, particularly around 1917-1918. Not long after serving his 1918 jail sentence, he purchased his land in Tujunga. Still a relatively isolated outpost, building his own home in a somewhat off-the-grid community must have seemed like a perfect antidote to the chaos he had recently experienced.

Floyd was married five times and frequently relocated. His first marriage to Goldie L. Lang was in Chicago on February 11, 1911. Their son, Oliver "Shady" Shadrick Hardin, was born the following year. Their daughter Vivian was born exactly three years after their marriage, on February 11, 1914. That marriage appears to have ended a short time later. By 1918 he was remarried and living in Eagle Rock.

He moved to Tujunga from Eagle Rock with his second wife Rosamond Adeline Rayner in 1921, during which time he built their residence. It appears that almost as soon as he completed their home, he and Rosamond separated, with both moving out of the Tujunga area in 1922. It should be noted that Rosamond's mother strongly disapproved of Floyd, and had been actively trying to break-up the marriage since they first became involved, going so far as to contact federal agents to inform on Floyd's pacifist activities, possibly leading to his arrest and incarceration.

Rosamond moved back to her family in Northern California and Hardin moved to the Denver Colorado area where he lived the majority of his life and worked as a printer and later for, strangely, the Midwest Liquor Company. Their children, Grace Hardin-Tift and Paul Hardin, are pictured in one of the photos of the house under construction, are still alive. Grace was born on April 2, 1918 and passed away in a nursing home in Walnut Creek, CA on June 10 2020 at 102. Her brother Paul, also pictured, turned 100 in July 2019. Floyd had virtually no contact with these children after the divorce from Rosamond in 1924.

He was married again by the following year to 19 year old Ruby Rosalee Wells, who he was divorced from sometime in the 1930s. Records submitted to ancestry.com show him marrying a fourth time to Aileen Harper, in Cook County, Illinois, on February 25, 1958.

His fifth marriage was to Evelyn Lackey Bivens in Denver on May 4, 1961. He then relocated to his new wife's home in Gulfport, Mississippi.

Floyd B. Hardin died in Winnetka, Illinois on January 13, 1971 at the age of 85 and was survived by his fifth wife, and two sons and three daughters from previous marriages. He was considered an authority in world languages and a leader in the international language movement, Esperanto. He was a writer, editor, and poet who was published frequently, particularly in the area of Esperanto.

The foregoing were excerpts from a more comprehensive biography of Hardin that is found on a separate document submitted with this application.

As a result of his divorce from Rosamond, Hardin sold his new stone house to George H. Marcher in 1923. Marcher, a Los Angeles jewelry merchant, does not appear to have lived in the house, but may have built the rear house while he owned the property, which he then sold to Arthur C. Seward, an automobile salesman, in 1925. Seward lived in the house until 1930, when he deeded the property to Joseph W. Kurtz, an Illinois-born gardener for the parks department of the city of Los Angeles. He and his Finnish born wife, Anna, did not live in the house until the early 1940s. A 1945 photo during the Kurtz ownership shows the house in its original configuration with the rear house still a separate structure.

Kurtz sold the property to Ernest E. and Fontaine I. Kelly on September 13, 1947. It was the Kellys that were to sell off parts of Hardin's original four lots, deeding off lot 694, to the North, around 1950 and Fontaine later selling Lot 691 and the South 10 feet of Lot 692 a decade later. Ernest Eldon Kelly, a wholesale grocery salesman, was born in Enid, Oklahoma on May 15, 1908. He married Fontaine Ida Toppas in 1933. The Kellys had been living in Wichita, Kansas, before moving to California at the end of World War II. He passed away on June 23, 1957, at the age of 48.

After Fontaine sold the Southern parcel, she deeded the house to Frank A. and Nancy A. (May) Anthony on August 1, 1962. Their 13 year marriage ended in divorce in February 1967. Frank quitclaimed his interest in the house to Nancy on March 21, 1968. Four years later, she sold the house to Ernest and Judy Fendi on February 18, 1972. They transferred the property to Wanda M. Rohwer on April 3, 1979. Rohwer retained the house for two years, deeding it to newlyweds Raymond L. and Kimberly A. (Haycox) Kinder on May 22, 1981. Raymond Leslie Kinder was born in Barton, Manchester, England on March 8, 1951 and was brought to Los Angeles as a child. At the time they



bought the house, he was the service manager for Foothill Volkswagen. He was to die young on May 30, 1999, at the age of 48.

The Kinders sold the subject house to Arthur Gary and Elaine Brandenburg on April 17, 1986. The Brandenburgs transferred it to Chung Song and Myung Ja Choi on January 14, 1988. The Choi's deeded it to Hee Woon Chung on February 22, 1999. She transferred it to Gary and Patricia Knott on February 12, 2003. Sadly, the Knotts lost the house in the 2008 mortgage meltdown and it was deeded to Wells Fargo Financial California on August 22, 2008. It was sold to Timothy Chenoweth and Darla Parker on November 26, 2008. On January 8, 2020, Chenoweth quitclaimed his interest to Parker and she transferred the property to Jean Boujekian on February 14, 2020. She then transferred it to Dene Ann Heming, the current owner, on August 13, 2020.

The Hardin House qualifies for Los Angeles Historic Cultural Monument status 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 being an excellent example of the early stone houses that were indigenous to the early development of the Tujunga area. 10226 Marcus Avenue was built by Reverend Floyd Barnes Hardin during Tujunga's third wave of settlement that commenced soon after the demise of the Little Lands colony, 10226 Marcus Avenue (previously Marshall Street), began construction sometime in 1921. Hardin, who had no known building skills, apparently undertook the project himself, utilizing native field stone. Despite substantial additions to the rear of the house and the substitution of newer windows on much of the stone structure, the original arroyo stone house survives with its unique character intact, still dominating the lot. Floyd Hardin also played a significant role in the Christian Pacifist and Socialist movements in California and the nation during WWI, and was instrumental in the promotion and expansion of the international language of Esperanto.

It also “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” as it embodies the distinctive characteristics of the Arroyo Stone architectural style, a rare sub-theme of the Arts and Crafts movement, making it a valuable resource for the study of early 20th century stone architecture in Los Angeles, and more specifically, as an exceptional example of the vernacular architectural style unique to Tujunga,

The citywide historic resources survey, SurveyLA, singles the subject property out as a noteworthy example of Arroyo stone architecture and identified the subject property as individually eligible for listing under the national, state, and local registers.



# Hardin House

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Pacifists to Take Vacation.....October 6, 1917, Page 15  
Evidence in Pacifist Trial to Begin Today.....November 16, 1917, Page 11  
Jail and Fines for Pacifists.....December 9, 1917, Page 19  
Three Thousand Books Seized in New Raid.....March 3, 1918, Page 19  
Hit Whack at the Pacifists.....March 4, 1918, Pages 11 & 2  
"Boyland" Raided; Five More Arrested, Evidence Seized.....April 10, 1918, Page 11  
May Admit Sedition.....August 30, 1918, Page 13

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Is Preacher for Fifth Generation.....November 4, 1904, Page 1

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Win Prize in Oratory.....May 21, 1906, Page 5

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### **The Rockford Republican Articles:**

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### **San Jose Evening News Articles:**

Los Gatos Minister Given Prison Term.....December 10, 1917, Page 2

Rev Robert Whittaker Freed on \$1000 Bail.....August 8, 1918, Page 1

### **Twin Falls, Idaho Daily News Articles:**

Many Indicted for Espionage.....May 4, 1918, Page 1

### **Additional Data Sources:**

California Death Index

Find a Grave

Los Angeles City Building Permits (Attached)

Los Angeles City Directories

Los Angeles County Assessors Records

Los Angeles County Subdivision Maps





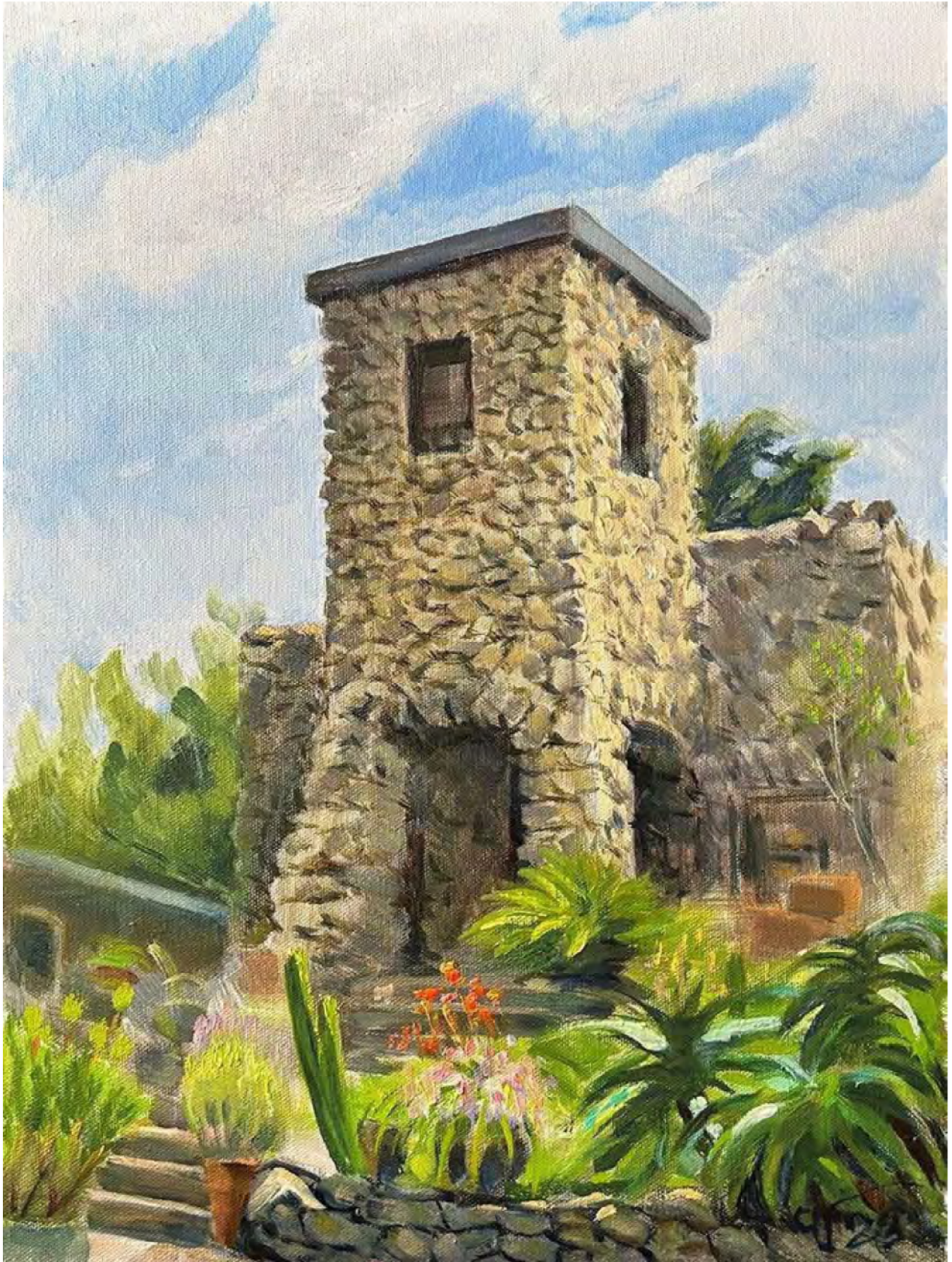






# Photographs

## Hardin House



Hardin House, 10226 N Marcus Avenue, painting by artist George Manóian





Hardin House, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)



