



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Dennis Slavin
Acting Director

October 17, 2017

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

38 October 17, 2017

LORI GLASGOW
EXECUTIVE OFFICER

**COUNTY HISTORIC LANDMARK DESIGNATION
PROJECT NO. 2017-003469 - (1)
CASE NO. RPPL2017005929
LANDMARK NOMINATION NO. 2
(FIRST SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

This action is to approve the designation of 717 East Baseline Road as a Los Angeles County Historic Landmark, as recommended by the Historical Landmarks and Records Commission (Landmarks Commission).

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project and;
2. Adopt a resolution designating the property located at 717 East Baseline Road, in the unincorporated community of West Claremont as a Los Angeles County Historic Landmark.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the County's historic landmark designation is to enhance and preserve the distinctive historic, architectural, and landscape characteristics which represent the County's cultural, social, economic, political, and architectural history, and provide for their continued preservation.

Implementation of Strategic Plan Goals

This action implements Strategic Plan Goal No. 2 (Foster Vibrant and Resilient Communities) by

preserving a historic resource which contributes to the historic fabric, and therefore the vibrancy, of the West Claremont community.

This action supports County Strategic Plan Goal No. 2 (Community Support and Responsiveness) by effectively planning and responding to economic, social, and environmental challenges. The designation of historic landmarks will maximize community outcomes by encouraging the preservation of important historical and cultural resources. The preservation of significant historic and cultural resources is an important aspect in community planning, and it plays an important economic role in the ongoing development of the County and its communities.

FISCAL IMPACT/FINANCING

There is no fiscal impact to the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Historic Preservation Ordinance

On September 1, 2015, the Board of Supervisors (Board) adopted the County Historic Preservation Ordinance (Ordinance). The Ordinance allows the Board, after review and recommendation by the Landmarks Commission and/or Regional Planning Commission (RPC), to designate property in the unincorporated territory as a County Historic Landmark or Historic District. The effect of designation bestows recognition that a property is significant in the history of the County, State or nation; it helps to protect and preserve the property from inappropriate alterations or demolition; and it makes the property eligible to participate in the Mills Act Program (a property tax reduction incentive program to promote the preservation/rehabilitation of designated properties).

Nominations of landmarks and historic districts come from private individuals and organizations, or they may originate with the Board or the Landmarks Commission.

The Landmarks Commission reviews each property (landmark and historic district) proposed for designation and makes a recommendation on its eligibility. RPC also reviews proposed historic districts for consistency with the General Plan. Ultimately, the Board has authority to designate a listing on the County Register.

The Ordinance also provides for a County of Los Angeles Register of Landmarks and Historic Districts. Once a property or district is designated, it will be added to the County Register. The Register is the official record of County designated property and it is maintained by the Landmarks Commission.

The McLeod House

The subject property, known as the McLeod House, meets designation criteria (County Code Section 22.52.3030.A.3): It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;

- The McLeod House satisfies the aforementioned criteria for the following reasons. First, the house embodies the distinctive characteristics of the Mid-Century modern architectural style which

was prevalent from 1933 to 1965 and characterized by clean simplicity and integration with nature and it retains sufficient integrity to convey its historical significance. The period of significance under this criterion is from 1954 to 1964. Second, the house represents the work of builder Ken McLeod and architects Fred McDowell and Rufus Turner, whose work is of significance in the area.

- The character defining features, as defined in County Code Section 22.52.3020.C., of the McLeod House's Mid-Century Modern architecture consist of: horizontal massing; indoor/outdoor connection; flat roof with wide overhanging eaves; direct expression of the structural system, wood post and beam; floor-to-ceiling windows; use of window walls and interior atriums; asymmetrical design; modest entryway with low ceiling; simple, geometric volumes; unornamented wall surfaces; clerestory windows; and open floor plan in the public areas of the house.
- The property retains sufficient integrity to convey its historical significance.

Recommendation by the Historical Landmarks and Records Commission

On July 28, 2017, the Landmarks Commission conducted a duly noticed public hearing to receive public testimony and to consider whether to recommend approval of the historic landmark designation. Staff presented a summary of the Staff Report and answered the Commission's questions. Mathew Berkeley; David Shearer, Director of Claremont Heritage; and Martin McLeod, son of Ken McLeod provided background information and testified in favor of designation. The Landmarks Commission closed the public hearing and adopted a resolution recommending that the Board find that the project is categorically exempt from the provisions of the CEQA, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation—Class 31) of CEQA; and adopt a resolution designating the subject property as a Los Angeles County Historic Landmark. The motion passed unanimously (3-0, 2 absent).

Consideration by the Board of Supervisors

Pursuant to County Code Section 22.52.3080.C, review by the Board is necessary to designate any property a Historic Landmark or Historic District. The Board, after receiving a recommendation of the Landmarks Commission, may adopt a resolution to approve or disapprove the designation. The resolution shall contain a description of the proposed Historic Landmark, location, and findings of fact supporting the designation.

Pursuant to County Code Section 22.52.3080.A.1, staff requested that the owner(s) certify in writing whether the owner(s) consents or does not consent to the landmark designation. John and Rebecca Salt submitted consent of designation, dated April 28, 2017.

Pursuant to County Code Section 22.52.3080.C.2, a public hearing held by the Board is not required if the property owner consents to landmark designation.

Procedures Upon Approval of the Recommendation

If the Board concurs with the recommendation of the Landmarks Commission and adopts the attached resolution designating the McLeod House as a County Historic Landmark, the Landmarks Commission will enter the McLeod House on the County Register as a Historic Landmark. Further, the Director of Regional Planning will record a "Notice of Landmark Designation" with the County Registrar-Recorder/County Clerk upon the effective date of the designation.

ENVIRONMENTAL DOCUMENTATION

The adoption of the Resolution is not a project requiring environmental review under CEQA, as such adoption constitutes administrative activities of the County that will not result in a direct or indirect physical change in the environment, pursuant to State CEQA Guidelines Section 15378(b)(5). Alternatively, the adoption of a historic landmark designation is categorically exempt from the provisions of the CEQA, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation—Class 31) of CEQA in that it provides, pursuant to the County's Historical Preservation Ordinance, that projects associated with a designated property will be limited in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposal will not have a significant impact on current services or projects.

For further information, please contact please contact Dean Edwards at (213) 974-6435 or dedwards@planning.lacounty.gov.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Dennis Slavin", written in a cursive style.

DENNIS SLAVIN
Acting Director

DS:MG:DE:lm

c: Executive Officer, Board of Supervisors
Chief Executive Office
County Counsel
Historical Landmarks and Records Commission

ATTACHMENT A
BOARD RESOLUTION

**RESOLUTION
LOS ANGELES COUNTY BOARD OF SUPERVISORS
DESIGNATION OF A PROPERTY AS A
LOS ANGELES COUNTY HISTORIC LANDMARK**

**Project No. 2017-003469-(1)
717 East Baseline Road
(The "McLeod House")**

WHEREAS, the Los Angeles County ("County") Board of Supervisors ("Board"), on October 17, 2017, in the matter of Project No. 2017-003469-(1), considered a recommendation by the County Historical Landmarks and Records Commission ("Landmarks Commission"), to designate a County Historic Landmark pursuant to Part 28 of Chapter 22.52 of the Los Angeles County Code ("County Code"); and

WHEREAS, the Board finds:

1. The subject property, hereinafter referred to as The McLeod House, is located at 717 East Baseline Road (Assessor's Parcel Number 8669-017-036), in the unincorporated community of West Claremont;
2. The McLeod House is a 2,500 square-foot single-story single-family residence located on .34 acres of land and includes a patio with planters and a pergola on the west side of the house, a covered patio and spiral staircase leading to a rooftop deck with pergola on the north side (rear), an atrium, front entrance and covered walkway on east side of the house that connects to the carport on the south side (front) of the property, and a storage shed on northwest side of the house;
3. The applicant and former property owner, Stacy James, filed a landmark nomination application on January 19, 2017;
4. A Grant Deed, dated February 16, 2017, transferred the subject property from Stacy James to John Salt and Rebecca Salt, who submitted consent of designation, dated April 28, 2017;
5. The Department of Regional Planning ("Regional Planning") filed a report dated July 24, 2017 with the Landmarks Commission that recommended that the Commission adopt a Resolution recommending that Board of Supervisors adopt a Resolution designating the McLeod House as a County Historic Landmark because it meets the significance criteria pursuant to section 22.52.3060.A of the County Code as substantiated by consulting architectural historian, ASM Affiliates, in their letter dated March 20, 2017;
6. Pursuant to section 22.52.3060.A of the County Code, a structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age and satisfies one or more significance criteria. The McLeod House is a structure that was built 1954, is 63 years of age and therefore meets the age criterion.

