

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

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JOSEPH HORVATH
Administrative Deputy,
Administration

August 06, 2024

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

59 August 6, 2024



EDWARD YEN
EXECUTIVE OFFICER

**HENRY DART GREENE HOUSE LANDMARK DESIGNATION
PROJECT NO. PRJ2023-004604-(5)
CASE NO. RPPL2023006799
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

This action is to designate the Henry Dart Greene House, located at 1405 La Solana Drive in the unincorporated community of Altadena, as a County of Los Angeles (County) Landmark.

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 subject property as a County Landmark.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to designate the subject property as a County Landmark, thereby preserving the County's distinctive architectural history.

The subject property is developed with a single-family residence built in 1926 and is eligible for designation for its Mediterranean Revival architecture and for its association with Arts and Crafts architect, Henry Mather Greene of the Greene and Greene firm, who resided in the house until his death in 1954.

Implementation of Strategic Plan Goals

This action supports the County’s Strategic Plan North Star 2 (Foster Vibrant and Resilient Communities). Designating Landmarks and Historic Districts preserves the unincorporated communities’ architectural and cultural heritage, thereby fostering community vibrancy.

FISCAL IMPACT/FINANCING

There is no fiscal impact for this project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Landmarks Commission Recommendation

Pursuant to County Code Section 22.124.090.B, at a duly noticed public hearing held on April 12, 2024, the Historical Landmarks and Records Commission (Landmarks Commission) unanimously adopted a resolution to recommend that the Board of Supervisors find that the designation of the subject property as a County Landmark is categorically exempt from the provisions of the CEQA and adopt a resolution designating the subject property as a County Landmark. During the public hearing, the property owners expressed their support of the recommended designation. There were no other public comments during the Landmarks Commission public hearing.

Board Public Hearing Requirement

Pursuant to County Code Section 22.124.090, if the property owner is also the applicant and thereby consents to designation, a public hearing before the Board is not required.

Board Consideration

Pursuant to County Code Section 22.124.090.C, following the filing by the Landmarks Commission of an adopted resolution, the Board is also required to adopt a resolution approving the landmark designation, in whole or in part and with or without modifications; or disapproving the landmark designation and deny the nomination application if the Board determines that the criteria applicable to the designation have not been met.

Designation Effective Date

Pursuant to County Code Section 22.124.090.D, a landmark designation shall be effective as of the date a resolution approving the designation is adopted by the Board.

Procedures Upon Approval

Pursuant to County Code Section 22.124.090.E, upon the effective date of a landmark designation, the Landmarks Commission shall promptly enter the property into the County Register as a County Landmark and shall specify the effective date of the landmark designation.

Pursuant to County Code Section 22.124.090.F, the Director of the Department of Regional Planning shall cause a document titled "Notice of Landmark Designation" to be promptly recorded with the Registrar-Recorder/County Clerk upon the effective date of a landmark designation.

ENVIRONMENTAL DOCUMENTATION

Pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation–Class 31) of CEQA, a historic landmark designation is categorically exempt from the provisions of the CEQA because the designation will preserve a historical resource in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed action will not impact current County services or projects.

CONCLUSION

For additional information regarding this item, please contact Dean Edwards at dedwards@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director

AJB:CC:BD:DE:ar

Enclosures

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

**RESOLUTION
COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS
HENRY DART GREENE HOUSE LANDMARK DESIGNATION
PROJECT NO. PRJ2023-004604-(5)
CASE NO. RPPL2023006799**

WHEREAS, on August 6, 2024, the Los Angeles County ("County") Board of Supervisors ("Board") found the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31) and designated the Henry Dart Greene House, located at 1405 La Solana Drive in the unincorporated community of Altadena, as a County Landmark pursuant to Section 22.124 of the County Code; and

WHEREAS, the Board finds:

1. On December 13, 2023, the property owner, Zabdiel Espinoza, filed a landmark nomination application for the subject property.
2. The boundaries of the proposed landmark follow the parcel lines of Assessor's Parcel Number 5846-014-011.
3. The subject property is approximately 0.17 acres in size and is developed with a two-story single-family residence with two rear additions, detached garage with an attached studio, and gated driveway. A wall with a gate separates the driveway from the rear yard. The property is landscaped.
4. The residence and detached garage were constructed 98 years ago in 1926. The rear additions were constructed in 1940 and 1941, 83 and 84 years ago, respectively. Pursuant to County Code Section 22.124.070.A, the subject property is a historic site that is at least 50 years old, satisfies one or more significance criteria, and therefore may be designated as a County Landmark.
5. Pursuant to County Code Section 22.124.070.A.2, the subject property is eligible for designation as a County Landmark because it is associated with the life of a person who is significant in the history of the nation, State, County, and community of Altadena. Specifically, the property is associated with the renowned Arts and Crafts architect Henry Mather Greene ("Greene"), who gained international acclaim after receiving a special citation from the American Institute of Architects in 1952 for creating a "new and native architecture." Greene lived in the house from 1939 until his death in 1954. While retired, he continued to execute designs for select clients while living in the house which was owned by his son and daughter-in-law, Henry Dart and Ruth Greene. The house served as the informal archives for the drawings and client correspondence for Greene and Greene, the legendary architecture firm in Pasadena that Greene established in 1894 with his brother, Charles Sumner Greene, known for designing Craftsman bungalows

6. Pursuant to County Code Section 22.124.070.A.3, the subject property is eligible for designation as a County Landmark because it embodies the distinctive characteristics of the Mediterranean Revival architectural style that was popular from 1918 to 1942. The style is based on the historic architecture of Spain, Italy, and the California missions and include design elements such as white plastered walls, red clay tiles roofs, the use of arches, both individually and in arcades, enclosed patios, and adobe and sun-dried brick construction materials.
7. Historic integrity is commonly defined as the ability of a site to convey its historical significance and is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. The house has retained its integrity. No alterations that adversely impact historic integrity of the property are noted. The rear additions, designed by Greene, are compatible with the home's original design and are historically significant.
8. The National Park Service defines period of significance as "the span of time during which significant events and activities occurred" associated with the historic site. The period of significance of the subject property is 1926 to 1954, from the date construction commenced to Greene's death.
9. Pursuant to County Code Section 22.124.090.A, the property owner is the applicant, and thereby consents to the County Landmark designation.
10. Pursuant to County Code Section 22.124.140, a Certificate of Appropriateness is required to authorize certain work on the landmark.
11. On April 12, 2024, Historical Landmarks and Records Commission voted unanimously to recommend that Board find the project categorically exempt from the California Environmental Quality Act and designate the subject property as a County Landmark.

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

1. Find the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31);
2. The property located at 1405 La Solana Drive in the unincorporated community of Altadena, as a County Landmark is hereby designated as a Los Angeles County Historic Landmark;
3. Pursuant to County Code Section 22.14.080, character-defining features are defined as “the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the historic character of a historic resource that must be retained to preserve that character.” The property’s character-defining features are attached; and
4. Pursuant to County Code section 22.124.190.A, the effective date of this designation is June 8, 2022 and the decision of the Board is final.



EDWARD YEN
Executive Officer-Clerk of the Board of
Supervisors of the County of Los Angeles

By: *Maria Oleada*
Deputy

APPROVED AS TO FORM:
DAWYN HARRISON
County Counsel

By: *Thomas R. Parker*
Senior Deputy County Counsel

Attachment: Character-defining Features

**RESOLUTION
HISTORICAL LANDMARKS AND RECORDS COMMISSION
HENRY DART GREENE HOUSE LANDMARK DESIGNATION
PROJECT NO. PRJ2023-004604-(5)
CASE NO. RPPL2023006799**

WHEREAS, on April 12, 2024, the Los Angeles County ("County") Historical Landmarks and Records Commission ("Landmarks Commission"), considered a recommendation that the Board of Supervisors find the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31) and designate the Henry Dart Greene House, located at 1405 La Solana Drive in the unincorporated community of Altadena, as a County Landmark pursuant to Section 22.124 of the County Code; and