Hardin House, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)





Hardin House, 10226 N Marcus Avenue, January 7, 2020, (Photograph by Marsha Perloff)



Hardin House and carport, 10226 N Marcus Avenue, January 7, 2020, (Photograph by Marsha Perloff)





Hardin House, satellite view, 10226 N Marcus Avenue, January 2023, (Photograph by Google Earth)



Hardin House, tower, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)





Hardin House, North facade, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)



Hardin House, original casement windows, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)





Hardin House, replacement window in original fenestration, 10226 N Marcus Avenue, January 24, 2023, (Photo by Charles J. Fisher)



Hardin House, Couth facade, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)





Hardin House, South facade, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)



Hardin House, rear house attached to original, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)





Hardin House, South façade of rear house, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)



Hardin House, rear façade inside addition, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)





Hardin House, oak tree in front yard, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)



Hardin House, carport wall, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)





Hardin House, front porch, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)



Hardin House, under corner of front porch, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)





Hardin House, front door, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)



Hardin House, living room at time of sale in 2019, 10226 N Marcus Avenue, downloaded January 9, 2023, (MLS Photograph)





Hardin House, living room ceiling, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)



Hardin House, fireplace, 10226 N Marcus Avenue, January 24, 2023, (Photograph by Charles J. Fisher)





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Hardin House, fireplace at time of sale in 2019, 10226 N Marcus Avenue, downloaded January 9, 2023, (MLS Photograph)



6 of 39

Hardin House at time of sale in 2019, 10226 N Marcus Avenue, downloaded January 9, 2023, (MLS Photograph)





Hardin House, 10226 N Marcus Avenue, January 7, 2020, (Photograph by Marsha Perloff)



Social Security Death Index

SurveyLA

United States Census Records (1900-1950)

United States Immigration and Naturalization Records



2565 21  
SCALE 1" = 60'

2565/256-00-017

BK  
2569

GLORY

AVE.

ST.

APPERSON

ST.

DAY

MARCUS

AVE.

TRACT NO. 3952

M.B. 43 - 61

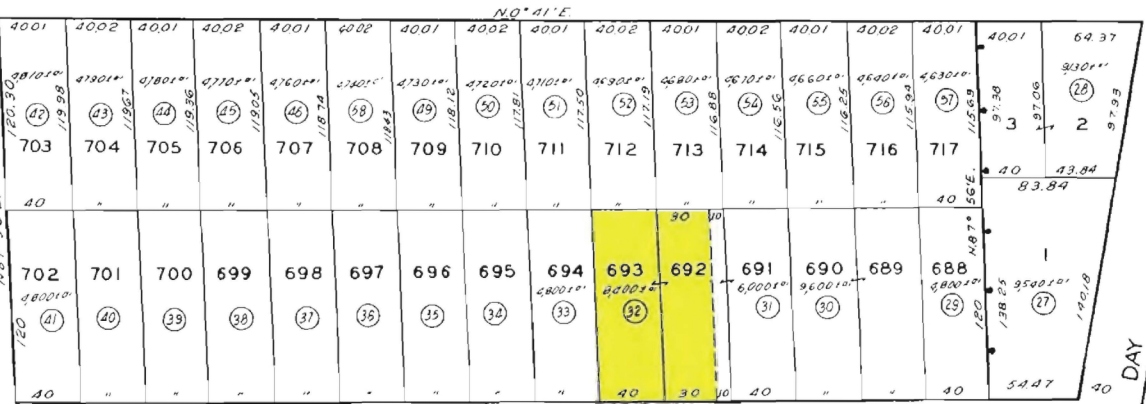
STREETON'S PLACE

M.B. 179 - 15

CODE  
13

FOR PREV. ASSMT. SEE:  
2565-3

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.





Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Rare, intact example of early residential development in Tujunga; most examples from this period do not retain integrity.



Primary Address: 10017 N MARCUS AVE

Name:

Year built: 1949

Architectural style: Vernacular

**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:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Rare example of a shotgun house in Tujunga.



Primary Address: 10226 N MARCUS AVE

Other Address: 10224 N MARCUS AVE

Name:

Year built: 1921

Architectural style: Arroyo Stone

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Arroyo Stone Buildings, 1898-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of arroyo stone construction in Tujunga. Arroyo stone buildings are a particular building type in this area of the San Fernando Valley; in the teens and 1920s many residences and other buildings were constructed here using local stone.



## Resource Report

### Historic Resource Summary

#### Names

[Hardin House](#) (Primary)

#### Important Dates

[1921-01-01](#) (Built Date)



Images

#### Resource Types

[Building](#)

[Architect](#)

[Arthur B. Benton](#)

[Builder](#)

[Owner](#)



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## Location Information

### Addresses

10226 N MARCUS AVE Primary

10224 N MARCUS AVE Alternative

### Location Description

No descriptions recorded

### Administrative Areas

Los Angeles City Council District 7 (Council District)

Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon

Community Plan Area (Community Plan Area)

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL (Neighborhood Council)

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## Resource Description

### Classification

Type: Institutional-Education, Other Use: Historic Style: Arroyo Stone

Type: Residential-Single Family Use: Current

Type: California OHP Resource Attribute - HP15. Educational building

### Features

Component: Chimney Type: Stone; Exterior Material: none defined

Component: Cladding Type: Stone, arroyo Material: none defined

Component: Door Type: Glazed, partially; Metal screen; Single Material: Wood

Component: Façade Type: Asymmetrical Material: none defined

Component: Plan Type: Irregular Material: none defined

Component: Porch Type: Roof, flat; Arches (Porch Supports); Entrance porch/stoop;

Partial width Material: Stone, arroyo

Component: Roof Type: Tower; Flat; Parapet, flat Material: Unknown

Component: Window Type: Single; Sliding Material: Vinyl

Component: Window Type: Fixed; Single Material: Wood

### Narrative Description

No description available

### Alterations

Door (primary) replaced

Windows replaced - some

## Resource Significance

### Evaluation Details

Date Evaluated

2015-04-07

## Context/Theme

Architecture and Engineering, 1850-1980

Arts and Crafts Movement, 1895-1930

Arroyo Stone Buildings, 1898-1930

Residential

Single-Family Residence

## Eligibility Standards

- Was constructed during the period of significance
- Exhibits quality craftsmanship
- Exemplifies the tenets of the Arts and Crafts movement

## Integrity Aspects

Design

Workmanship

Materials

Feeling

Location

Retains sufficient integrity to convey significance

Setting

## California Historic Resources Status Codes [\(explanation of codes\)](#)

3CS

3S

5S3

## Significance Statement

Excellent example of arroyo stone construction in Tujunga. Arroyo stone buildings are a particular building type in this area of the San Fernando Valley; in the teens and 1920s many residences and other buildings were constructed here using local stone.

## Periods of Significance



From: 1921-01-01

Date Evaluated

2015-03-02

Context/Theme

Other Context, 1850-1980

Event or Series of Events, 1850-1980

Institutional

Eligibility Standards

- Is associated with an event or series of events important in Los Angeles history

Integrity Aspects

Design

Retains sufficient integrity to convey significance

Materials

Feeling

Setting

Association

Workmanship

Location

California Historic Resources Status Codes [\(explanation of codes\)](#)

5S3

3S

3CS

Significance Statement

Excellent and rare example of a 1920s schoolhouse in Tujunga; may have been one of the first schools in the area.

Periods of Significance  
From: 1921-01-01

## External References

### External System References

House ID: [278873](#)  
Property Identification Number: [204B201 679](#)  
SurveyLA ID: [9d003afc-15e2-4d98-bec5-2c1ca3811060](#)

## Related Resources

Related Historic Resources  
[None](#)

Related Historic Districts  
[None](#)

### Related Activities

[SurveyLA - Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Survey](#) (was assessed in / assessed)

Related Historic Events  
[None](#)

### Related People/Organizations

[Historic Resources Group](#) (Surveying Firm, was surveyed by / surveyed)  
[Arthur B. Benton](#) (was designed by / designed)



## Related Information Resources

### Images



## Documents

[SurveyLA: Sunland-Tujunga-Lakeview Terrace-Shadow Hills-East La Tuna Canyon Historic Resources Survey Report](#) (Document/Text, is referred to in / refers to)

am to identify significant historic resources throughout the City of Los Angeles, and is scheduled to be completed in 2017. HistoricPlacesLA includes SurveyLA data published to date. Find out more about SurveyLA at: <http://www.preservation.lacity.org/survey>

## Office of Historic Resources

Office of Historic Resources  
Department of City Planning  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
(213) 847-3676 phone

Email: [planning.historicplacesla@lacity.org](mailto:planning.historicplacesla@lacity.org)  
<http://www.preservation.lacity.org>





## **Floyd Barnes Hardin (1886-1971)**

### **General Background**

Floyd Barnes Hardin was born on May 4th, 1886. He was raised and educated in Rockford, IL, and received numerous academic accolades from a young age, particularly in his oratory skills. He came from a prominent family that was reported to be “specially endowed beings”, thanks to serving as preachers for over five consecutive generations, and as leaders in the community. Floyd Hardin gave his first sermon at the age of 18, carrying on the family legacy of ministry. He attended the Garrett Biblical Institute at Evanston, IL, as well as Northwestern Theological School.

