



AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

CONNIE CHUNG, AICP
Deputy Director,
Advance Planning

DAVID DE GRAZIA
Deputy Director,
Current Planning

SHARON GUIDRY
Deputy Director,
Land Use Regulation

JOSEPH HORVATH
Administrative Deputy,
Administration

July 22, 2025

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:

**HISTORIC HIGHLANDS HISTORIC DISTRICT ORDINANCE
AND LANDMARK DESIGNATION
PROJECT NO. 2019-002209-(5)
CASE NO. RPPL2019003965
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The recommended actions are to approve the Historic Highlands Historic District Ordinance amending Title 22 (Planning and Zoning) and to designate a portion of the Historic Highlands neighborhood located in the unincorporated community of Altadena as a County Historic District, pursuant to Chapter 22.124 of the Los Angeles County Code (hereinafter, the County Code) ("Project"), exempt under the California Environmental Quality Act ("CEQA") and to approve the Project.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:

1. Find that the project is exempt from the provisions of the CEQA for the reasons stated in this letter and the record of the project;
2. Indicate its intent to approve the project as recommended by the Historic Landmarks and Records Commission (HLRC) on September 23, 2022, and the Regional Planning Commission (RPC) on January 11, 2023;
3. Instruct County Counsel to prepare the necessary documents amending Title 22 (Planning and Zoning) of the County Code, and to submit final documents to the Board for its consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to approve amendments to Title 22 and to designate a portion of the Historic Highlands neighborhood as a Los Angeles County Historic District, thereby preserving the County's distinctive architectural and cultural history. Pursuant to County Code section 22.14.080 – H, a historic district is a contiguous or non-contiguous geographic area containing one or more contributing properties, which has been designated as a historic district by the Board pursuant to Chapter 22.124. If approved, this will be the County's first Historic District.

On January 22, 2008, the City of Pasadena designated the incorporated, southern portion of the Historic Highlands neighborhood as the Pasadena Historic Highlands Landmark District. On the May 1, 2019, the Historic Highlands Neighborhood Association's Altadena Landmark Districting Committee expressed interest in nominating the northern unincorporated portion of the neighborhood as a historic district and submitted a written request for fee relief for the nomination. On August 23, 2021, the HLRC nominated the Historic Highlands neighborhood as a County Historic District.

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

Overview

The proposed Historic Highlands Historic District ("District"), which was not impacted by the Eaton Fire, consists of 77 parcels of single-family residences. The District has maintained sufficient integrity to convey its historical significance with 78% of its properties contributing to the District. The residences on the contributing properties were designed in the following historical architectural styles: Craftsman, Spanish Colonial Revival, Tudor, Colonial Revival, Neoclassical, Renaissance Revival, Minimal Traditional and Ranch. An excerpt of the Work Guidelines for Landmarks and Historic Districts that includes descriptions and photos of the District's historical architectural styles are included as Attachment 7.

Designation Criteria

Pursuant to County Code Section 22.124.070.D, the District is eligible for designation because: more than 50 percent of property owners in the District consent to the designation; the structures are 50 years of age or older; the District is associated with events that have made a significant contribution to the broad patterns of history in the County and the community of Altadena because the area exemplifies the subdivision of orange groves into a bustling suburb during the economic boom of the 1920s; the District embodies distinctive characteristics of historical architectural styles; and the District exhibits a concentration of historic properties containing common character-defining features, which contribute to each other and are unified aesthetically by significant geographical patterns, particularly the boundaries of the original Pasadena Highlands Tract.

HLRC Recommendation

On September 23, 2022, the HLRC held a public hearing and determined that the District meets the criteria for designation and recommended that the Board designate a portion of the neighborhood located in the unincorporated community of Altadena as a County Historic District. The HLRC's adopted resolution is included as Attachment 5.

