

**RESCISSION OF COUNTY LANDMARK DESIGNATION OF THE HENRY DART GREENE HOUSE DUE TO THE JANUARY 2025 WINDSTORM AND CRITICAL FIRE EVENTS**

On January 7, 2025, the Henry Dart Greene House, which had been designated as a County landmark just five months prior, was destroyed and damaged, along with thousands of other properties, by the Eaton Fire. This is not only a devastating loss to the property owner, who nominated and consented to the landmarking, but to the community of Altadena and the County.

I want to acknowledge and remember the significance of the property. It was associated with the renowned Arts and Crafts architect Henry Mather 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.

Due to the Eaton Fire, the property no longer retains the integrity of design, materials, workmanship, feeling, and association necessary to convey its historical significance. While something we would rather not utilize, the County Code does provide a procedure to rescind the County landmark designation under such unfortunate circumstances.

Pursuant to County Code Section 22.124.110.B, the Board may, without prior notice or public hearing, rescind a landmark designation if it finds that a landmark has been lawfully demolished, removed, or relocated by adopting a resolution containing findings of fact in support of the decision.

-MORE-

**MOTION**

SOLIS	_____
MITCHELL	_____
HORVATH	_____
HAHN	_____
BARGER	_____

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As the debris on the property has been cleared by the U.S. Army Corps of Engineers and the property owner has submitted an application for a new non like-for-like rebuild, I bring this before my fellow members of the Board today in an effort to remove any barriers to rebuilding and to help the property owner move back onto their property as soon as possible.

**I, THEREFORE, MOVE THAT THE BOARD OF SUPERVISORS:**

Adopt the attached resolution, containing findings of fact in support of the decision to rescind the landmark designation of the Henry Dart Greene House pursuant to County Code Section 22.124.110.B, and rescinding the landmark designation.

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KB:mvo

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

**WHEREAS**, on June 3, 2025, the Los Angeles County ("County") Board of Supervisors ("Board") rescinded the County Landmark designation of the Henry Dart Greene House, located at 1405 La Solana Drive in the unincorporated community of Altadena ("Property"), pursuant to Section 22.124.110 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 Property.
2. Pursuant to County Code Section 22.124.090.A, the Property owner was the applicant, and thereby consented to the County Landmark designation.
3. On August 6, 2024, the Board adopted a resolution designating the Property a County Landmark, pursuant to County Code Section 22.124, based on its satisfaction of significance criteria 2 and 3 as outlined in Section 22.124.070.A. The County Landmark comprised a two-story primary dwelling, detached garage, and landscape. The boundaries of the County Landmark follow the parcel lines of Assessor's Parcel Number 5846-014-011.
4. 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 Board resolution adopted on August 6, 2024 outlines the character-defining features associated with the Property's County Landmark designation.

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.

5. Pursuant to County Code Section 22.124.110, the designation of a landmark or historic district may be modified or rescinded by the Board if it finds, after holding a public hearing, that the landmark or historic district no longer meets the criteria for designation set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts) due to reasons outside the control of the owner(s) of the designated property, including but not limited to damage caused by natural disaster, flood, earthquake, or other calamity. However, Subsection B goes on to further specify that the Board may, without prior notice of public hearing,

rescind a landmark designation if it finds that a landmark has been lawfully demolished, removed, or relocated in conformance with the provisions of this Chapter. The decision to rescind a landmark designation pursuant to this Section shall be by written resolution containing findings of fact in support of the decision.


6. The Eaton Fire was declared a Natural Disaster on January 8, 2025 by President Joseph R. Biden in response to Governor Gavin Newsom's and the Board's declaration of a state of emergency on January 7, 2025.
7. The Eaton Fire caused substantial damage to the Property and destroyed the primary dwelling and landscape, resulting in the destruction of the majority of character-defining features. Because the primary dwelling on the lot was destroyed, and because the primary dwelling was the structure on which the great majority of character-defining features were found, the Property no longer retains the integrity of design, materials, workmanship, feeling, and association necessary to convey its historical significance. While the detached garage was not destroyed by the Eaton Fire, this accessory structure does not exhibit the character-defining features necessary to convey the historical significance of the Property.
8. Due to the absence of character-defining features and the loss of historic integrity as a result of the destruction of the primary dwelling by a natural disaster, the Property no longer satisfies the criteria for designation set forth in Section 22.124.070. Pursuant to County Code Section 22.124.110, the landmark designation may be rescinded if the Property no longer meets the applicable designation criteria.
9. On April 15, 2025, the Property owner submitted an application for a new two story single family residence, a non like-for-like rebuild.
10. The Eaton Fire and the resultant damage to the Property were outside of the Property owners' control. On April 22, 2025, the Property was lawfully removed as part of the Phase 2 debris removal process by the U.S. Army Corps of Engineers, meeting the criteria for Section 22.124.110.B to rescind the landmark designation without a public hearing.
11. Furthermore, given the County's emergency declaration and the scale of devastation caused by the Eaton Fire, it is imperative for the County to move as expeditiously as possible to remove all barriers to rebuilding.

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

1. The property located at 1405 La Solana Drive in the unincorporated community of Altadena, no longer meets the criteria for designation;
2. The action is statutorily exempt from the California Environmental Quality Act, pursuant to Public Resources Code § 21080 et seq. and CEQA Guidelines § 15269; and
3. Pursuant to County Code section 22.124.110.B, the Board rescinds the landmark designation of the Property. The effective date of this rescission is June 3, 2025.



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

By:   
Deputy

APPROVED AS TO FORM:  
DAWYN HARRISON  
County Counsel

By: Thomas R. Parker  
Senior Deputy

Attachment: Board Resolution (August 6, 2024)