Early in life, Hardin appeared deeply committed to fighting for causes he believed in. An example of his early leadership and activism is documented in a letter that was published in the local paper regarding Hardin’s opposition to dances at high school functions. He believed these dances were orchestrated by a “clique” of students who he considered “aristocratic” in their demeanor. He himself was viewed as a scholar as well as an agitator due to his comfort in speaking out. He created a petition for students to stand up and oppose dances at school functions and won the majority, only to have his petition recalled. He proclaimed that certain individuals in “authority” had encouraged him to be careful not to “stir things up”. His response to this warning, “I say, let things be stirred up...”, and was not easily deterred.

His belief system and speaking out against social injustice led him to become a Christian Pacifist who was arrested and incarcerated due to his strong convictions against war. These events were widely published in newspapers across the nation, particularly around 1917-1918. Not long after serving his 1918 jail sentence, he purchased his land in Tujunga. Still a relatively isolated outpost, building his own home in a somewhat off-the-grid community must have seemed like a perfect antidote to the chaos he had recently experienced.

Floyd was married five times and frequently relocated. His first marriage to Goldie L. Lang was in Chicago on February 11, 1911. Their son, Oliver “Shady” Shadrick Hardin, was born the following year. Their daughter Vivian was born exactly three years after their marriage, on February 11, 1914. That marriage appears to have ended a short time later. By 1918 he was remarried and living in Eagle Rock.

He moved to Tujunga with his second wife Rosamund Adeline Rayner in 1921, during which time he built their residence. It appears that almost as soon as he completed their home, he and Rosamond separated, with both moving out of the Tujunga area

in 1922. It should be noted that Rosamond's mother strongly disapproved of Floyd, and had been actively trying to break-up the marriage since they first became involved, going so far as to contact federal agents to inform on Floyd's pacifist activities, possibly leading to his arrest and incarceration.

Rosamond moved back to her family in Northern California and Hardin moved to the Colorado area where he lived the majority of his life. Their children, Grace Hardin-Tift and Paul Hardin, are pictured in one of the photos of the house under construction, are still alive. Grace was born on April 2, 1918 and passed away in a nursing home in Walnut Creek, CA on June 10 2020 at 102. Her brother Paul, also pictured, turned 100 in July 2019. Floyd had virtually no contact with these children after the divorce from Rosamond in 1924.

He was married again by the following year to 19 year old Ruby Rosalee Wells, who he was divorced from sometime in the 1930s. Records found on to ancestry.com show him marrying a fourth time to Aileen Harper, in Cook County, Illinois, on February 25, 1958. His fifth marriage was to Evelyn Gilbert Lackey Bivens in Denver, on May 4, 1961. He then relocated to his new wife's home in Gulfport, Mississippi.

Floyd B. Hardin died in Winnetka, Illinois on January 13, 1971 at the age of 85 and was survived by his fifth wife, and two sons and three daughters from previous marriages. He was considered an authority in world languages and a leader in the international language movement, Esperanto. He was a writer, editor, and poet who was published frequently, particularly in the area of Esperanto.

### **Religious Leader**

Floyd was the fifth generation in his family to become a minister. His great, great grandfather, Reverend Mr. Barnes began this tradition and was a Free Will Baptist during the early days of the American Revolution. Floyd B. Hardin, his father, and grandfather were Methodists. An article about this dynasty goes on to assert that "there are probably few families who can trace such a lineage" as found in Floyd B. Hardin's family.

Hardin received his license to serve as a lay preacher in November 1904, while he was still just in high school, demonstrating his precocious passion for the pulpit. He was considered the "exhorter" of the church, and served as assistant pastor to his father at the Winnebago M.E. Church.

In September of 1908, three generations of Hardin preachers took to the same pulpit for three consecutive Sundays. Floyd's grandfather, F.A. Hardin, was considered a pioneer in the Methodist faith. At that time in 1908, F.A. Hardin had been preaching for over 59 years. Floyd's father, Frank B Hardin had preached for over 33 years. Floyd himself was ordained for several years but not yet assigned a congregation of his own. It should also be noted that this was considered a "record event" as no time



prior, had three generations of Hardin ministers taken to the pulpit together. Also in 1908, Hardin accepted a position as minister for the Unitarian Church in Moline, IL, going against Trinitarian family tradition. In 1909, after serving as the pastor of this church, Hardin unexpectedly and abruptly sought to resign for health reasons, with a request to take a year off to rest and recuperate in a quiet locale, with the aim of returning to the pulpit following this respite. He also informed others that he planned to forgo his Esperanto work while on leave. His resignation from the Unitarian Church was rescinded due to the outcry of his congregation voicing their need and appreciation for Floyd's services. In April 23, 1909, he once again made news by denying the divinity of Christ in a sermon at Moline.

Over the course of his life, he changed denomination a handful of times, as if on a quest for spiritual truth. He was raised as a Methodist and his early preaching experiences were assisting with his father's pulpit. He later was ordained as a Unitarian minister. Toward the end of his life, he became a member of the Bahá'í Faith, a world religion.

### **Pacifist**

On April 6, 1917, the United States became involved in the First World War against the central powers of Germany, Austria-Hungary and the Ottoman Empire. Many clergy supported the American war efforts, including evangelist Billy Sunday and the Reverend George Davidson of Saint John's Episcopal church in Los Angeles. Floyd Hardin, the pastor of the Methodist Episcopal Church in Atwater, California, offended by what he thought were militarist interpretations of Christianity, organized a conference of Christian Pacifists with Robert Whitaker, a minister of the Baptist Church in Los Gatos, California, and Fannie Bixby, a member of a prominent Los Angeles family, to be held in Long Beach, California.

The proposed Christian Pacifists meeting immediately ran into difficulties. Although over 100 ministers from throughout the United States sent greetings, and permitted the use their names in support of the meeting, the city of Long Beach withdrew their permission to have the event within their municipal jurisdiction. Floyd Hardin changed the venue and arranged to rent a hall in downtown Los Angeles. He described the event as "non-obstructive" and "non-political" and invited city authorities to attend the meeting. The event was not publicized, but invitations were sent to those who were thought to be interested. Although the arrangements were done quietly, many citizens and clergy found out about the event and became agitated.

On the day of the meeting, Robert Whitaker found the doors to the hall blocked by police. Anticipating this difficulty, Whitaker and Hardin had arranged for an alternate meeting in a nearby office building. Hardin opened the meeting with some devotional words and introduced the first speaker, Harold Story, who spoke on the subject of "Fellowship of Reconciliation". Shortly after Story began speaking, a police sergeant and three officers entered the hall. The sergeant told Whitaker, who was chairman of

the gathering, to end the meeting. Whitaker told sergeant he had no intention of ending the meeting, and that if the police wanted it stopped they would have to do it themselves. The police left, but returned later to arrest Whitaker, Hardin and Story. As they were taken to jail, the audience sang, "God be With You Till We Meet Again".

Floyd Hardin, Robert Whitaker and Harold Story were charged with uttering, "thoughts and theories" that would "cause any American citizen to assault and battery". Later the same day, they were released on \$500.00 bail. The conference moved to private residences in the cities of Pasadena and Eagle Rock and proceeded without much incident, even with presence of plainclothes policemen, until the final day. On the last day of the conference, a contingent of the Pasadena Home Guard invaded the meeting held in South Pasadena. They demanded to know why an American flag was not displayed, and when it was produced, it was confiscated on the grounds that the group was desecrating it. The Home Guard then dragged all the men out of the house and pushed them into their automobiles and drove them to the city limits and told them not to return.

Hardin, Whitaker and Story were brought to trial on November 14, 1917 and charged with participating in an illegal assembly, refusing to disburse when ordered, and disturbing the peace. Hardin et al retained J. H. Ryckman, Job Harriman's former law partner, as their attorney. The prosecutor told the jury that if they were loyal to their country, they would convict, if disloyal they would not. The jury found the trio guilty and each was sentenced to six months in jail and fined \$1,200. The State Appellate court later overturned this verdict, but while the appeal worked its way through the courts, Hardin, Whitaker and Story spent three months in the county jail, serving in a 24 square foot jail cell with 17 other prisoners.

The trial brought national notoriety to Hardin, as the story of his arrest and trial became front-page news in California and was further published in newspapers and periodicals throughout the United States. Floyd Hardin became a notable figure in the Christian Pacifist and Socialist movements in California and the Nation. In January of 1918, Hardin was invited by Prince Hopkins, a prominent California Socialist, to write and print Pacifist tracts at his school, Boyland, in Santa Barbara. His new association with Prince Hopkins, and the recent trial in Los Angeles attracted the attention of the United States Department of Justice, Bureau of Investigation, who assigned an agent to follow Hardin and report on his activities.

In April of 1918, while working as a minister in Modesto, California, Hardin was arrested by federal officials on a charge of violating the espionage act. The grounds for this charge were based on the allegation that Hardin was circulating a publication, "More Prussian Than Prussia", written by Prince Hopkins, who had been arrested the previous day. Federal officials report that a mob was planning to hang Hardin which was prevented due to Hardin's timely placement into protective custody before violence occurred.



Hardin made front page news of a United Press Release dated May 4, 1918, regarding his indictment for espionage charges. Hardin is specifically noted as a “Christian Pacifist”, as well as being considered a “prominent Southern Californian” as a member of this group charged together. An additional publication created by Prince Hopkins is also mentioned; “The Ethics of Murder” that the group was believed to be circulating. The article goes on to state that Hardin is well known in and around Twin Falls, ID where this citation is sourced, suggesting his notoriety throughout the nation during this period.

On May 7, 1918 Reverend Hardin and Reverend Whitaker began their jail sentences. Application for a temporary writ of habeas corpus was granted on August, 8, 1918, based on the grounds that Rev. Hardin and Rev. Whitaker had served a 90 day term for disturbing the peace, and that the six month concurrent term for unlawful assemblage was illegally imposed, as the original complaint did not specify the unlawful nature of the assemblage.