RPC Recommendation

On January 11, 2023, the RPC determined that the District is consistent with the General Plan, and would be in the interest of public health, safety and general welfare, and in conformity with good zoning practice, and recommended that the Board designate a portion of the neighborhood located in the unincorporated community of Altadena as a County Historic District. The RPC's adopted resolution is included as Attachment 3.

Board Public Hearing Requirement

Pursuant to County Code, 22.124.100.D, after holding a public hearing on the proposed Historic District Designation, the Board may adopt an ordinance designating the historic district designation, in whole or in part and with or without modifications. The ordinance shall delineate the location and boundaries of the historic district, specify the contributing properties therein, and describe the character-defining features of the historic district. The ordinance may also establish guidelines and standards for future proposed changes to property within the historic district and may specify the nature of any work which may be performed within the historic district without the prior issuance of a certificate of appropriateness. The Board shall adopt written findings of fact in support of its designation, including a discussion of the applicable criteria set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts).

Designation Effective Date

Pursuant to County Code, 22.124.100.D, a Historic District designation shall be effective as of the date a resolution approving the designation is adopted by the Board.

Procedures Upon Approval

The Board shall provide notice of its action pursuant to Section 22.222.220 (Notice of Action) and shall also provide notice by first-class mail or electronic mail, where applicable, to the owners of all property subject to the historic district designation.

Upon the effective date of a Historic District designation the Landmarks Commission shall promptly enter the district into the County Register as a "Los Angeles County Historic District," and shall specify the effective date of the historic district nomination.

ENVIRONMENTAL DOCUMENTATION

Pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation—Class 31) of CEQA, the project 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, Rehabilitating


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,

A handwritten signature in black ink, appearing to read "Amy Bodek", with a long horizontal flourish extending to the right.

Amy J. Bodek, AICP

Director

AJB:CC:ER:BD:DE:ia

Enclosures

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

COUNTY OF LOS ANGELES

Historic Highlands Historic District

Unincorporated Altadena

-  Historic Highlands Historic District
-  Unincorporated Community
-  Incorporated City

Key Map:



Feet
0 300 600

LA COUNTY
PLANNING

Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

ALTADENA

New York Dr

PASADENA

N Lake Ave

N Hill Ave

ANALYSIS

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code (“County Code”) to designate the Historic Highlands Historic District, which is located in the unincorporated community of Altadena, as a County Historic District pursuant to Chapter 22.124 of the Los Angeles County Code (hereinafter, the County Code).

Very truly yours,

RODRIGO A. CASTRO-SILVA
County Counsel

By

THOMAS PARKER
Senior Deputy County Counsel
Property Division

CoCo Initials:CoCo Sec

Requested:

Revised:

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code (“County Code”) to designate the Historic Highlands Historic District, which is located in the unincorporated community of Altadena, as a County Historic District pursuant to Chapter 22.124 of the Los Angeles County Code (hereinafter, the County Code).

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.82.040 is hereby amended to read as follows:

22.82.040 - Zoning Map Designation.

....

TABLE 22.82.040-A: HISTORIC DISTRICTS			
District Number	District Name	Ordinance of Adoption	Date of Adoption
1	Historic Highlands	[?]	[?]

SECTION 2. Section 22.82.050 is hereby amended to read as follows:

22.82.050 - ~~District Maps~~ Historic Highlands Historic District.

A. Effective Date. The effective date of the establishment of the historic district is [?].

B. District Location and Map. The district is located in the unincorporated community of Altadena and its boundaries are depicted on Figure [?]: Historic Highlands Historic District Boundary.