7. Pursuant to section 22.52.3060.A of the County Code, the property satisfies the significance criteria because "it embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located." The McLeod house:

A. Embodies the distinctive characteristics of the Mid-Century modern architectural style which was prevalent from 1933 to 1965 and characterized by clean simplicity and integration with nature. The house retains sufficient integrity to convey its historical significance. The period of significance is from 1954 to 1964; and

B. Represents the work of builder Ken McLeod and architects Fred McDowell and Rufus Turner, whose work is of significance in the community in which it is located;

8. Pursuant to County Code section 22.52.3080, the Landmarks Commission held a duly-noticed public hearing On July 28, 2017. Pursuant to the provision of County Code section 22.52.3190, the property owner was notified of the public hearing and the subject property was posted with a public hearing notice sign. No comments were received from the public prior to the public hearing regarding the proposed historic landmark designation.

9. During the public hearing, Regional Planning presented its report. Matthew Berkeley, the applicant's agent; David Shearer, Director of Claremont Heritage; and Martin McLeod, son of Ken McLeod provided background information and testified in favor of designation. Hearing no further testimony, based upon Regional Planning's report, public testimony and balance of the record presented to the Commission, Chair Sass made a motion that the Commission close the public hearing adopt a Resolution to recommend the Board of Supervisors adopt a Resolution designating the McLeod House a Los Angeles County Historic Landmark and find that the designation of a historic landmark is categorically exempt from California Environmental Quality Act (CEQA). Commissioner Duarte-White seconded the motion. The motion passed unanimously (3-0, 2 absent).

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

1. The project is categorically exempt from the provisions of CEQA, pursuant to section 15331 (Historical Resource Restoration/Rehabilitation—Class 31) of CEQA;

2. The property located at 717 East Baseline Road, in the unincorporated community of West Claremont is hereby designated as a Los Angeles County Historic Landmark;

3. Pursuant to County Code section 22.52.3020.C, the exterior character-defining features of the McLeod House consist of: midcentury-modern architecture; horizontal massing; flat roof with wide overhanging eaves; wood post and beam structural system; asymmetrical design; floor-to-ceiling windows; clerestory windows; sliding glass doors (some of which are replacements); board and batten exterior walls; front entry, covered pathway and carport; side patio, planters and pergola; stucco covered chimney; and side atrium;

4. A Certificate of Appropriateness is not required for any work involving or impacting the interior of the house, landscaping, storage shed, spiral staircase, rooftop deck and pergola, pursuant to County Code Section 22.52.3130.B.2;

5. Pursuant to County Code section 22.52.3130, a Certificate of Appropriateness is required before any work is undertaken involving or impacting the exterior character-defining features of the McLeod House; and

6. Pursuant to County Code section 22.52.3180, the effective date of this designation is October 17, 2017, and the decision of the Board is final.

The foregoing Resolution was adopted on the 17TH day of OCTOBER, 2017, by the Board of Supervisors of the County of Los Angeles.



LORI GLASGOW
Executive Officer-Clerk of the Board of
Supervisors of the County of Los Angeles

By: [Signature]
Deputy

APPROVED AS TO FORM:
MARY C. WICKHAM
County Counsel

By: [Signature]
Deputy

ATTACHMENT B
LANDMARKS COMMISSION RESOLUTION

**RESOLUTION
COUNTY OF LOS ANGELES
HISTORICAL LANDMARKS AND RECORDS COMMISSION
RECOMMENDATION ON THE DESIGNATION OF A PROPERTY AS A
LOS ANGELES COUNTY HISTORIC LANDMARK
PROJECT NO. 2017-003469-(1)
CASE NO. RPPL2017005929**

WHEREAS, the Historical Landmarks and Records Commission (hereinafter, the Commission) of the County of Los Angeles (hereinafter, the County) has conducted a duly noticed public hearing on July 28, 2017 in the matter of Project No. R2017-003469-(1), a nomination application to designate a County Landmark pursuant to Part 28 of Chapter 22.52 of the Los Angeles County Code (hereinafter, the County Code); and

WHEREAS, the Commission finds as follows:

1. The subject property (hereinafter, The McLeod House) is located at 717 East Baseline Road (Assessor's Parcel Number 8669-017-036), in the unincorporated community of West Claremont.
2. The McLeod House is a 2,500 square-foot single-story structure located on .34 acres of land. It consists of three bedrooms, two bathrooms, a living room, a family room, a den, a dining room, an interior atrium and a detached garage, carport and storage area. The house features post and beam construction and a bi-nuclear layout separating the public and private spaces on opposite ends of the home.
3. The applicant and former property owner, Stacy James, filed a landmark nomination application on January 19, 2017.
4. The applicant's agent, Matthew Berkley, submitted a Grant Deed, dated February 16, 2017 that transferred the subject property to John Salt and Rebecca Salt.
5. Pursuant to section 22.52.3080.A.1 of the County Code, Staff requested that the owner(s) certify in writing whether the owner(s) consents or does not consent to the landmark designation. John and Rebecca Salt submitted consent of designation, dated April 28, 2017.
6. Pursuant to section 22.52.3060.A of the County Code, a structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age and satisfies one or more significance criteria. The McLeod House is a structure that was built 1954, is 63 years of age and therefore meets the age criterion.
7. Pursuant to section 22.52.3060.A.3 of the County Code, the property also satisfies significance criteria because "It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located."

The McLeod House satisfies the aforementioned criteria for the following reasons. First, the house embodies the distinctive characteristics of the Mid-Century modern architectural style which was prevalent from 1933 to 1965 and characterized by clean simplicity and integration with nature, and it retains sufficient integrity to convey its

historical significance. The period of significance under this criterion is from 1954 to 1964. Second, the house represents the work of builder Ken McLeod and architects Fred McDowell and Rufus Turner, whose work is of significance in the community in which it is located.