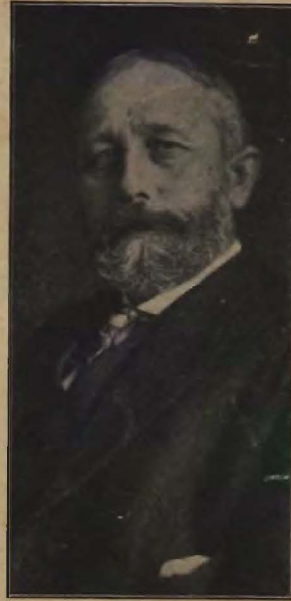
### **Leader in International Language Movement**

Esperanto was created by Polish ophthalmologist L. L. Zamenhof in 1887. His goal was to create an easy and flexible auxiliary language to serve as a universal second language fostering world peace and international understanding.

In 1907, Hardin became the President of the University of Chicago Esperanto Society, which had over 100 members. He offered free Esperanto classes at the YMCA with the assistance of Mr. E.C. Reed, who was the head of the Harvard University Esperanto association, suggesting that Hardin traveled in elite academic circles through his associations.

Esperanto was widely considered the foremost international auxiliary language, having passed the “experimental stage” and was believed to be growing due to endorsement and use by the Red Cross society, Christian Endeavor society, socialists, Good Templars and over 40 other worldwide societies in international relations. Esperanto was also reported to be “learned in an hour” due to its simplicity and that the average American student already possessed 75% of the vocabulary used in Esperanto.

The  
Little  
Landers  
of...  
Los  
Angeles



BY  
WILLIAM E. SMYTHE

*40000 in 5 mo*



**THE BIBLE SAYS:**

"The profit of the earth is for all." Also, "Where there is no vision, the people perish."

**ABRAHAM LINCOLN SAID:**

"The most valuable of all arts will be the art of deriving a Comfortable Subsistence from the Smallest Area of Soil."

**BOLTON HALL SAYS:**

"A little land and a living, SURELY, is better than desperate struggle and wealth, POSSIBLY."

**THE LITTLE LANDERS SAY:**

"We will make this a Nation of Little Landers. We will restore to the American people their lost inheritance of Individual Independence. We will lift the standard of living for the Common Man higher than it ever was in any age or country."

Los Angeles, California  
HOUSE OF THE LITTLE LANDERS  
929 South Figueroa Street  
1913





# Little Landers

The **Little Landers** colonies were attempts at small-scale cooperative agriculture in California, organized by journalist and writer William E. Smythe. The first colony, in San Ysidro, San Diego, California, was inaugurated in early 1909. The colonies were not successful, and by 1925 the last one was almost completely abandoned.

A little land and a living, SURELY,  
is better than desperate struggle and wealth, POSSIBLY.

Bolton Hall<sup>[1]</sup>

## History

Smythe's idea, inspired by Bolton Hall's book, *A Little Land and a Living*,<sup>[2]</sup> was that a group of families should have small farms, with one to five acres of land each, and market their produce cooperatively.<sup>[3]</sup>

The first colony was in the San Diego area. After public meetings, the Little Landers Corporation was incorporated on August 1, 1908. The resulting colony was located on the former Belcher Ranch.<sup>[4]</sup> It was named San Ysidro, probably after the patron saint of farmers, Isidore the Laborer,<sup>[5]</sup> and was formally inaugurated on January 11, 1909. It eventually consisted of about 150 acres on the valley floor and 400 on hills. Lack of capital, agricultural knowledge, and water supply caused problems for the colonists, and a new corporation, Little Landers, Incorporated, was formed in December 1910, organized according to the New England town meeting model. By 1912 the colony had about 100 families. In January 1916, there was a flood in the valley floor, destroying many farms and the colony's water pumping plant. A new pumping plant was installed, but the population was much reduced, and Little Landers, Incorporated, was disestablished for failure to pay taxes in 1917.<sup>[4]</sup> By 1918, the colony was an "evident failure".<sup>[6]</sup>

Robert C. Hine discusses the Little Landers movement in California's Utopian Colonies (Berkeley, 1953, p. 144-149). Besides San Ysidro, he mentions colonies in the San Fernando Valley, at Runnymede (East Palo Alto), Hayward Heath (Alameda County) and near Cupertino in Santa Clara County. In his account the competition of higher paying war work made a significant impact on these colonies, which otherwise gave some signs of viability. Another colony, called "Los Terrenitos" (English: "The Little Lands"), and established around 1913, was in the valley between the Verdugo and Sierra Madre Mountains, the current site of Tujunga.<sup>[7][8][9]</sup> The soil was rocky and poor for farming. Eventually, most colonists subdivided and sold their lots, and by January 1925 almost all of the original settlers had left.<sup>[7][9]</sup>

The last Little Landers colony, called Hayward Heath, was established in the hills above Hayward, California. By the summer of 1916, there were around 60 families of colonists. The soil here was again poor for farming, and the colony was "practically defunct" by 1920. By February 1925 the site of the colony was almost completely abandoned.<sup>[10]</sup>

## References

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1. quoted on front cover, *The Little Landers of... Los Angeles*, William E. Smythe, Los Angeles, California: House of the Little Landers, 1913, [1] (<https://books.google.com/books?id=ZJ0rAQAAMAAJ>)
2. p. 109, *The Quest for Utopia in Twentieth-Century America, Volume 1: 1900-1960*, Timothy Miller, Syracuse University Press, 1998, ISBN 0815627750.
3. p. 140, The Little Landers' Land Colonies: A Unique Agricultural Experiment in California, Henry S. Anderson, *Agricultural History*, **5**, #4 (Oct. 1931), pp. 139-150, JSTOR 3739324 (<https://www.jstor.org/stable/3739324>).
4. The Little Landers Colony of San Ysidro, Lawrence B. Lee, *The Journal of San Diego History*, **21**, #1 (Winter 1975) (<http://www.sandiegohistory.org/journal/75winter/littlelanders.htm>)
5. Anderson, p. 140; p. 130, "San Ysidro", *San Diego County Place Names A to Z: Adventures in the natural history and cultural heritage of the Californias*, Leland Fetzer, Sunbelt Publications, Inc., 2005, ISBN 0932653731.
6. Anderson, p. 144.
7. Anderson, pp. 145-146.
8. pp. 23, 29, *The Little Landers of... Los Angeles*, William E. Smythe, Los Angeles, California: House of the Little Landers, 1913, [2] (<https://books.google.com/books?id=ZJ0rAQAAMAAJ>). (Page numbers assigned by Google Books)
9. "Paradise Lost" (<https://www.latimes.com/archives/la-xpm-1996-01-07-me-21810-story.html>), Henry Chu, *Los Angeles Times*, January 7, 1996.
10. Anderson, pp. 146-149.

## External links

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- Little Landers Historical Society (<http://www.littlelandershistoricalsociety.org/>)

## See also

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- Bolton Hall historical site, operated by the Little Landers Historical Society

32.5528°N 117.0457°W﻿ / ﻿

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Retrieved from "[https://en.wikipedia.org/w/index.php?title=Little\\_Landers&oldid=1240218366](https://en.wikipedia.org/w/index.php?title=Little_Landers&oldid=1240218366)"



## **Building Permit History**

### **10226 N. Marcus Avenue**

### **Tujunga**

- August 25, 1921: Construction of a 1-story, 4-room, 60' X 128' 6" frame and stone residence at 10226 N. Marcus Avenue on Lot 693 and the North 30 Feet of Lot 692 of Tract No. 3952. *(Date given was the sale date of the property to the owner-builder)*  
Owner: Floyd Hardin  
Architect: None  
Contractor: Owner  
Cost: Unknown
- Circa 1923: Construction of a 1-story frame 2<sup>nd</sup> house toward rear of lot. *(Based on increase in valuation in 1924)*  
Owner: George H. Marcher  
Architect: None  
Contractor: Probably Owner Build  
Cost: \$400.00
- Circa 1950: Construction of a kitchen addition which connected the front house to the rear house sometime after 1945, based a photo record from that year. The work appears to have been legalized in 1999.  
Owner: Ernest E. and Fontaine Ina Kelly  
Architect: None  
Contractor: Unknown  
Cost: Unknown
- May 11, 1999: Building Permit No. LA86439 to add room (9.9' X 13') & laundry room (7' 6" X 8'). Replace 4 existing aluminum windows & replace drywall at living room walls, remodel kitchen-replace plumbing fixtures and cabinets, related electrical, HVAC and plumbing.  
Owner: Hee Woom Chung  
Architect: None  
Engineer: Lee Sang  
Contractor: C C Construction Co.  
Cost: \$15,000.00

May 19, 1999: Building Permit No. LA86718, supplemental permit to legalize 6' 6" X 14' addition (kitchen) on North side of existing SFD.  
Owner: Hee Woom Chung  
Architect: None  
Engineer: None  
Contractor: C C Construction Co.  
Cost: \$5,000.00

November 10, 2008: Plumbing Permit No. WO84221729 to install 1 earthquake valve.  
Owner: Gary and Patricia Knott  
Architect: None  
Engineer: None  
Contractor: PRC Mechanical  
Cost: Not Shown

January 22, 2013: Plumbing Permit No. WO34201233 to replace water heater in the same location.  
Owner: Darla Parker and Timothy Chenoreth  
Architect: None  
Engineer: Grigor Simonyan Inc.  
Contractor: Owner  
Cost: \$39,000.00



10226 N. Marcus Ave



Permit #:

Plan Check #:

Event Code:

99014 - 10000 - 02557

Reference #:

Bldg---Addition  
1 or 2 Family Dwelling  
Over the Counter Permit

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

Status: Ready to Issue  
Status Date: 05/11/99  
Printed on: 05/11/99 11:33:34

1. TRACT	2. BLOCK	3. LOT(s)	4. ABB	5. MAP REF #	6. PARCEL ID # (PIN)	7. BOOK/PAGE/PARCEL
TR 3952		693		M B 43-61	204B201 679	2565 - 021 - 032

## 3. PARCEL INFORMATION

BAS Branch Office - VN  
Council District - 2  
Census Tract - 1012.000  
District Map - 204B201

Energy Zone - 9  
Fire District - FBZ  
Hillside Grading Area - YES  
High Wind Area - YES

Lot Size - 40X120  
Lot Type - Interior  
Thomas Brothers Map Grid - 504

ZONE(S): R1-1/

## 4. DOCUMENTS

ZI - 1802

## 5. CHECKLIST ITEMS

Combine Elec - Wrk. per 91.107.2.1.1.1  
Combine HVAC - Wrk. per 91.107.2.1.1.1  
Combine Plumbg - Wrk. per 91.107.2.1.1.1