C. Contributing Properties. Contributing properties of the district are identified as follows:

AIN	Address
5848037020	1000 NEW YORK DR
5849018018	1025 E WOODBURY RD
5849019001	1026 E WOODBURY RD
5849018001	1030 NEW YORK DR
5849018017	1035 E WOODBURY RD
5849019033	1040 E WOODBURY RD
5849018002	1040 NEW YORK DR
5849018015	1051 E WOODBURY RD
5849018016	1051 E WOODBURY RD
5849020006	1070 ATCHISON ST
5849018004	1070 NEW YORK DR
5849018019	1071 E WOODBURY RD
5849019005	1072 E WOODBURY RD
5849019006	1076 E WOODBURY RD
5849020007	1080 ATCHISON ST
5849019015	1083 ATCHISON ST
5849020008	1090 ATCHISON ST
5849019008	1090 E WOODBURY RD
5849019014	1091 ATCHISON ST
5849018012	1091 E WOODBURY RD
5849019021	1100 E WOODBURY RD
5849018010	1100 NEW YORK DR
5849019013	1101 ATCHISON ST
5849020009	1106 ATCHISON ST
5849018007	1115 E WOODBURY RD
5849018008	1115 E WOODBURY RD

5849020025	1120 ATCHISON ST
5849019031	1120 E WOODBURY RD
5849016001	1140 NEW YORK DR
5849016002	1158 NEW YORK DR
5849016005	1158 NEW YORK DR
5849016007	1176 NEW YORK DR
5849016009	1186 NEW YORK DR
5849016021	1190 NEW YORK DR
5849016013	1204 NEW YORK DR
5849016014	1216 NEW YORK DR
5849002004	1236 NEW YORK DR
5849002003	1250 NEW YORK DR
5849002002	1262 NEW YORK DR
5849001003	1284 NEW YORK DR
5849001002	1300 NEW YORK DR
5850001001	1340 NEW YORK DR
5850001002	1348 NEW YORK DR
5850001003	1360 NEW YORK DR
5850001004	1380 NEW YORK DR
5850001015	1390 NEW YORK DR
5849014002	1720 N MAR VISTA AVE
5849015019	1752 N MAR VISTA AVE
5849019011	1779 N MAR VISTA AVE
5849019002	1790 N CATALINA AVE
5849017020	1802 N MAR VISTA AVE
5849017019	1824 N MAR VISTA AVE
5849017023	1844 N MAR VISTA AVE
5849016018	1854 N MAR VISTA AVE
5849018006	1861 N MAR VISTA AVE
5848037021	1865 N CATALINA AVE

5848037004	932 NEW YORK DR
5848037005	932 NEW YORK DR
5848037006	956 NEW YORK DR
5848037007	970 NEW YORK DR
5849019036	1036 E WOODBURY RD
5849019035	1052 E WOODBURY RD
5849018003	1052 NEW YORK DR
5849019037	1062 E WOODBURY RD
5849019005	1066 E WOODBURY
5849019016	1073 ATCHISON ST
5849019007	1082 E WOODBURY RD
5849018011	1092 NEW YORK DR
5849018009	1101 E WOODBURY RD
5849018005	1120 NEW YORK DR
5849019012	1121 ATCHISON ST
5849015021	1138 E WOODBURY RD
5849002001	1274 NEW YORK DR
5849001001	1316 NEW YORK DR
5849020028	1715 N MAR VISTA AVE
5849014001	1732 N MAR VISTA AVE
5849015018	1758 N MAR VISTA AVE

D. Character-defining Features.

1. The character-defining features of the district are:
 - a. Significant front yard setbacks.
 - b. Rhythm of spacing between buildings.
 - c. Mature shade trees on streets and in yards.

- d. One or two-story mid-scale residences.
- e. Large lots with open space in proportion to size of building.
- f. Streets with varying presence of sidewalks.
- g. Lack of high fencing in front yards.