8. The character defining features, as defined in County Code Section 22.52.3020.C., of the McLeod House's Mid-Century Modern architecture consist of: horizontal massing; indoor/outdoor connection; flat roof with wide overhanging eaves; direct expression of the structural system, wood post and beam; floor-to-ceiling windows; use of window walls and interior atriums; asymmetrical design; modest entryway with low ceiling; simple, geometric volumes; unornamented wall surfaces; clerestory windows; and open floor plan in the public areas of the house.
9. Pursuant to County Code Section 22.52.3130, a Certificate of Appropriateness is required before any work is undertaken involving or impacting the exterior or character-defining features of a designated County Historic Landmark.
10. Pursuant to the provision of County Code section 22.52.3190, the property owner was notified of the public hearing and the subject property was posted with a public hearing notice sign.
11. No comments were received from the public prior to the public hearing regarding the proposed historic landmark designation.
12. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to section 15331 (Historical Resource Restoration/Rehabilitation-Class 31) of CEQA relating to conservation of historical resources and will comply with all regulations and is not subject to any exceptions to the categorical exemption based upon the project records.
13. Pursuant to County Code section 22.52.3080.B.2, the Commission shall adopt a resolution recommending the Board of Supervisors approve the landmark designation, in whole or in part and with or without modifications; or adopt a resolution disapproving ~~the landmark designation and deny the nomination application.~~
14. On July 28, 2017, the Commission conducted a duly noticed public hearing to receive public testimony and to consider whether to recommend approval of the historic landmark designation. Staff presented a summary of the Staff Report and answered the Commission's questions. Matthew Berkeley, the applicant's agent; David Shearer, Director of Claremont Heritage; and Martin McLeod, son of Ken McLeod provided background information and testified in favor of designation.
15. Hearing no further testimony, based upon the presentations, staff report and photographs of the subject property as well as on the recommendation of staff and its historic resources consultant and balance of the record presented to the Commission, Chair Sass made a motion that the Commission close the public hearing, adopt a Resolution to recommend the Board of Supervisors designate the McLeod House a Los Angeles County Historic Landmark and find that the designation of a historic landmark is categorically exempt from CEQA. Commissioner Duarte-White seconded the motion. The motion passed unanimously (3-0, 2 absent).

NOW, THEREFORE, BE IT RESOLVED THAT, the Historical Landmarks and Records Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

Find that the project is categorically exempt from the provisions of the CEQA, pursuant to section 15331 (Historical Resource Restoration/Rehabilitation—Class 31) of CEQA; and

1. Adopt a resolution designating the property located at 717 East Baseline Road, in the unincorporated community of West Claremont, as a Los Angeles County Historic Landmark.

I hereby certify that the foregoing Resolution was adopted by a majority of the voting members of the Commission of the County on July 28, 2017.

VOTES

Yes: Commissioner Lucas, Vice Chair Duarte-White and Chair Sass

No: None

Abstain: None

Absent: Commissioners Paluszek and Sun



Chair Stephen J. Sass
Historical Landmarks and Records Commission
County of Los Angeles

ATTEST:



Olga J. Castañeda, Deputy Clerk
County of Los Angeles, Board of Supervisors
Secretary, Historical Landmarks and Records Commission

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By 

Deputy

MM:DE

ATTACHMENT C
LANDMARKS COMMISSION HEARING PACKAGE



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 24, 2017

TO: Historical Landmarks and Records Commission:
Stephen J. Sass, Chair
Yolanda Duarte-White, Commissioner
Elysha D. Paluszek, Commissioner
Mark F. Lucas, Commissioner
Ivy Sun, Commissioner

FROM: Dean Edwards 
Senior Regional Planning Assistant

JULY 28, 2017 HLRC MEETING
PROJECT NO. 2017-003469-(1) / CASE NO. RPPL2017005929
MCLEOD HOUSE LANDMARK NOMINATION
717 EAST BASELINE ROAD / 8669-017-036

REQUEST

County landmark designation is requested for the McLeod House ("McLeod House"), a single-family residence located at 717 East Baseline Road, in the unincorporated community of West Claremont.

DESCRIPTION

The McLeod House is a 2,500 square-foot single-story structure located on .34 acres of land. It consists of three bedrooms, two bathrooms, a living room, a family room, a den, a dining room, an interior atrium and a detached garage, carport and storage area. The house features post and beam construction and a bi-nuclear layout separating the public and private spaces on opposite ends of the home.

OWNER CONSENT

The applicant and property owner on the nomination application is Stacy James. Her agent, Matthew Berkley, submitted a Grant Deed, dated February 16, 2017 that transferred the subject property to John and Rebecca Salt. Pursuant to section 22.52.3080.A.1 of the Los Angeles County Code ("County Code"), Staff requested that the owner(s) certify in writing whether the owner(s) consents or does not consent to the landmark designation. John and Rebecca Salt submitted consent of designation, dated April 28, 2017.

EVALUATION

The County's historic preservation consultant, ASM Affiliates, Inc., prepared a letter (attached), dated March 20, 2017, evaluating the landmark nomination application for the subject property.

DESIGNATION CRITERIA

Section 22.52.060 of the County Code establishes the criteria for designation of a landmark. The subject property meets criterion A.3:

"A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and"..."It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;"

The McLeod house is a structure that was built 1954, is 63 years of age, and therefore meets the aforementioned criteria for type of historic resource and age.

The McLeod House embodies the distinctive characteristics of the Mid-Century modern architectural style which was prevalent from 1933 to 1965 and characterized by clean simplicity and integration with nature. Mid-Century architecture was frequently employed in residential structures with the goal of bringing modernism into America's post-war suburbs. This style emphasized creating structures with ample windows and open floor plans, with the intention of opening up interior spaces and bringing the outdoors in. Many Mid-century houses utilized then-groundbreaking post and beam architectural design that eliminated bulky support walls in favor of walls seemingly made of glass. Function was as important as form in Mid-Century designs, with an emphasis placed specifically on targeting the needs of the average American family.

ASM's letter states that "the McLeod House possesses many character defining features of Mid-Century Modern architecture, which date either to its original date of construction in 1954 or when it was renovated in 1964. Specifically, the following features are typical for this style and period of architecture, and make it eligible under criterion A.3:

- Horizontal massing;
- Indoor/outdoor connection;
- Flat roof with wide overhanging eaves;
- Direct expression of the structural system, wood post and beam;
- Floor-to-ceiling windows;
- Use of window walls and interior atriums;
- Asymmetrical design;
- Modest entryway with low ceiling;
- Simple, geometric volumes;
- Unornamented wall surfaces;
- Clerestory windows; and
- Open floor plan in the public areas of the house"

Architectural photographer Julius Schulman documented the McLeod House for the January 1963 issue of Sunset Magazine as well as the Home & Garden section of the Pomona Progress

Bulletin. The McLeod House represents the work of builder Ken McLeod and architects Fred McDowell and Rufus Turner, whose work is of significance in the area.

With design influence from his wife, a landscape architect, the house was designed and built by Ken McLeod as a residence for himself and his family who resided at the house from 1954 until 1964. McLeod's career as a local builder began after his military service during World War II, when he returned to southern California, and more specifically, the Pomona Valley. He practiced in the Claremont area, where he lived, as well as the larger metropolitan Los Angeles area. He served as Richard Neutra's contractor for a house he designed in the Padua Hills area of Claremont, and McLeod built and remodeled about a dozen other Modern-style houses in that neighborhood.

Fred McDowell was at the architect of record of the house who worked briefly with Richard Neutra before forming a long-lasting professional partnership with architect Theodore Criley. McDowell-designed homes and buildings located throughout Southern California, including Claremont. Some of his larger projects include post and beam style homes in the Claraboya neighborhood of Claremont, developing the Pitzer College master plan, and designing the Claremont United Church of Christ sanctuary, which received a national award from the Church Guild of America.

Rufus Turner was the architect of the 1960's renovation of the house. He worked with noted tile and mosaic artist Millard Sheets, renowned in southern California for his Home Savings & Loan buildings, with which Turner assisted. Rufus Turner founded his own studio in Claremont, Rufus Turner & Associates, which focused on architecture and interior design. For 50 years Turner & Associates became well known around Claremont and Southern California for its excellence in residential, commercial, and institutional properties. Turner has received numerous design awards for the cities of Claremont, Ontario, La Verne, and Alumni Association of the University Of La Verne College Of Law for his work in the area.