## 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)

Hee Woon Chung

10226 Marcus Ave

TUJUNGA CA 91042

818-951-0605

Tenant

Applicant (Relationship Contractor)

Chuck Chang -

(213) 380-2922

## 7. EXISTING USE

1 Dwelling - Single Family

## PROPOSED USE

## 8. DESCRIPTION OF WORK

ADD DINING RM (9'9" X 13') & LAUNDRY RM (7'6" X 8')  
REPLACE 4 EA. ALUMINUM WINDOWS & REPLACE DRYWALL AT  
LIVING RM WALLS, REMODEL KITCHEN- REPLACE PLUMBING FIXTURES  
AND CABINETS. RELATED ELECTRICAL, HVAC AND PLUMBING

## 9. # Bldgs on Site &amp; Use: 2-SFD AND GAR

For information and/or inspection requests originating within LA County,  
call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

For Cashier's Use Only

W/O #: 91402557

## 10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: John Vasquez

DAS PC By:

OK for Cashier: John Vasquez

Coord OK:

Signature: *[Signature]*

Date: 5-11-99

## 11. PROJECT VALUATION &amp; FEE INFORMATION Final Fee Period

Permit Valuation: \$15,000 PC Valuation:

FINAL TOTAL Bldg---Addition	710.08
Permit Fee Subtotal Bldg---Addition	250.25
Energy Surcharge	
Electrical	65.07
HVAC	32.53
Plumbing	65.07
Plan Check Subtotal Bldg---Addition	225.23
E.Q. Instrumentation	1.50
O.S. Surcharge	12.79
Sys. Surcharge	38.38
Planning Surcharge	14.26
Planning Surcharge Misc Fee	5.00

Sewer Cap ID:

Total Bond(s) Due:

## 12. ATTACHMENTS

Plot Plan

05/11/99 09:53:44AM LAD6 T-4493 C 14  
BLDG PLAN CHECK 225.23  
INVOICE 3 0000000 PP  
BLDG PERMITS R 250.25  
ELEC PERMIT RE 65.07  
HTG/REF FMT RE 32.53  
PLBG PERMIT RE 65.07  
EI RESIDENTIAL 1.50  
ONE STOP 12.79  
SYS DEV 38.38  
CITY PLAN SURC 14.26  
MISCELLANEOUS 5.00  
TOTAL 710.08  
CHECK 710.08

99LA 86439

**13. STRUCTURE INVENTORY**

(C) Floor Area (ZC) 178 Sqft  
 (E) Stories 1 Levels  
 (P) Wood (Plywood, OSB, etc.) Shearwall  
 (C) R3 Occupancy 178 Sqft Max Occ.  
 (P) Type V-N Construction

**14. APPLICATION COMMENTS**

FLAT LOT- THEREFORE GPI NOT REQD

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

**15. Building Relocated From:****16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(E) Lee Sang	Y3531 Brookhill St,		S3821	
(C) C C Construction Co	808 North Melrose Hill Ct,	B	377690	213 380-2922

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22 12 & 22 13 LAMC).

**17. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades. (For I or P family dwellings, use the declaration attachment of separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations as desired.)

License Class: B Lic. No: 377690 Print: CHUNG C. CHANG Sign: [Signature]

**18. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are

Carrier: STATE FUND Policy Number: 1330892-98

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 5.11.99 ☒ Contractor ☐ Authorized Agent ☒ Owner

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

**19. CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's name: \_\_\_\_\_ Lender's address: \_\_\_\_\_

**20. ASBESTOS REMOVAL**

Notification of asbestos removal. ☒ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign: [Signature] Date: 5.14.99

**21. OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☒ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

☐ I am exempt under Sec. \_\_\_\_\_ Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: 5.14.99 ☐ Owner ☒ Authorized Agent

**22. FINAL DECLARATION**

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

Print: CHUNG C. CHANG Sign: [Signature] Date: 5.14.99 ☐ Owner ☒ Contractor ☐ Author. Agent

163570378



BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JOYCE L. FOSTER  
PRESIDENT

LEE KANON ALPERT  
VICE PRESIDENT

JEANETTE APPLIGATE  
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CITY OF LOS ANGELES  
CALIFORNIA



RICHARD J. RIORDAN  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
STREET PERMITS  
LOS ANGELES, CA 90012

ANDREYA ADELAN  
GENERAL MANAGER

RICHARD E. HOLSTON  
DEPUTY GENERAL MANAGER

NOTICE REGARDING ERASURE(S), HANDWRITING(S)  
AND OTHER CORRECTION(S) ON ORIGINAL BUILDING PERMIT

Building permit with reference number 99LA 86439 issued on 5/11/99 for the job 10226 N. Marcus Av contained the following information that was/were erased/handwritten/corrected before the permit was received from the issuing office:

☐ INFORMATION ON PAGE ONE/TWO, AREA NO. \_\_\_\_\_ WAS/WERE:

☐ covered with correction fluid ☐ crossed out ☐ cut out ☐ covered with paper ☐ not preprinted

☐

☐ and rewritten ☐ and retyped ☐ and pasted upon ☐ handwritten ☐ written in pencil/red ink

☐

☐ INFORMATION ON PAGE ONE/TWO, AREA NO. \_\_\_\_\_ WAS/WERE:

☐ covered with correction fluid ☐ crossed out ☐ cut out ☐ covered with paper ☐ not preprinted

☐

☐ and rewritten ☐ and retyped ☐ and pasted upon ☐ handwritten ☐ written in pencil/red ink

☐

☒ INFORMATION ON Plot Plan ATTACHMENT WAS/WERE:

☐ covered with correction fluid ☐ crossed out ☐ cut out ☐ covered with paper ☒ not preprinted

☐

☐ and rewritten ☐ and retyped ☐ and pasted upon ☒ handwritten ☐ written in pencil/red ink

☐

☐ ENGINEER'S NAME/APPROVAL SIGNATURE ON PAGE ONE OF THE PERMIT WAS:

☐ covered with correction fluid ☐ crossed out ☐ cut out ☐ covered with paper

☐

☐ and rewritten ☐ and retyped ☐ and resigned upon ☐ and pasted upon ☐ signed in pencil/red ink

☐

☐ \_\_\_\_\_ STAMP ON PAGE \_\_\_\_ / \_\_\_\_\_ ATTACHMENT WAS:

☐ covered with correction fluid ☐ crossed out ☐ cut out ☐ covered with paper ☐ illegible ☐ not preprinted

☐

☐ and rewritten ☐ and retyped ☐ and pasted upon ☐ handwritten

☐

NOTE: The building permit follows this notice.

C. H. H. H.  
Microfilm Supervisor

7/2/99  
Date Signed

10226 Marcus Av.

9904-1000-02557

MARCUS AVENUE

# CHUNG RESIDENCE

10226 MARCUS AVE.  
LOS ANGELES, CA 91042

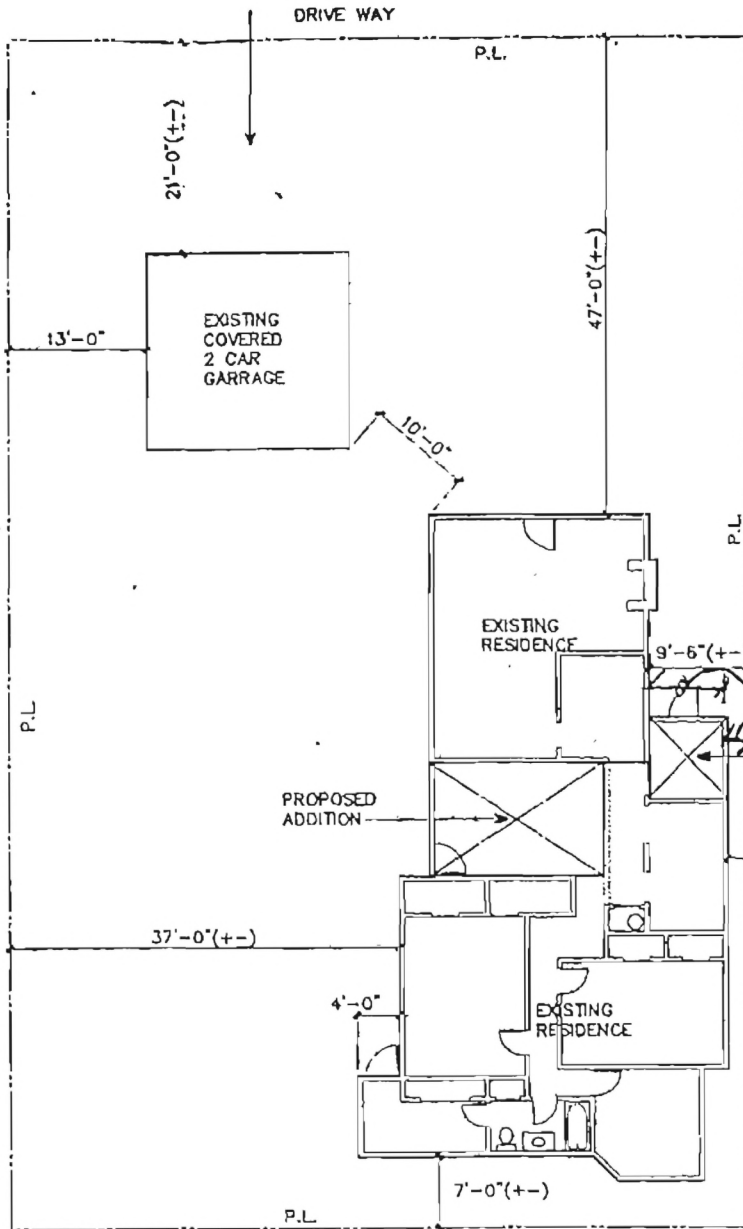
## LEGAL DESCRIPTION

LOT 693 AND THE NORTH 30 FEET OF LOT 692  
OF TRACT #3952 IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CA.  
AS PER MAP RECORDED IN BOOK 43, PAGE 61  
OF MAPS.