2. Architectural styles and their character-defining features of contributing properties are:

a. Craftsman: one or two stories in height; low pitched front-facing gabled roofs; broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts; shingled exteriors with some clapboard; broad front entry porches of half or full width, with square or battered columns; extensive use of natural materials for columns, chimneys, retaining walls, and landscape features; wide, solid wood doors with sidelights; casement windows arranged in groups; and three-over-one or four-over-one windows.

b. American Foursquare: square or rectangular plan; compact, two-story massing; symmetrical or asymmetrical composition; hipped or pyramidal roof, sometimes with wide boxed eaves and eave brackets or dentil molding; central hipped dormer; exterior walls finished in horizontal wood siding or stucco; projecting one-story porch with classic details; wood double-hung windows; and detached carriage house, usually at rear of property.

c. Tudor Revival: asymmetrical façade and irregular massing; steeply-pitched multi-gabled roof with a prominent front-facing gable and slate, wood

shake, or composition roofing; brick or plaster exterior wall cladding, typically with half-timbering and decorative details in wood, stone or brick; tall, narrow divided-light windows, usually casement, often grouped horizontally or in bays and may have leaded diamond-shaped lights; decorative half-timbering; entrance with pointed arch, set in turret or under secondary gable; and prominent chimney with elaborate brickwork.

d. English Cottage Revival: asymmetrical with irregular plan and massing; steeply pitched roof with little or no eave extension, sometimes with rolled edges on roofing to imitate thatch; gable or cross-gable roof; stucco walls, sometimes with brick or wood accents; decorative masonry on exterior walls or gables, primarily brick; recessed entry, usually under a primary front-facing gable but sometimes under small gable-roof portico; and groupings of tall, narrow casement windows, often with leaded, diamond panes.

e. Spanish Colonial Revival/Spanish Eclectic: asymmetrical façades and complex massing; use of patios, courtyards, loggias or covered porches, and/or balconies; stucco wall cladding; low-pitched gable or hipped roofs with clay tile roof cladding; coved, molded, or wood-bracketed eaves; square or round towers; arched window and door openings; single or paired multi-paned windows; decorative stucco or tile vents; and use of wrought iron, cast stone, terra cotta or colored tile.

f. Neoclassical Revival: symmetrical or asymmetrical front elevation with emphasis on classical elements; prominent front porch with combinations

of classical detailing; classical columns; narrow, clapboard, or stucco siding; and double-hung windows, leaded glass in upper sash or transom.

g. American Colonial Revival: side or cross gable roof, sometimes with dormers; symmetrical composition; horizontal wood siding; paneled wood entry door, sometimes with sidelights, transom light, or fanlight; double hung, divided light wood sash windows, usually with wood shutters; projecting front porch with gabled or arched crown supported by pilasters or columns; and prominent brick chimney.

h. Modern Colonial: typically one or two stories in height; simple building forms; side-gabled roof, typically with boxed eaves; may display multiple roof dormers; symmetrical façade with entryway as the primary focus; clapboard or brick exteriors; classical detailing is simplified to merely suggest their Colonial precedents, rather than closely mirroring them; and details may include stylized door surrounds paneled front door, sometimes set within a recessed entry, multi-paned double-hung sash windows and fixed shutters.

i. Minimal Traditional: simple, rectangular plan; one-story configuration; medium or low-pitched hip or side-gable roof with shallow eaves; smooth stucco wall cladding, often with wood lap or stone veneer accents; wood multi-light windows, including picture, double-hung sash, casement and slider; lack of decorative exterior detailing; shallow entry porch with slender wood supports; detached garages, usually located at the rear of the property.

j. Ranch: one-story, sprawling plan; low, horizontal massing with wide street façade; low-pitched hipped or gable roof with open overhanging eaves and wood shakes; plaster, wood lap, or board-and-batten siding, often with brick or stone accents; divided light wood sash windows including picture, casement, diamond-pane; wide, covered front porch with wood posts; attached garage, sometimes linked with open-sided breezeway; details such as wood shutters, attic vents in gable ends, dovecotes, and extended gables; Cinderella Ranch sub-type may feature scalloped bargeboards, decorative shutters, and bird houses in the gable ends.