WHEREAS, the Landmarks Commission finds:

1. On December 13, 2023, the property owner, Zabdiel Espinoza, filed a landmark nomination application for the subject property.
2. The boundaries of the proposed landmark follow the parcel lines of Assessor's Parcel Number 5846-014-011.
3. The subject property is approximately 0.17 acres in size and is developed with a two-story single-family residence with two rear additions, detached garage with an attached studio, and gated driveway. A wall with a gate connects the residence and studio. The property is landscaped with ornamental plants.
4. The residence and garage were constructed 98 years ago in 1926. The rear additions were constructed in 1940 and 1941, 83 and 84 years ago. Pursuant to County Code Section 22.124.070.A, the subject property is a historic site that is more than 50 years old, satisfies one or more significance criteria, and therefore may be designated as a County Landmark.
5. Pursuant to County Code Section 22.124.070.A.2, the subject property is eligible for designation as a County Landmark because it is associated with the life of a person who is significant in the history of the nation, State, County, and community of Altadena. Specifically, the property is associated with the renowned Arts and Crafts architect Henry Mather Greene ("Greene"), who gained international acclaim after receiving a special citation from the American Institute of Architects in 1952 for creating a "new and native architecture." Greene lived in the house from 1939 until his death in 1954. While retired, he continued to execute designs for select clients while living in the house which was owned by his son and daughter-in-law, Henry Dart and Ruth Greene. The house served as the informal archives for the drawings and client correspondence for Greene and Greene, the

legendary architecture firm in Pasadena that Greene established in 1894 with his brother, Charles Sumner Greene, that resulted in the Craftsman bungalow becoming a form of high art.


6. Pursuant to County Code Section 22.124.070.A.3, the subject property is eligible for designation as a County Landmark because it embodies the distinctive characteristics of the Mediterranean Revival architectural style that was popular from 1918 to 1942. The style is based on the historic architecture of Spain, Italy, and the California missions and include design elements such as white plastered walls, red clay tiles roofs, the use of arches, both individually and in arcades, enclosed patios, and adobe and sun-dried brick construction materials.
7. Historic integrity is commonly defined as the ability of a site to convey its historical significance and is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. The house has retained its integrity. No alterations that adversely impact historic integrity of the property are noted. The rear additions, designed by Greene, are compatible with the home's original design and are historically significant.
8. The National Park Service defines period of significance as "the span of time during which significant events and activities occurred" associated with the historic site. The period of significance of the subject property is 1926 to 1954, from the date construction commenced to Greene's death.
9. Pursuant to County Code Section to 22.14.080 – H, character-defining features are the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the historic character of an historic resource that must be retained to preserve that character. The character-defining features of the subject property are attached.
10. Pursuant to County Code Section 22.124.090.A, the property owner is the applicant, and thereby consents to the County Landmark designation.
11. One correspondence from the public was received regarding this case. The Gamble House staff recommended that the landmark be named the "Henry Dart Greene House," after the owner.
12. On April 12, 2024, LA County Planning presented the staff report for this case before the Commission in a public hearing. The property owners, Zabdiel and Talin Espinoza testified in favor of their nomination and responded to the Commission's questions. There were no other speakers. After discussing the

item, the Commission voted unanimously to recommend that the Board designate the subject property as a County landmark.

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


1. Find the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31); and
2. Adopt a resolution designating the Henry Dart Greene House, located at 1405 La Solana Drive in the unincorporated community of Altadena, as a County Landmark.

I hereby certify that the foregoing Resolution was adopted by a majority of the voting members of the Historical Landmarks and Records Commission on April 12, 2024.



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

APPROVED AS TO FORM:
DAWYN HARRISON
County Counsel

By 

Thomas Parker
Senior Deputy County Counsel
Property Division

VOTES

Yes: Commissioners: Carol A. Kearns, Sharon Sand,
Vice Chair Yolanda Duarte-White, and Chair Stephen J. Sass

No: None

Abstain: None

Absent: Commissioner Benjamin J. Kahle

Attachment: Character-defining Features