## DRAWING LIST

- A-001 COVER PAGE AND DRAWING SCHEDULE
- A-002 NOTES
- 101 FLOOR PLAN & ROOF PLAN

16300300373



LOT PLAN  
1/16" = 1'-0"

NORTH

Windows  
door glazed

Drawn By	Owner	Drawing Title	Scale: ~
N J. DESIGNS	CHUNG RESIDENCE 10226 MARCUS AVE. LOS ANGELES, CA 91042	Cover 1	Date: ~
			Dwg No: A -001



10226 N Marcus Ave



Permit #:

99014 - 10000 - 02769

Plan Check #:

Reference #:

Event Code:

Bldg---Addition  
1 or 2 Family Dwelling  
Over the Counter Permit

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

Status: Ready to Issue  
Status Date: 05/19/99  
Printed on: 05/19/99 13:14:21

1. TRACT	2. BLOCK	3. LOT(s)	4. ARB	5. MAP REF #	6. PARCEL ID # (PIN)	7. BOOK/PAGE/PARCEL
TR 3952		693		M B 43-61	204B201 679	2565 - 021 - 032

**3. PARCEL INFORMATION**

BAS Branch Office - VN  
Council District - 2  
Census Tract - 1012.000  
District Map - 204B201

Energy Zone - 9  
Fire District - FBZ  
Hillside Grading Area - YES  
High Wind Area - YES

Lot Size - 40X120  
Lot Type - Interior  
Thomas Brothers Map Grid - 504

ZONE(S): R1-17

**4. DOCUMENTS**

ZI - 1802

**5. CHECKLIST ITEMS**

Combine Elec - Wrk. per 91.107.2.1.1.1  
Combine HVAC - Wrk. per 91.107.2.1.1.1  
Combine Plumbg - Wrk. per 91.107.2.1.1.1

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s)

Hee Woon Chung

10226 Marcus Ave

TUJUNGA CA 91042

818-951-0605

Tenant

Applicant (Relationship Contractor)

Chuck Chang -

(213) 380-2922

**7. EXISTING USE**

1 Dwelling - Single Family

**PROPOSED USE****8. DESCRIPTION OF WORK**

SUPPLEMENTAL PERMIT TO LEGALIZE 6'-6" X 14' ADDITION (KITCHEN) ON  
NORTH SIDE OF (E) SFD

**9. # Bldgs on Site & Use:** 2-SFD AND GAR

For information and/or inspection requests originating within LA County,  
call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Joyce Mar

DAS PC By:

OK for Cashier: Joyce Mar

Coord. OK:

Signature:

Date: 5/19/99

For Cashier's Use Only

W/O #: 91402769

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$5,000

PC Valuation:

FINAL TOTAL Bldg---Addition	839.51	Sys. Surcharge	45.91
Permit Fee Subtotal Bldg---Addition	143.00	Planning Surcharge	8.15
Energy Surcharge		Planning Surcharge Misc Fee	5.00
Electrical	37.18	Permit Issuing Fee	0.00
HVAC	18.59		
Plumbing	37.18		
Plan Check Subtotal Bldg---Addition	128.70		
Plan Maintenance			
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	0.50		
Investigation	400.00		
O.S. Surcharge	15.30		

Sewer Cap ID:

Total Bond(s) Due:

**12. ATTACHMENTS**

Plot Plan

05/19/99 11:25:05AM LAD4 T-4933 C 17  
BLOG PERMITS R 143.00  
INVOICE # 0000000 PP  
ELEC PERMIT RE 37.18  
HTG/REF PMT RE 18.59  
PLBG PERMIT RE 37.18  
BLDG PLAN CHEC 128.70  
EI RESIDENTIAL 0.50  
INVESTIGATION 400.00  
SYS DEV 45.91  
ONE STOP 15.30  
CITY PLAN SURC 8.15  
MISCELLANEOUS 5.00  
TOTAL 839.51  
CHECK 839.51

99LA 86718

**13. STRUCTURE INVENTORY**

(P) Floor Area (ZC) 91 Sqft  
 (P) Height (ZC) 12 Feet  
 (P) Length 14 Feet  
 (P) Stories 1 Levels  
 (P) Width 6.5 Feet  
 (P) Type V-N Construction  
 (P) Floor Construction - Concrete Slab on Grade  
 (P) Foundation - Continuous Footing

(P) Roof Construction - Wood Frame/Sheathing  
 (P) Wall Construction - Wood Stud

**14. APPLICATION COMMENTS**

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

**15. Building Relocated From:****16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

(C) C C Construction Co 808 North Melrose Hill Ct, Los Angeles, CA 90029

CLASS LICENSE# PHONE#  
 B 377690 213 380-2922

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

**17. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only. I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class. B Lic. No. 377690 Print. Chung Chang Sign. Chung Chang

**18. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are

Carrier STATE FUND Policy Number: 1330892-99

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign. Chung Chang Date: 5/19/99 ☒ Contractor ☐ Authorized Agent ☐ Owner

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

**19. CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's name: Lender's address

**20. ASBESTOS REMOVAL**

Notification of asbestos removal ☒ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign. Chung Chang Date: 5/19/99

**21. OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

☐ I am exempt under Sec. \_\_\_\_\_, Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print. \_\_\_\_\_ Sign. \_\_\_\_\_ Date: 5/19/99 ☐ Owner ☐ Authorized Agent

**22. FINAL DECLARATION**

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

Print: Chung Chang Sign: Chung Chang Date: 5/19/99 ☐ Owner ☒ Contractor ☐ Author. Agent

115373270134



BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JOYCE L. FOSTER  
PRESIDENT

LEE KANON ALPERT  
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CITY OF LOS ANGELES  
CALIFORNIA



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MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
1000 SOUTH MAIN STREET  
LOS ANGELES, CA 90012

ANDRENA ADELMAN  
GENERAL MANAGER

RICHARD E. HOLSTON  
DEPUTY GENERAL MANAGER

NOTICE REGARDING ERASURE(S), HANDWRITING(S)  
AND OTHER CORRECTION(S) ON ORIGINAL BUILDING PERMIT

Building permit with reference number 99LA 86718 issued on 5-19-99 for the job 10226 MARCUS AV N contained the following information that was/were ~~erased~~ handwritten/corrected before the permit was received from the issuing office:

☐ INFORMATION ON PAGE ONE/TWO, AREA NO. \_\_\_\_\_ WAS/WERE:

☐ covered with correction fluid ☐ crossed out ☐ cut out ☐ covered with paper ☐ not preprinted

☐

☐ and rewritten ☐ and retyped ☐ and pasted upon ☐ handwritten ☐ written in pencilled ink

☐

☐ INFORMATION ON PAGE ONE/TWO, AREA NO. \_\_\_\_\_ WAS/WERE:

☐ covered with correction fluid ☐ crossed out ☐ cut out ☐ covered with paper ☐ not preprinted

☐

☐ and rewritten ☐ and retyped ☐ and pasted upon ☐ handwritten ☐ written in pencilled ink

☐

☒ INFORMATION ON Plot Plan (pg # 3) ATTACHMENT WAS/WERE:

☐ covered with correction fluid ☒ crossed out ☐ cut out ☐ covered with paper ☐ not preprinted

☐

☐ and rewritten ☐ and retyped ☐ and pasted upon ☐ handwritten ☐ written in pencilled ink

☐

☐ ENGINEER'S NAME/APPROVAL SIGNATURE ON PAGE ONE OF THE PERMIT WAS:

☐ covered with correction fluid ☐ crossed out ☐ cut out ☐ covered with paper

☐

☐ and rewritten ☐ and retyped ☐ and resigned upon ☐ and pasted upon ☐ signed in pencilled ink

☐

☐ \_\_\_\_\_ STAMP ON PAGE \_\_\_\_\_ ATTACHMENT WAS:

☐ covered with correction fluid ☐ crossed out ☐ cut out ☐ covered with paper ☐ illegible ☐ not preprinted

☐

☐ and rewritten ☐ and retyped ☐ and pasted upon ☐ handwritten

☐

NOTE: The building permit follows this notice.