E. Designation Criteria. The district meets the following designation criteria:

i. More than 50 percent of property owners in the District consented to designation.

ii. The structures are 50 years of age or older because the primary structures on contributing properties to the District were constructed from 1905 to 1959;

iii. The District is associated with events that have made a significant contribution to the broad patterns of history in Los Angeles County and the community of Altadena. The area exemplifies the process of the subdivision of orange groves into a bustling suburb during the economic boom of the 1920's;

iv. The District embodies distinctive characteristics of the following architectural styles: Craftsman, Spanish Colonial Revival, Tudor, Colonial Revival, Neoclassical, Renaissance Revival, Minimal Traditional and Ranch; and

v. The District exhibits a concentration of historic properties containing common character-defining features, which contribute to each other and are unified aesthetically by significant geographical patterns, particularly the boundaries of the original Pasadena Highlands Tract.

F. Certificate of Appropriateness Exemptions. A Certificate of Appropriateness is not required for the following work:

1. Painting or staining;
2. Landscaping;
3. Removal or pruning of trees located in rear yards; or
4. Work that:
 - a. Does not involve the construction or alteration of a building.
 - b. Does not alter a character-defining feature; and
 - c. Is not visible from the public right-of-way, absent of any temporary feature such as fencing or landscaping.

**RESOLUTION
COUNTY OF LOS ANGELES
REGIONAL PLANNING COMMISSION
HISTORIC HIGHLANDS HISTORIC DISTRICT
PROJECT NO. 2019-002209-(5)
CASE NO. RPPL2019003965**

WHEREAS, the Regional Planning Commission (hereinafter, “Commission”) of the County of Los Angeles (hereinafter, the County) conducted a duly noticed public hearing on January 11, 2023, in the matter of Project No. 2019-002209-(5), to recommend that the Board of Supervisors (“Board”) designate the portion of the Historic Highlands neighborhood located in the unincorporated community of Altadena as a County Historic District, pursuant to Chapter 22.124 of the Los Angeles County Code (hereinafter, the County Code); and

WHEREAS, the Commission finds as follows:

1. The Historic Highlands neighborhood is located in the unincorporated community of Altadena and the City of Pasadena.
2. The County Historic District (“District”) consists of 77 parcels and its boundaries are depicted on the Historic Highlands Historic District Boundary Map attached to this document.
3. On September 23, 2022, the Historical Landmarks and Records Commission (HLRC) held a public hearing and determined that the District meets the criteria for designation, pursuant to County Code Section 22.124.080, and recommended that the Board designate a portion of the neighborhood located in the unincorporated community of Altadena as a County Historic District.
4. Pursuant to County Code Section 22.124.100.C.3.a, the District is consistent with the General Plan, and will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. Specifically, the District:
 - a. Supports General Plan policy, *C/NR 14.3: Support the preservation and rehabilitation of historic buildings*. Designation will preserve historic buildings within the District boundaries.
 - b. Is consistent with the Altadena Community Plan because:
 - i. The designation would restrict density, but to no less than 1 dwelling unit per acre. The Altadena Community Plan’s Land Use Designation for the District is Low Density Residential, which has density of 1 to 6 dwelling units per acre.
 - ii. The designation supports the following plan policies:

4.3.1.1. Preserve existing residential neighborhoods, commercial districts, community facilities, institutions, and environmental amenities. Designation of the District would preserve a residential neighborhood.

4.3.1.4. Preserve and enhance existing land uses and areas of historical and/or unique importance (e.g., Pacific Electric Substation No. 8 and Keys Bungalow, etc.). Designation of the District would preserve an area of historical importance.
 - c. Preserves historic resources and will not have an adverse impact on health, safety,

and general welfare of the public.

