

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

FINDINGS

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

DISCUSSION OF FINDINGS

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 *“consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.”*

The designation of the Throop House as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

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