CMF

Microfilm Supervisor

7/7/99

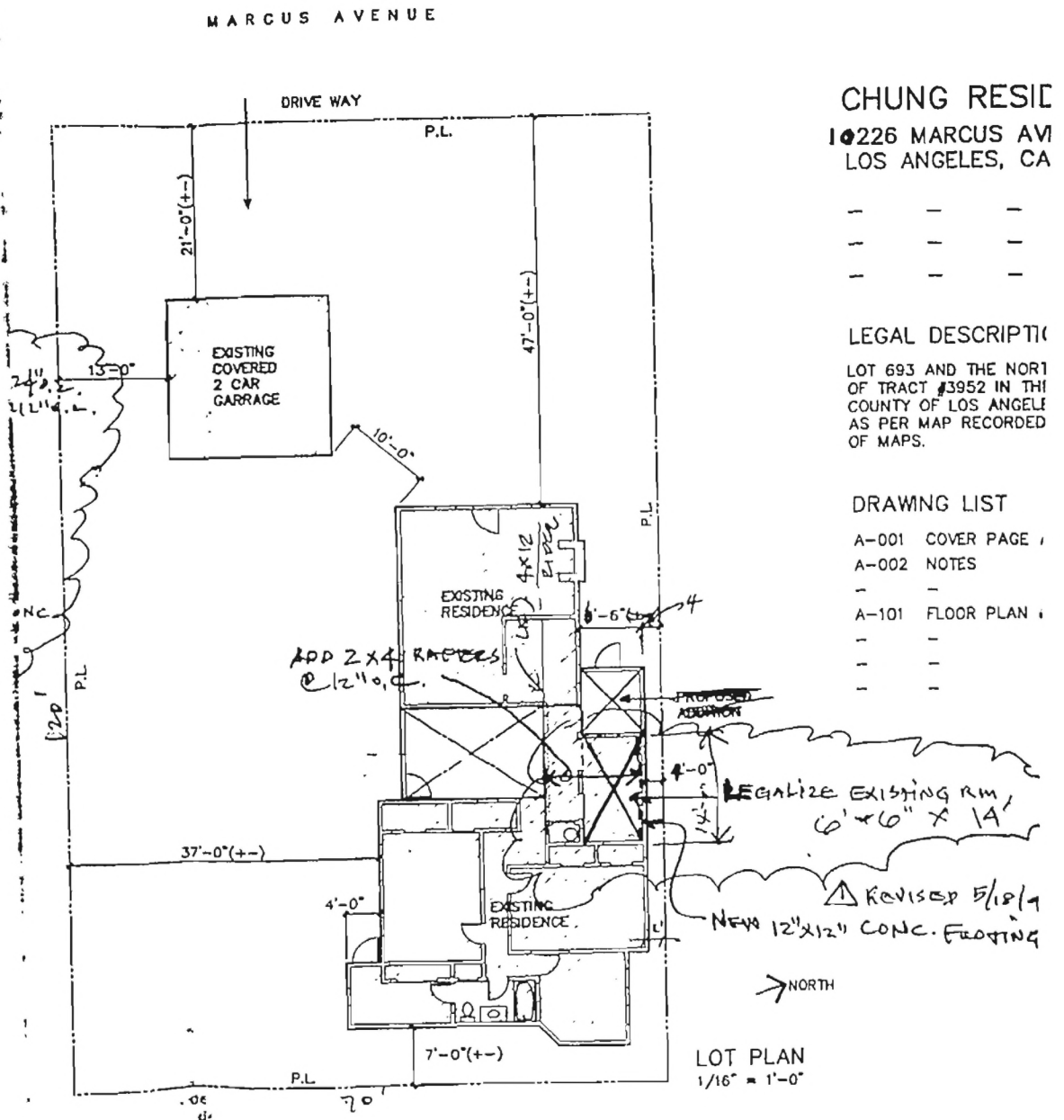
Date Signed

**Bldg---Addition**  
**1 or 2 Family Dwelling**  
**Over the Counter Permit**

City of Los Angeles - Department of Building and Safety

Plan Check #:  
Initiating Office: METRO  
Printed on: 05/19/99 13:14:44

# PLOT PLAN ATTACHMENT



1 6 3 7 0 2 0 0 4 3 5



10226 N Marcus Ave



Permit #:  
Plan Check #:  
Event Code:

08042 - 90000 - 21729

Printed: 11/10/08 05:20 PM

Plumbing 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION</b>	Issued On: 11/10/2008 Last Status: Issued Status Date: 11/10/2008
---	--	---

**1. PROPERTY OWNER**

Knott, Gary And Patricia

10226 Marcus Ave

TUJUNGA CA 91042

**2. APPLICANT INFORMATION** (Relationship: Net Applicant)

Michael Christensen -

675 S Glenwood Pl

BURBANK, CA 91506

(818) 549-0636

**3. TENANT INFORMATION**

**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME**

(C) Prc Mechanical

675 S Glenwood Place,

Burbank, CA 91506

**CLASS LICENSE#**

C36 311690

**PHONE#**

8185490636

**5. APPLICATION COMMENTS**

E-Permit paid by credit card, fax number-> (818)240-1492.

**6. DESCRIPTION OF WORK**

install 1 eqv

**7. COUNCIL DISTRICT:** 2

**8. APPLICATION PROCESSING INFORMATION**

PC OK By:

OK for Cashier:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

For Cashier's Use Only

W/O #: **84221729**

**NOTICE:** The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.

In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

**9. FEE INFORMATION** Inspection Fee Period

Permit Fee: **43.40**

INSPECTION TOTAL Plumbing	43.40
Permit Total	43.40
Permit Fee Subtotal Plumbing	40.00
Permit One Stop Surcharge	1.00
Permit Sys. Development Surcharge	2.40
Permit Issuing Fee	0.00

Payment Date: 11/10/08  
Receipt No: IN0501148983  
Amount: \$43.40

**10. FEE ITEM INFORMATION****WATER HEATERS AND GAS SYSTEMS**

Earthquake Valve (1) 16.00

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

**11. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C36** Lic. No.: **311690** Contractor: **PRC MECHANICAL**

**12. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **AIG CASUALTY COMPANY** Policy Number: **WC4990676**

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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

**13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

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

**14. CONSTRUCTION LENDING AGENCY DECLARATION**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): \_\_\_\_\_ Lender's address: \_\_\_\_\_

**15. FINAL DECLARATION**

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

**By signing below, I certify that:**

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

Print Name: **MICHAEL CHRISTENSEN** Sign: **Internet ePermit System Declaration** Date: **11/10/2008** ☒ Contractor ☐ Authorized Agent





Plumbing  
1 or 2 Family Dwelling  
Express Permit  
No Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR PLUMBING  
PLAN CHECK AND INSPECTION**

Issued On: 01/22/2013

Last Status: Issued

Status Date: 01/22/2013

**1. PROPERTY OWNER**

PARKER, DARLA AND

10226 MARCUS AVE

TJUNGA CA 91042

**2. APPLICANT INFORMATION** (Relationship: Not Applicant)

GRIGOR SIMONYAN

13400 SATICOY ST 25

NORTH HOLLYWOOD, CA 91605 (818) 982-6952

**3. TENANT INFORMATION****4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS LICENSE #****PHONE #**

(C) SIMONYAN GRIGOR INC

13400 SATICOY NORTH HOLLYWOOD, CA 91605 C36 915215

(818) 982-6952

**5. APPLICATION COMMENTS**

E-Permit paid by credit card, fax number-&gt; (818)982-1973.

**6. DESCRIPTION OF WORK**

Replace water heater in the same location.

**7. CHECKLIST ITEMS:****8. COUNCIL DISTRICT:** 2**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

For inspection requests, call toll-free (888) LA4BUILD (524-2845).

Outside LA County, call (213) 482-0000 or request inspections via [www.ladbs.org](http://www.ladbs.org).

To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 34201233

**NOTICE:**

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

**10. FEE INFORMATION**

Inspection Fee Period

Permit Fee: 59.40

INSPECTION TOTAL Plumbing	59.40
Permit Total	59.40
Permit Fee Subtotal Plumbing	55.00
Permit One Stop Surcharge	1.10
Permit Sys. Development Surcharge	3.30
Permit Issuing Fee	0.00

Payment Date: 01/22/13

Receipt No: ON13224

Amount: \$59.40

10226 N Marcus Ave  
13042 - 90000 - 01233

## 11. FEE ITEM INFORMATION

## WATER HEATERS AND GAS SYSTEMS

Water Heater and Vent (1) 28.00

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

## 12. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class C36 License No. 915215 Contractor SIMONYAN GRIGOR INC

## 13. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: TOWER SELECT INS CO Policy Number: WCC002130900

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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## 14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

## 15. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): \_\_\_\_\_ Lender's Address: \_\_\_\_\_

## 16. FINAL DECLARATION

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: GRIGOR SIMONYAN

Sign: Internet e-Permit System Declaration

Date: 01/22/2013



Contractor



Authorized Agent



# Historic Photographs

## Hardin House



Hardin House newly completed, 10226 N Marcus Avenue, 1921 (Photograph by Joseph Harry Lamson)



Hardin House before the tower, 10226 N Marcus Avenue, 1921 (Hardin Family Photograph)



Hardin House under construction, 10226 N Marcus Avenue, 1921 (Hardin Family Photograph)

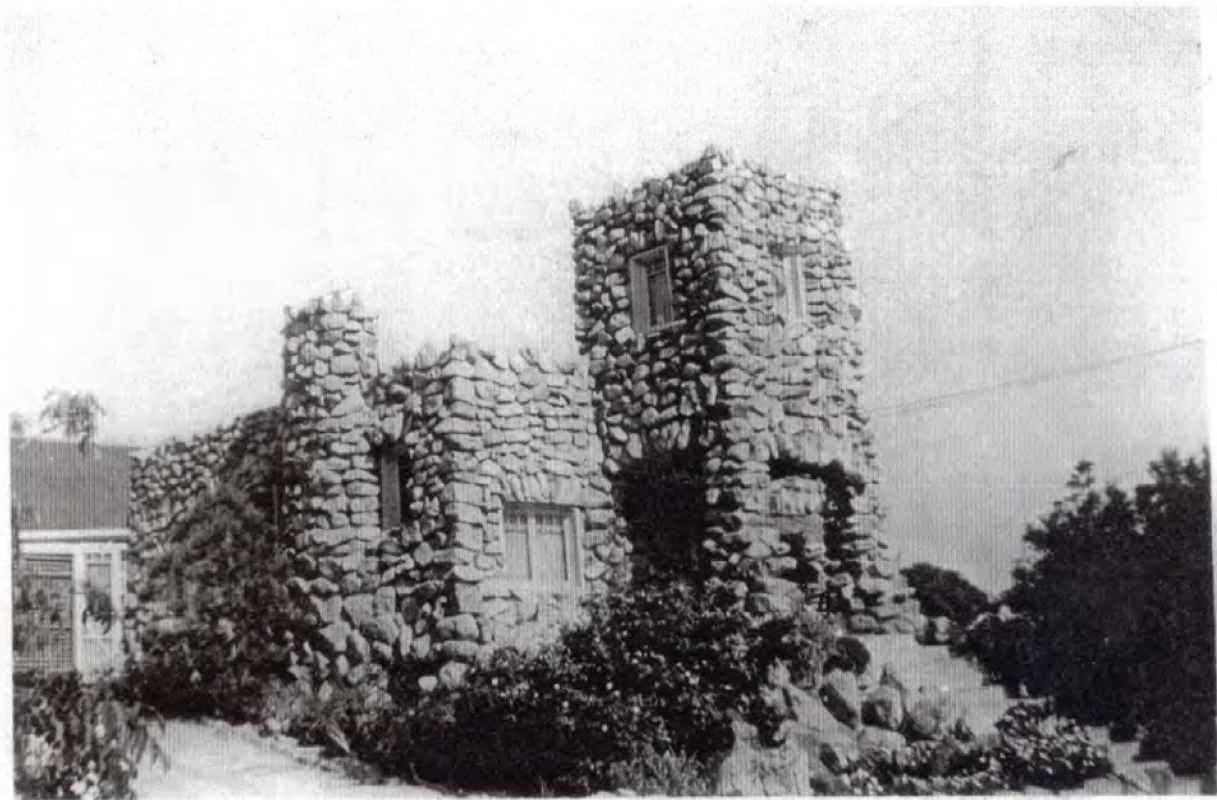


Hardin House with tower taking shape, 10226 N Marcus Avenue, 1921 (Hardin Family Photograph)