HISTORICAL INTEGRITY

Modifications

After the McLeod's sold the home to the second owner, sometime in 1963 or 1964, there was a fire in the living area that necessitated renovation. The following renovations were made at that time:

- The fireplace was moved from the north to the south wall of the living room, offering an open view to the back yard and mountains through a floor-to-ceiling glass wall;
- The slightly pitched shed roof was replaced with a flat roof which raised the height of the living room, kitchen and family room.
- A fireplace was added to the west wall of the family room.

The third owner made the following additional renovations sometime in the 1970's:

- A roof deck with spiral staircase was added;
- The kitchen was remodeled and a wall added between the new kitchen and existing dining room;
- The wall between the family room and bedroom was removed, converting the bedroom to a den (now used as an additional dining space); and
- A stained glass window was added to the bathroom.

The following modifications were made at an unknown time:

- Clearstory windows that opened were replaced with plate glass windows;
- Cork flooring was either covered or replaced by carpeting;
- A sliding glass door was added and louvre windows were removed from the master bedroom; and
- Some of the light fixtures were updated.

Aspects of Integrity

ASM's letter states, "Integrity is the ability of a property to convey its significance. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
- Materials are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
- Association is the direct link between the important historic event or person and a historic property."

Analysis

ASM letter states that they considered whether the house retains integrity to the period of significance from 1954 to 1964 and provided the following evaluation. "The house is still located in the original location. Although there have been some changes to the setting, they are largely to the south, which is a primary view-shed for the property, and so it still retains good integrity of setting. The majority of the materials in the house appear to date to either 1954 or 1964, perhaps with the exception of the kitchen. The design and workmanship of McLeod and Turner has not significantly been altered (the most significant alterations were undertaken by Turner during the period of significance); as such, the building retains high integrity in these two aspects. Finally, the building retains high integrity of feeling and association—it still conveys the feeling of a Mid-Century Modern design, and is recognizable to those who lived in it during the period of significance. As the building retains all seven aspects of integrity in varying degree, the building therefore, retains overall integrity."

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt (Class 31 – Historical Resource Restoration/Rehabilitation) from the reporting requirements of the California Environmental Quality Act (CEQA) because it is a request to designate a Historic Landmark and preserve the historical resource in a manner which is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

PUBLIC NOTIFICATION

Notice of the public hearing was provided pursuant to County Code section 22.52.3190 and as follows: notice of the hearing was mailed to owners of the subject property and to interested persons, including those on the Zoned District's courtesy list. Additionally, a notice of public hearing sign was posted at the subject property for a period of thirty days prior to the scheduled date of the public hearing. Case-related materials were published to the Department of Regional Planning's website.

PUBLIC COMMENTS

To date, no comments have been received from the public.

RECOMMENDATION

Staff concurs with ASM's findings and recommends that the HLRC adopt a resolution recommending that the County Board of Supervisors designate a single-family residence located at 717 East Baseline Road in the unincorporated community of West Claremont as a County landmark, pursuant to section 22.52 of the County Code, and find the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation–Class 31)

SUGGESTED MOTION

I move that the Historical Landmarks and Records Commission close the public hearing; adopt a resolution recommending that the County Board of Supervisors designate a single-family residence located at 717 East Baseline Road in the unincorporated community of West Claremont as a County landmark, pursuant to section 22.52 of the County Code, and find the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation–Class 31); and direct staff to give notice of its action and transmit the Commission recommendation with an appropriate resolution to the Board of Supervisors.

Questions or comments regarding this item may be directed to Dean Edwards at dedwards@planning.lacounty.gov or (213) 974-6435.

MM:DE

c: Executive Officer-Clerk of the Board of Supervisors

McLeod House Landmark Nomination

Page 6

Attachments:

- A. Draft Resolution
- B. Vicinity Map
- C. Site Plan
- D. Photos
- E. ASM Affiliates Letter

ATTACHMENT A
DRAFT RESOLUTION

**DRAFT RESOLUTION
COUNTY OF LOS ANGELES
HISTORICAL LANDMARKS AND RECORDS COMMISSION
RECOMMENDATION ON THE DESIGNATION OF A PROPERTY AS A
LOS ANGELES COUNTY HISTORIC LANDMARK
PROJECT NO. 2017-003469-(1)
CASE NO. RPPL2017005929**

WHEREAS, the Historical Landmarks and Records Commission (hereinafter, the Commission) of the County of Los Angeles (hereinafter, the County) has conducted a duly noticed public hearing on July 28, 2017 in the matter of Project No. R2017-003469-(1), a nomination application to designate a County Landmark pursuant to Part 28 of Chapter 22.52 of the Los Angeles County Code (hereinafter, the County Code); and

WHEREAS, the Commission finds as follows:

1. The subject property (hereinafter, The Mcleod House) is located at 717 East Baseline Road (Assessor's Parcel Number 8669-017-036), in the unincorporated community of West Claremont.
2. The Mcleod House is a 2,500 square-foot single-story structure located on .34 acres of land. It consists of three bedrooms, two bathrooms, a living room, a family room, a den, a dining room, an interior atrium and a detached garage, carport and storage area. The house features post and beam construction and a bi-nuclear layout separating the public and private spaces on opposite ends of the home.
3. The applicant and former property owner, Stacy James, filed a landmark nomination application on January 19, 2017.
4. The applicant's agent, Matthew Berkley, submitted a Grant Deed, dated February 16, 2017 that transferred the subject property to John Salt and Rebecca Salt.
5. Pursuant to section 22.52.3080.A.1 of the County Code, Staff requested that the owner(s) certify in writing whether the owner(s) consents or does not consent to the landmark designation. John and Rebecca Salt submitted consent of designation, dated April 28, 2017.
6. Pursuant to section 22.52.3060.A of the County Code, a structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age and satisfies one or more significance criteria. The Mcleod House is a structure that was built 1954, is 63 years of age and therefore meets the aforementioned requirement for type of historic resource and age.
7. Pursuant to section 22.52.3060.A.3 of the County Code, the property satisfies significance criterion, "It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located."

The Mcleod House satisfies the aforementioned criteria for the following reasons. First, the house embodies the distinctive characteristics of the Mid-Century modern architectural style which was prevalent from 1933 to 1965 and characterized by clean

simplicity and integration with nature and it retains sufficient integrity to convey its historical significance. The period of significance under this criterion is from 1954 to 1964. Second, the house represents the work of builder Ken McLeod and architects Fred McDowell and Rufus Turner, whose work is of significance in the area.

8. The character defining features, as defined in County Code Section 22.52.3020.C., of the McLeod House's Mid-Century Modern architecture consist of: horizontal massing; indoor/outdoor connection; flat roof with wide overhanging eaves; direct expression of the structural system, wood post and beam; floor-to-ceiling windows; use of window walls and interior atriums; asymmetrical design; modest entryway with low ceiling; simple, geometric volumes; unornamented wall surfaces; clerestory windows; and open floor plan in the public areas of the house.
9. Pursuant to County Code Section 22.52.3130, a Certificate of Appropriateness is required before any work is undertaken involving or impacting the character-defining features of a designated County Historic Landmark.
10. Pursuant to the provision of County Code section 22.52.3190, the property owner was notified of the public hearing and the subject property was posted with a public hearing notice sign.
11. No comments were received from the public prior to the public hearing regarding the proposed historic landmark designation.
12. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to section 15331 (Historical Resource Restoration/Rehabilitation--Class 31) of CEQA.
13. Pursuant to County Code section 22.52.3080.B.2, the Commission shall adopt a resolution recommending the Board of Supervisors approve the landmark designation, in whole or in part and with or without modifications; or adopt a resolution disapproving the landmark designation and deny the nomination application.
14. On July 28, 2017, the Commission conducted a duly noticed public hearing to receive public testimony and to consider whether to recommend approval of the historic landmark designation. Staff provided a brief summary presentation and recommended approval of the designation.