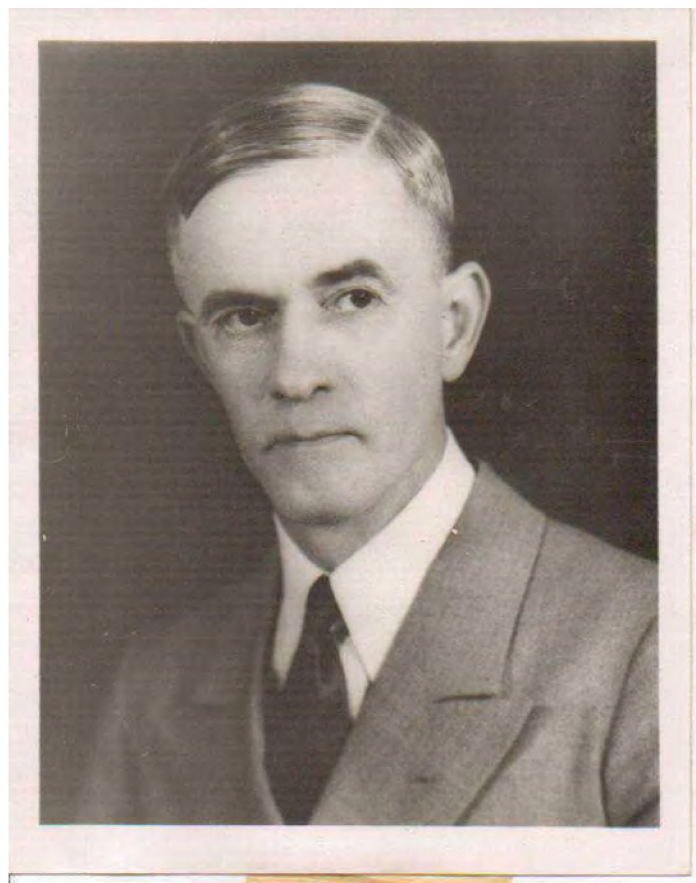
Hardin House newly completed, 10226 N Marcus Avenue, 1921 (Hardin Family Photograph)



Kurtz (Hardin) House, showing facade of rear house, 10226 N Marcus Avenue, circa 1945, (Photographer unknown)



Hardin House with, 10240 N Marcus Avenue, c1925 (Photographer unknown)



Floyd Barnes Hardin (1886-1971), Ancestry.com photo





# City of Los Angeles Department of City Planning

## 7/24/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

10226 N MARCUS AVE

### ZIP CODES

91042

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2008-2861-RFA

CPC-2004-7771-ICO

ORD-180197

ORD-129279

ENV-2008-2862-CE

ENV-2004-7772-CE

### Address/Legal Information

PIN Number	204B201 679
Lot/Parcel Area (Calculated)	4,795.8 (sq ft)
Thomas Brothers Grid	PAGE 504 - GRID B4
Assessor Parcel No. (APN)	2565021032
Tract	TR 3952
Map Reference	M B 43-61
Block	None
Lot	693
Arb (Lot Cut Reference)	None
Map Sheet	204B201

### Jurisdictional Information

Community Plan Area	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Area Planning Commission	North Valley APC
Neighborhood Council	Sunland-Tujunga
Council District	CD 7 - Monica Rodriguez
Census Tract #	1012.20000000
LADBS District Office	Van Nuys

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	R1-1-RFA
Zoning Information (ZI)	ZI-2394 Residential Floor Area: Sunland
General Plan Land Use	Low Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	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](https://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RFA: Residential Floor Area District	Sunland
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	No
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Low
High Quality Transit Corridor (within 1/2 mile)	No
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No

#### Assessor Information

Assessor Parcel No. (APN)	2565021032
Ownership (Assessor)	
Owner1	HEMING,DENE A
Address	10226 MARCUS AVE TUJUNGA CA 91042
Ownership (Bureau of Engineering, Land Records)	
Owner	PARKER, DARLA (ET AL)
Address	10226 MARCUS AVENUE TUJUNGA CA 91043
Owner	PARKER, DARLA (ET AL)
Address	6523 OLCUTT ROAD TUJUNGA CA 91043
APN Area (Co. Public Works)*	0.193 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$301,787
Assessed Improvement Val.	\$33,207
Last Owner Change	08/13/2020
Last Sale Amount	\$700,000
Tax Rate Area	13
Deed Ref No. (City Clerk)	8-438
	57391
	514904
	471994
	423743

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](https://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



	359816
	281771
	2092428
	1520432
	1129861
Building 1	
Year Built	1921
Building Class	C55A
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	1,734.0 (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: 2565021032]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

#### Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	Yes
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	Yes
Criterion 1 Protected Areas for Wildlife (PAWs)	No

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000

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](https://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

#### **Economic Development Areas**

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

#### **Housing**

Rent Stabilization Ordinance (RSO)	No [APN: 2565021032]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	2565021032
Address	10226 MARCUS AVE
Year Built	1921
Use Code	0100 - Residential - Single Family Residence
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes

#### **Public Safety**

Police Information	
Bureau	Valley
Division / Station	Foothill
Reporting District	1658
Fire Information	
Bureau	Valley
Battalion	12
District / Fire Station	74
Red Flag Restricted Parking	No



CASE SUMMARIES

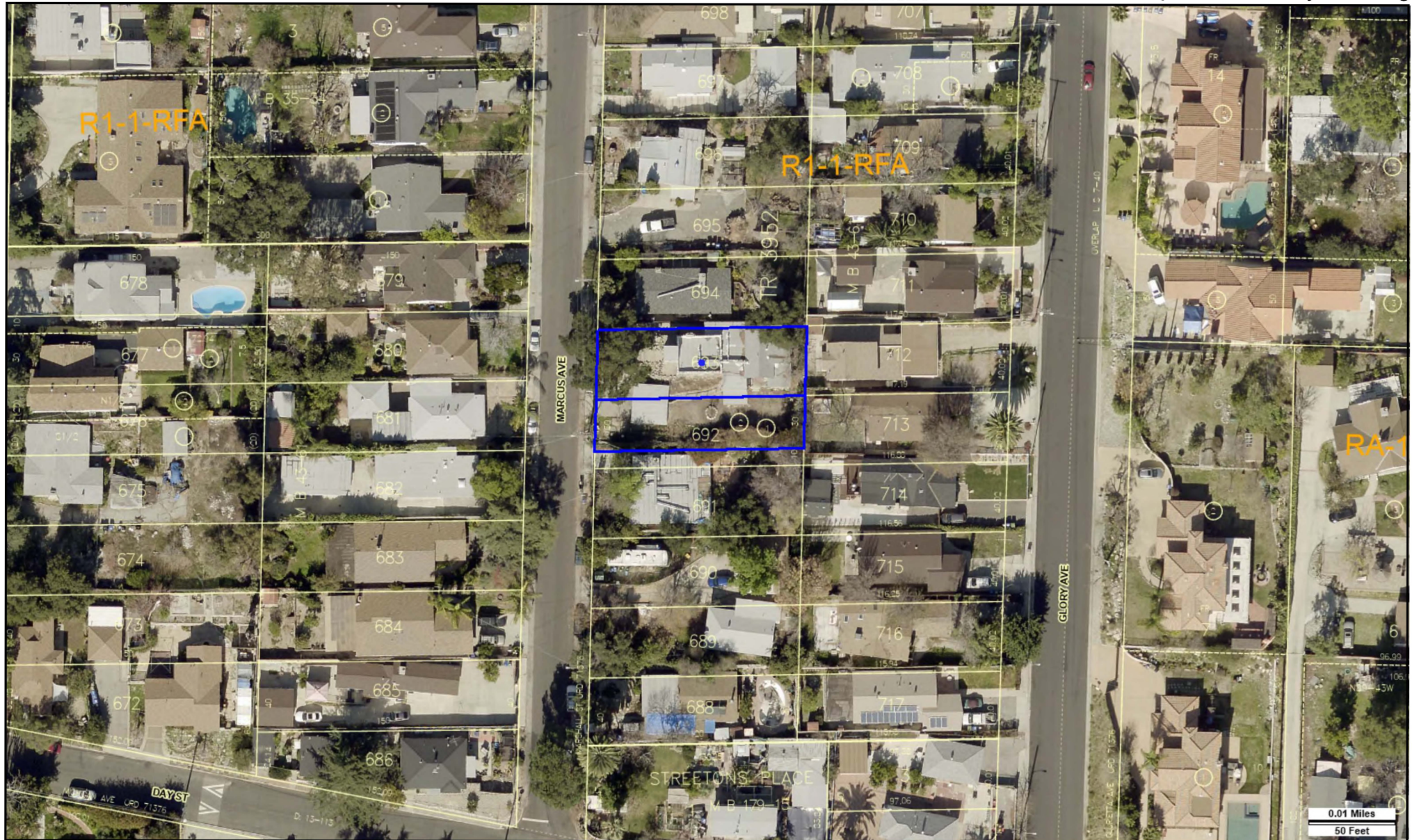
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2008-2861-RFA
Required Action(s):	RFA-RESIDENTIAL FLOOR AREA DISTRICT
Project Descriptions(s):	ESTABLISHMENT OF THE SUNLAND-TUJUNGA RESIDENTIAL FLOOR AREA (RFA) OVERLAY DISTRICT
Case Number:	CPC-2004-7771-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE (ICO) FOR THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL USES ON ALL RESIDENTIAL PROPERTIES ALONG THE AREA BOUNDED BY LOWELL AVENUE AND THE CITY LIMIT ON THE EAST, THE FOOTHILL FREEWAY ON THE SOUTHWEST, THE EASTERN EDGE OF BIG TUJUNGA WASH ON THE NORTHWEST, AND THE CITY LIMIT ON THE NORTH.
Case Number:	ENV-2008-2862-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ESTABLISHMENT OF THE SUNLAND-TUJUNGA RESIDENTIAL FLOOR AREA (RFA) OVERLAY DISTRICT
Case Number:	ENV-2004-7772-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INTERIM CONTROL ORDINANCE (ICO) FOR THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL USES ON ALL RESIDENTIAL PROPERTIES ALONG THE AREA BOUNDED BY LOWELL AVENUE AND THE CITY LIMIT ON THE EAST, THE FOOTHILL FREEWAY ON THE SOUTHWEST, THE EASTERN EDGE OF BIG TUJUNGA WASH ON THE NORTHWEST, AND THE CITY LIMIT ON THE NORTH.

DATA NOT AVAILABLE

ORD-180197  
ORD-129279





Address: 10226 N MARCUS AVE

APN: 2565021032

PIN #: 204B201 679

Tract: TR 3952

Block: None

Lot: 693

Arb: None

Zoning: R1-1-RFA

General Plan: Low Residential