NOW, THEREFORE, BE IT RESOLVED THAT, the Historical Landmarks and Records Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to section 15331 (Historical Resource Restoration/Rehabilitation--Class 31) of CEQA; and
2. Adopt a resolution designating the property located at 717 East Baseline Road, in the unincorporated community of West Claremont, as a Los Angeles County Historic Landmark.

ACTION DATE: July 28, 2017

Continued on next page.

RESOLUTION
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PROJECT NO. 2017-003469-(1)
CASE NO. RPPL2017005929

VOTES

Yes:

No:

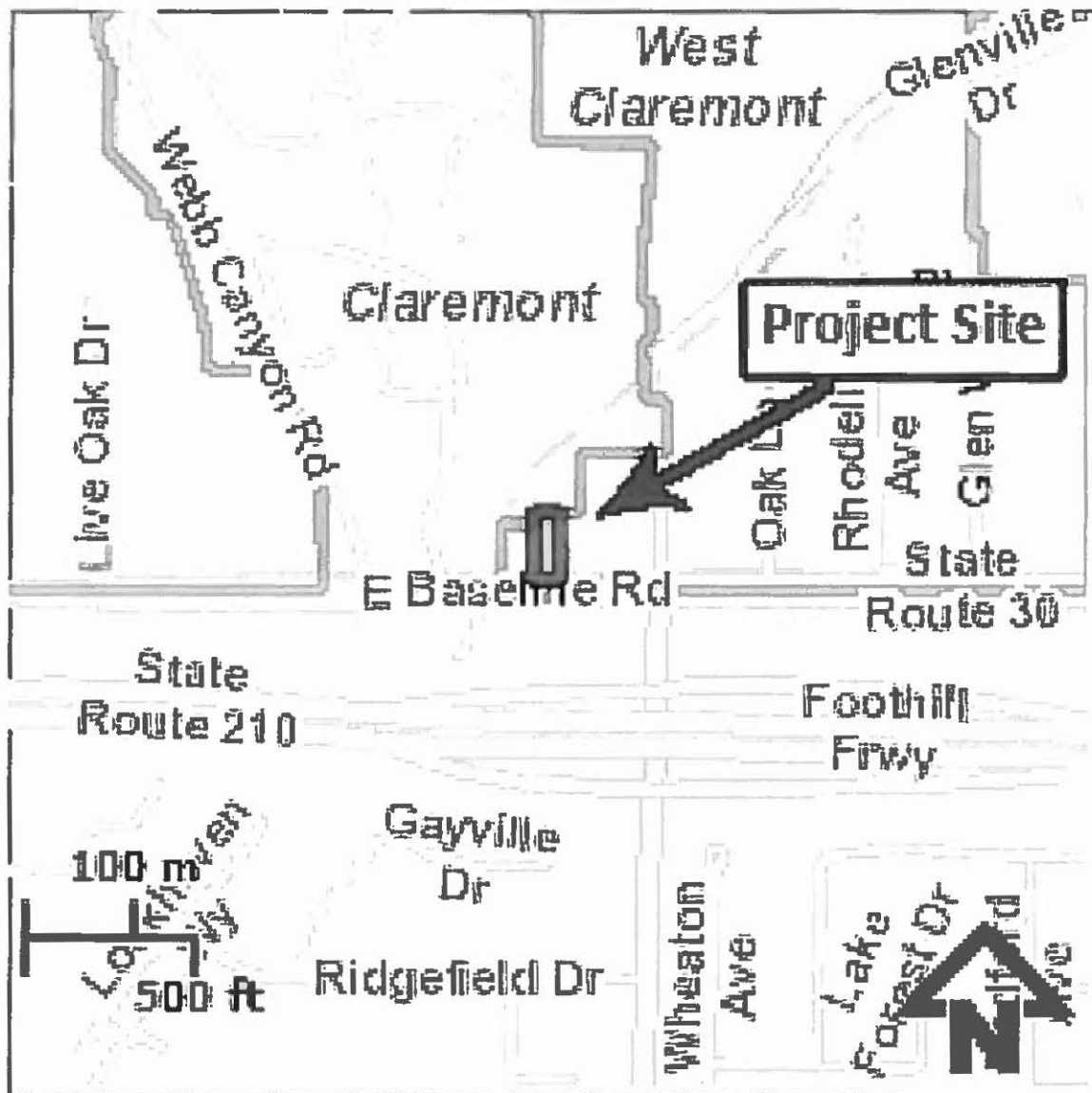
Abstain:

Absent:

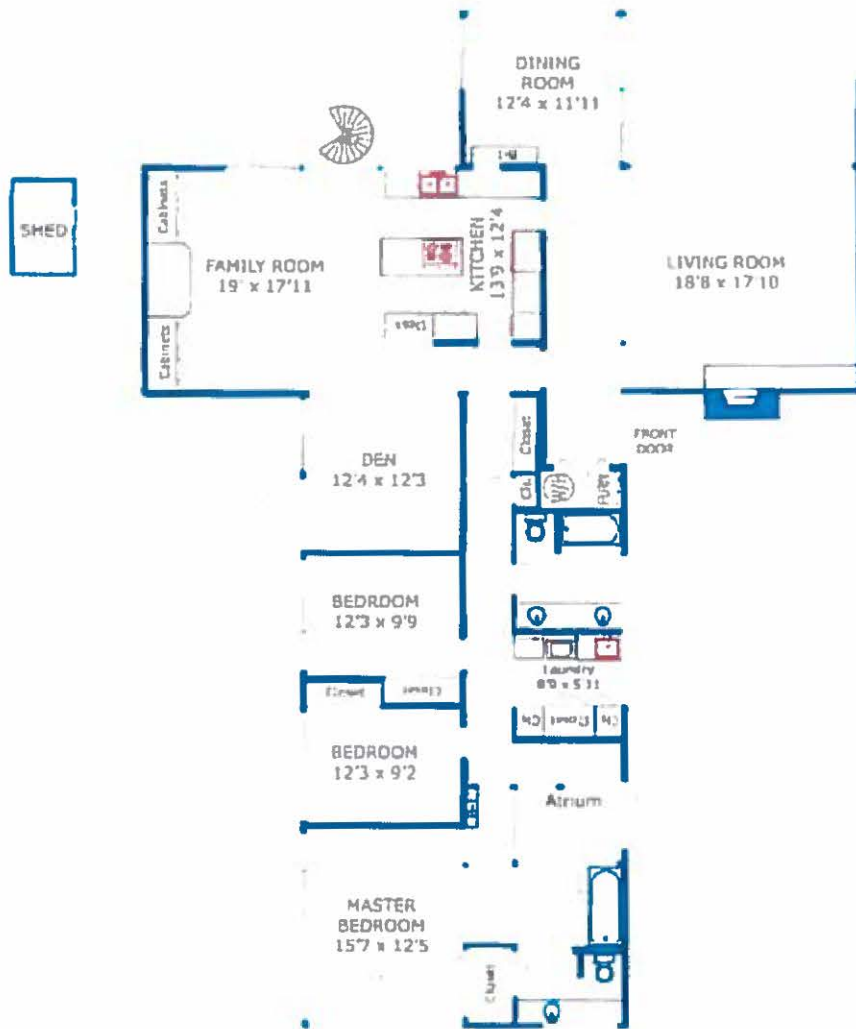
MM:DE

ATTACHMENT B

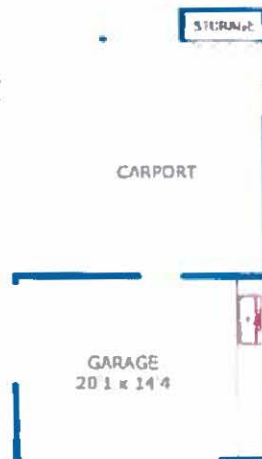
VICINITY MAP - 717 EAST BASELINE ROAD



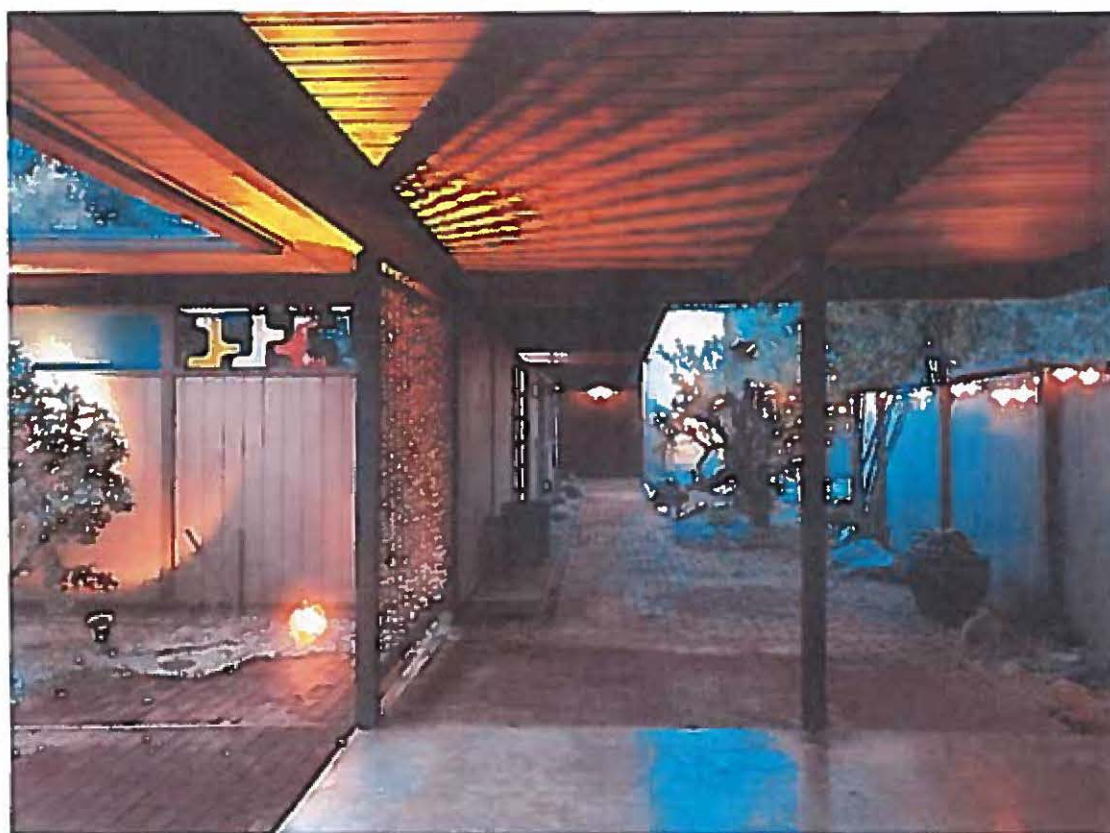
ATTACHMENT C - SITE PLAN

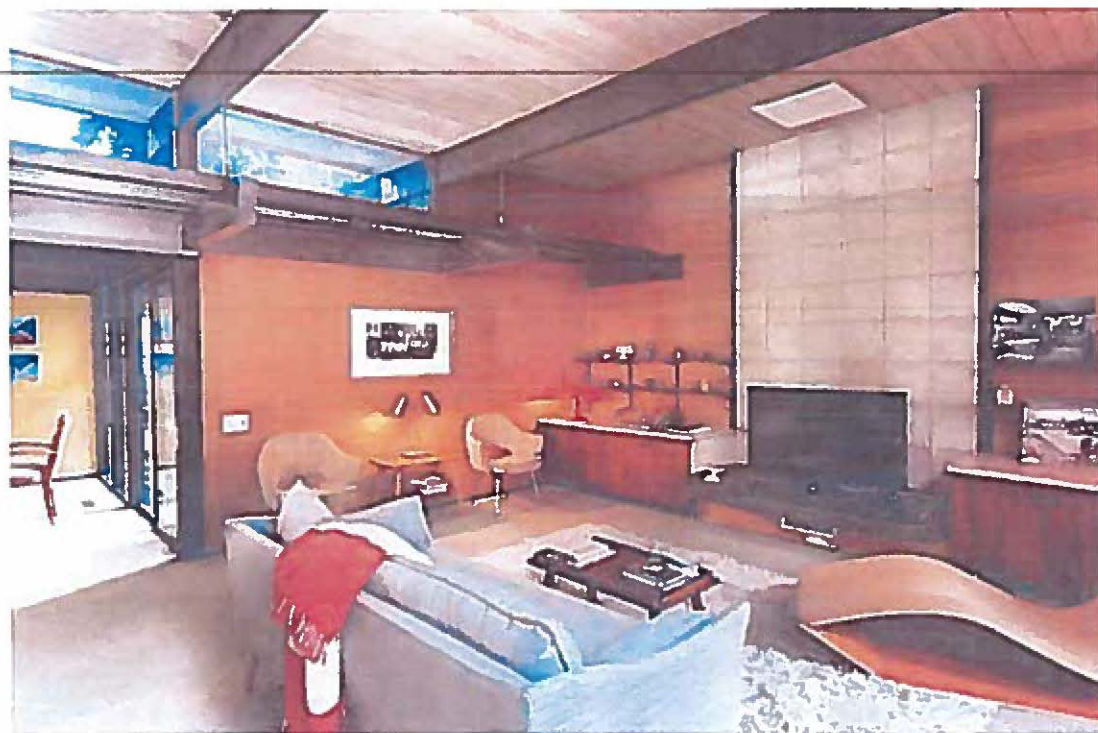


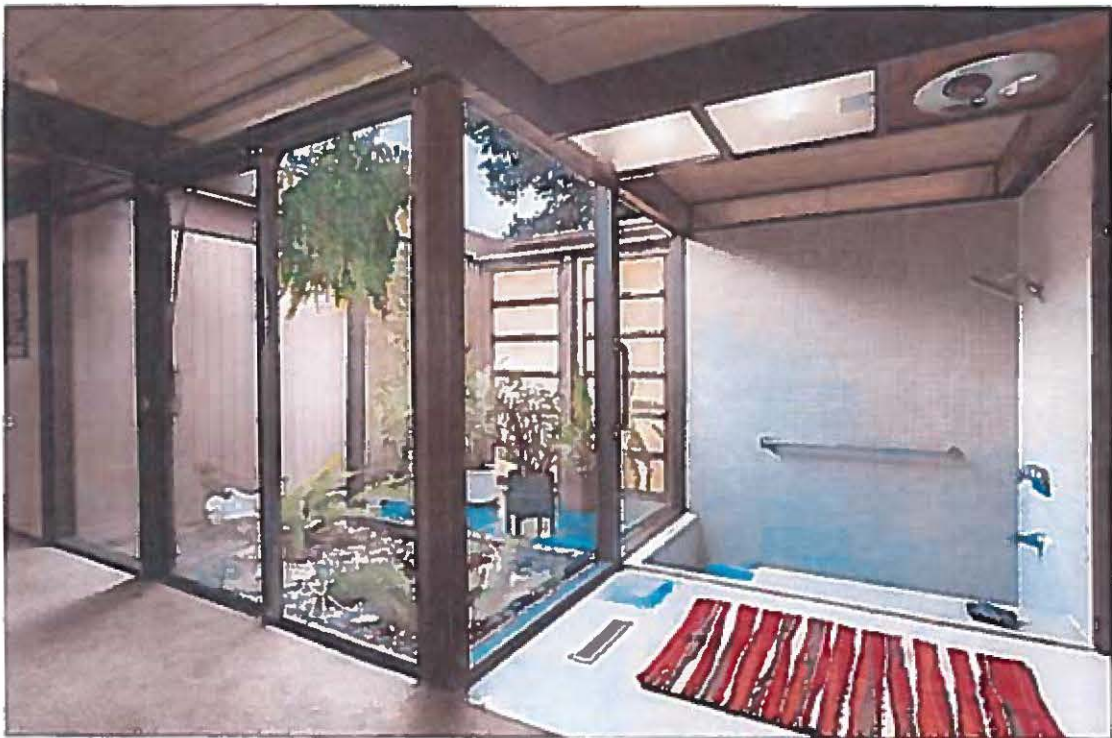
717 East Baseline Road, Claremont

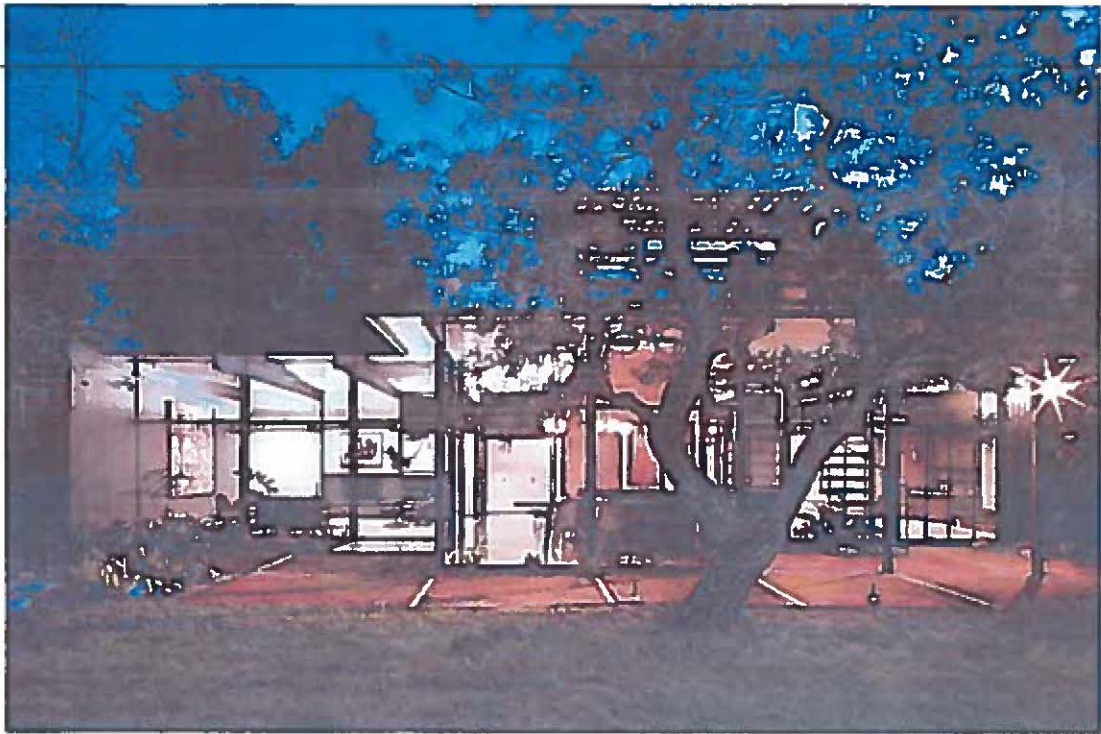
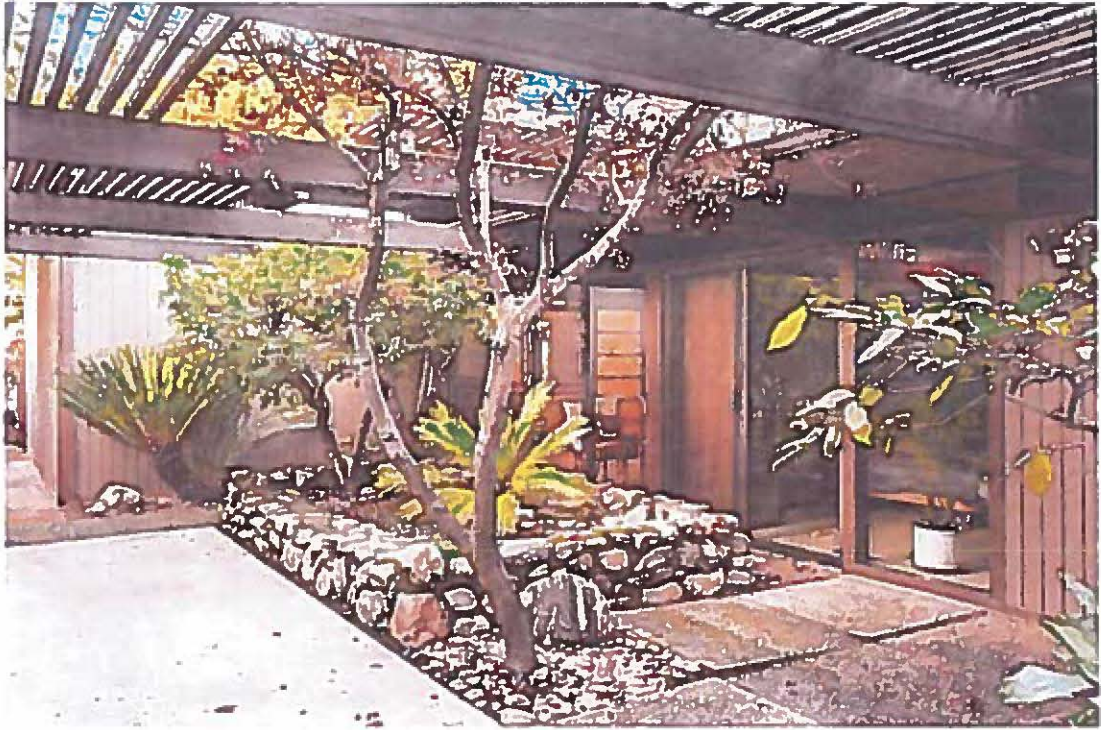


ATTACHMENT D
PHOTOS









ATTACHMENT E
ASM AFFILIATES LETTER



March 20, 2017

Dean Edwards
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

**Peer Review of County Landmark Application for the McLeod House at 717 E. Baseline Road,
Claremont, California**

Dear Mr. Edwards:

This memo provides the results of a review of the landmark application filed for the McLeod House at 717 E. Baseline Road in the Claremont community of Los Angeles County (County).

Introduction

In 2015, the County of Los Angeles enacted a Historic Preservation Ordinance establishing a County Register of Landmarks and Historic Districts with the intention of recording and maintaining an inventory of County historical resources, with nominations to be reviewed by a Landmarks Commission and approved by the Board of Supervisors (Ord. 2015-0033 § 3, 2015). Accordingly, ASM prepared this memo to document our peer review of the nomination submitted to register the McLeod House, a single-family residence at 717 E. Baseline Road in the community of Claremont, County of Los Angeles, California. Included in this memo are methodology, summary of the history of the property, County landmark criteria, and findings of our review.

Methodology

ASM architectural historians Shannon Davis and Marilyn Novell conducted a site visit to inspect the property on February 28, 2017. No additional research was conducted by ASM, and this review is based solely on the site visit and the information provided in the landmark application for the property, as well as some supplemental information provided by Claremont Heritage. Specifically, Claremont Heritage provided the oral history conducted with Ken McLeod in 2005, and copies of journal/newspaper articles featuring the home and/or McLeod. ASM reviewed several photographs provided by the applicant that date to approximately 1980, as well as the 1962 Schulman photographs. McLeod's son, Martin McLeod, was also present for the site visit and shared personal recollections.

Summary of McLeod House History

The single-family residence at 717 E. Baseline Road (APN 8669-017-036), located in unincorporated Los Angeles County in the Claremont vicinity, is approximately 2,500 square feet sitting on .34 acre of land. 717 E. Baseline Road was designed and built by Ken McLeod as his personal single-family residence. McLeod's career as a local builder began after his military service during World War II, when he returned to southern California, and more specifically, the Pomona Valley. He practiced in the Claremont area, where he lived, as well as the larger metropolitan Los Angeles area. He served as Richard Neutra's contractor for a house he designed in the Padua Hills area of Claremont, and McLeod built and remodeled about a dozen other Modern-style houses in that neighborhood. McLeod designed his own home based on his years of experience building homes, with influence from his wife, a landscape architect, and worked with local architect Fred McDowell to draft and sign the project blueprints.

The McLeod house was photographed by famous architectural photographer Julius Schulman in 1962, for the January 1963 issue of *Sunset Magazine*, which also included the 1954 floorplan of the house. Schulman's photographs also were published in the local *Pomona Progress Bulletin*, bringing local and national recognition of the Mid-Century Modern design of the building.

In 1964, the McLeods sold the house. Shortly thereafter, a fire destroyed some of the interior, and the new owners undertook a renovation, hiring local Modern-style architect Rufus Turner. Turner worked with noted tile and mosaic artist Millard Sheets, renowned in southern California for his Home Savings & Loan buildings, with which Turner assisted.

Public Records

No public records were provided to confirm the dates of completion, renovation, or ownership of the McLeod House. The Los Angeles County Assessor's database lists a date of construction of 1954 with an effective date of 1964 (likely reflecting the renovation date). It is unclear if these are the only dates of record, or if the deeds, Assessor's Building Records, permits, water records, plans, or *Southwest Builder and Contractor* were researched/obtained.

Criteria for Evaluation

The County of Los Angeles Landmark Criteria are outlined in the Historic Preservation Ordinance. These criteria closely parallel guidelines established by the National Park Service and the California Office of Preservation for determination of eligibility for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR), respectively. In addition, the seven aspects of integrity, as defined by the NRHP (National Park Service 1998), are applied to ensure that the property is able to convey its historical significance. County of Los Angeles Landmark Criteria and National Park Service integrity guidelines are described in this section.

County of Los Angeles Landmark Criteria

Criteria for Designation of Landmarks and Historic Districts (Part 28 of Chapter 22.52.3060 of the Los Angeles County Code of Ordinances (Ord. 2015-0033 § 3, 2015; referred to herein as the Historic Preservation Ordinance) are as follows:

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- A. A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and satisfies one or more of the following criteria:
1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located;
 2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located;
 3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;
 4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located;
 5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;

6. If it is a tree, it is one of the largest or oldest trees of the species located in the County; or
 7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with an historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.
- B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in subsection A of this Section, and exhibits exceptional importance.
- C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under subsections A or B of this Section.
- D. Historic districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as an historic district if all of the following requirements are met:
1. More than 50 percent of owners in the proposed district consent to the designation;
 2. The proposed district satisfies one or more of the criteria set forth in subsections A.1 through A.5, inclusive, of this Section; and
 3. The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

Historical Integrity

Integrity is the ability of a property to convey its significance. The National Park Service publication *How to Apply the National Register Criteria for Evaluation* (National Park Service 1997) establishes how to evaluate the integrity of a property. The evaluation of integrity must be grounded in an understanding of a property's physical features and how they relate to the concept of integrity. Determining which of these aspects is most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.

6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
7. **Association** is the direct link between the important historic event or person and a historic property (National Park Service 1997:44-45).

Finding of Review

Based on the information provided, our site visit, and review of subsequent information provided by Claremont Heritage, ASM concurs with the applicant and nomination that the McLeod House is historically significant, and eligible for local designation. In accordance with the nomination, ASM concurs that the house is a good local representation of the theme of Architecture, and more specifically the Mid-Century Modern style, because it embodies the distinctive characteristics of the work of a local master builder, Ken McLeod. The period of significance, 1954-1964, reflects both the original construction and design of the house by McLeod, and the subsequent redesign of the building by Rufus Turner, as the changes to the original design continue to reflect the attributes of Mid-Century Modern style. The McLeod House possesses many character-defining features of Mid-Century Modern architecture, which date either to its original date of construction in 1954 or the 1964 renovation. Specifically, the following features are typical for this style and period of architecture, and make it eligible under Criterion A.3:

- Horizontal massing
 - Indoor/outdoor connection
 - Flat roof with wide overhanging eaves
 - Direct expression of the structural system, wood post and beam
 - Floor-to-ceiling windows
 - Use of window walls and interior atriums
 - Asymmetrical design
 - Modest entryway with low ceiling
 - Simple, geometric volumes
 - Unornamented wall surfaces
-
- Clerestory windows
 - Open floor plan in the public areas of the house

In comparison to other Mid-Century Modern buildings in the Claremont area (including the City of Claremont), the McLeod House is a good representation of this style within the local context. Other local examples of Mid-Century Modern architecture include: the Huntly Bookstore, Garrison Theater, Library Complex (Harvey Mudd College), Claremont United Methodist, US Bank, Claremont School of Theology, the McIntosh House, and Ninneman House.

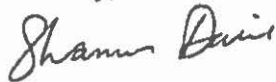
ASM considered whether the house retains integrity to the period of significance. The house is still located in the original location. Although there have been some changes to the setting, they are largely to the south, which is a primary viewshed for the property, and so it still retains good integrity of setting. The majority of the materials in the house appear to date to either 1954 or 1964, perhaps with the exception of the kitchen. The design and workmanship of McLeod and Turner has not significantly been altered (the most significant alterations were undertaken by Turner during the period of significance); as such, the building retains high integrity in these two aspects. Finally, the building retains high integrity of feeling and association—it still conveys the feeling of a Mid-Century Modern design, and is recognizable to those who lived in it during the period of significance. As the building retains all seven aspects of integrity in varying degree, the building therefore, retains overall integrity.

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Although the applicant requests eligibility under local Criterion A.2 and A.3, ASM recommends that it is only eligible under A.3. The argument made for Criterion A.2 applies to Mr. McLeod, who was a contractor/builder. Buildings that represent the work of a significant builder should be considered under Criterion A.3, which includes "the work of an architect, designer, engineer, or builder whose work is of significance." An argument for Criterion A.2 would only apply to individuals significant in history for areas other than architecture or design.

Please contact me as needed, if you have questions or would like clarification.

Sincerely,



Shannon Davis
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References

National Park Service, National Register of Historic Places
1997 *How to Apply the National Register Criteria for Evaluation*. NRHP Bulletin No. 15. Washington, D.C.