- d. Is in conformity with good zoning practice because the designation of the District does not impact or conflict with the District's zoning of Limited Density Multiple Residence (R-3) or Single-Family Residence – Minimum Lot Size 7,500 square-feet (R-1-7500).
5. The project is eligible for categorical exemption from the provisions of the California Environmental Quality Act (CEQA), pursuant to section 15331 (Historical Resource Restoration/Rehabilitation–Class 31) of CEQA.
6. Staff conducted two public meetings on the District, one on January 11, 2020 and another on April 5, 2022. In addition to engaging with property owners in the District and the Historic Highlands Neighborhood Association, staff also notified the Altadena Town Council at different steps of the project.
7. Pursuant to the provision of County Code Section 22.52.3190, the County notified the public of the hearing. Owners of property located within 1000 feet of the District and contacts on the Altadena Zoned District courtesy list were notified by U.S. mail of the public hearing. Additionally, a notice of the public hearing was published in the San Gabriel Valley Tribune. Also, notices were posted within the District.
8. One correspondence of opposition and four correspondences of support were received from the public.
9. Staff presented the project to the Commission. Two people from the public testified in support and no one testified in opposition.

NOW, THEREFORE, BE IT RESOLVED THAT, the Regional Planning Commission recommends that the Board of Supervisors:

1. 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
2. Adopt an ordinance designating the portion of the Historic Highlands neighborhood that is located in the unincorporated community of Altadena as a County of Los Angeles Historic District.

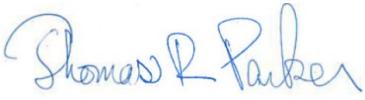
I hereby certify that the foregoing Resolution was adopted by a majority of the voting members of the Commission of the County of Los Angeles on January 11, 2023.



Michael R. Hastings, Chair
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM:

DAWYN R. HARRISON
Interim County Counsel

By 

Senior Deputy County Counsel
Property Division

VOTES

Yes:5

No:0

Abstain:0

Absent:0

**RPC SUMMARY
COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS
HISTORIC HIGHLANDS HISTORIC DISTRICT
PROJECT NO. 2019-002209-(5)
CASE NO. RPPL2019003965**

On January 11, 2023, the Regional Planning Commission (RPC) held a duly noticed public hearing to consider recommending that the Board consider designating a portion of the Historic Highlands neighborhood located in the unincorporated community of Altadena as a County Historic District.

Staff presented an overview of the case to the RPC. The Commission inquired if ADUs can be built in historic districts. Staff responded yes but clarified that that is not why the historic district was nominated. Historic district property owners Robert Bullock and Mike Griffiths testified in favor.

Motion/seconded by Commissioners Duarte-White/O'Connor – That the Regional Planning Commission adopt a resolution recommending that the County of Los Angeles 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 portion of the Historic Highlands neighborhood, located in the unincorporated community of Altadena, as a Historic Highlands Historic District, pursuant to Chapter 22.124 of the Los Angeles County Code, and as recommended by the County Historic Landmarks and Records Commission. Establish the Historic Highlands Historic District into Title 22 of the Los Angeles County Code. At the direction of the Chair, the item passed with Commissioners Duarte-White, O'Connor, Hastings and Louie in favor and Commissioner Moon being recorded as absent.

**RESOLUTION
COUNTY OF LOS ANGELES
HISTORICAL LANDMARKS AND RECORDS COMMISSION
HISTORIC HIGHLANDS HISTORIC DISTRICT
PROJECT NO. 2019-002209-(5)
CASE NO. RPPL2019003965**

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 September 23, 2022 in the matter of Project No. 2019-002209-(5), to recommend that the Board of Supervisors designate a portion of the Historic Highlands neighborhood, located in the unincorporated community of Altadena, as a County Historic District pursuant to Chapter 22.124 of the Los Angeles County Code (hereinafter, the County Code); and

WHEREAS, the Commission finds as follows:

1. The Historic Highlands neighborhood is located in the unincorporated community of Altadena and the City of Pasadena.
2. On January 22, 2008, the City of Pasadena designated the southern portion of the Historic Highlands neighborhood as the Historic Highlands Landmark District.
3. On the May 1, 2019, Mr. Robert Bullock, Co-Chair of the Historic Highlands Neighborhood Association's Altadena Landmark Districting Committee, submitted a written request for fee relief for the nomination application to Supervisor Barger. Since there is no fee waiver program, the Department of Regional Planning (DRP), in consultation with the Fifth Supervisorial District office, recommended that the Commission nominate the northern portion of the neighborhood located in unincorporated Altadena as a County Historic District ("District"), as there is no application fee associated with a Commission nomination nor applicant expense related to the required contributor survey.
4. The District boundaries recommended by the Historic Highlands Neighborhood Association were based on consenting property owners.
5. On July 12, 2019, consulting Architectural Historians, ASM Affiliates, submitted an evaluation of the District. The evaluation recommended that the District boundaries be expanded in order to comply with National Park Service guidance that recommends that residential historic district boundaries use tract boundaries, except for those areas with insufficient historical integrity. In response, the boundary of the District uses the Pasadena Highlands Tract boundary and excludes those portions located in the City of Pasadena or with insufficient historical integrity. The District boundaries are depicted on the attached Historic Highlands Historic District Boundary Map.
6. On January 11, 2020, the Department of Regional Planning (DRP) hosted a community meeting that provided information on historic districts at the Eaton Canyon Nature Center. Owners of property located within the District were notified by mail of the meeting.
7. On February 14, 2020, DRP mailed to the property owners of the District a letter informing them of the nomination effort and requesting they return a form indicating designation consent.
8. Pursuant to County Code Section 22.124.080, the Commission may by resolution nominate a historic district. Such resolution shall be in writing and include findings of fact in support of the nomination, including reasons why the district is eligible for and deserving of designation.
9. On August 23, 2021, the Commission nominated a portion of the Historic Highlands neighborhood as a County Historic District pursuant to County Code Section 22.124.080

because the District meets the criteria for designation, and because it deserved designation for the following reasons:

- a. The District maintained sufficient integrity to convey its historical significance with 78% of its properties contributing to the District. The Contributor Survey is attached pursuant to County Code Section 22.124.100.B.1.a.i.
 - b. The historical integrity of the District was threatened by demolition. On June 2, 2021, DRP was informed that a contributor with a high degree of historic integrity in the District was in escrow and demolition was proposed.
 - c. Designating a portion of the neighborhood located in Altadena will contribute to preservation of the neighborhood and maintain its historical cohesiveness.
10. Pursuant to County Code Section 22.124.070.D, more than 50 percent of property owners in the District must consent to the designation. At nomination, 52% of the owners consented to designation.
11. On September 2, 2021, the record owners of property within the District were notified of the nomination and were requested to certify whether they consent to designation pursuant to County Code Section 22.124.100.1. The request resulted in insufficient consent.
12. Pursuant to County Code Section 22.124.100.1, the Director of DRP may grant one 90-day consent certification extension ("extension") if additional time is necessary based on the size or specific features of the proposed historic district. Due to the larger size of the District and lack of property owner response to the request for consent certification, the Director granted an extension.
13. On November 10, 2021, DRP sent a letter to property owners within the District that did not respond to the previous request for consent, requesting that they confirm consent to designation or not.
14. On April 5, 2022, DRP hosted an online public meeting for the property owners of the district. Comments from the 8 attendees were generally positive.
15. On April 26, 2022, the Commission continued the public hearing for recommended designation to September 23, 2022 to allow for the hearing to be re-noticed, to allow more time for public review of the guidelines and standards, and for the guidelines and standards to be considered concurrently with the designation.
16. Pursuant to County Code Section 22.124.070.D, the District is eligible for designation because:
 - a. More than 50 percent of property owners in the District consent to the designation: 55% of the property owners have consented to designation;
 - b. The structures are 50 years of age or older: The primary structures on contributing properties to the District were constructed from 1905 to 1959 and are of 62 to 116 years old;
 - c. The District is associated with events that have made a significant contribution to the broad patterns of history in the County and the community of Altadena. The area exemplifies the process of the subdivision of orange groves into a bustling suburb during the economic boom of the 1920s;
 - i. The District embodies distinctive characteristics of the following architectural styles: Craftsman, Spanish Colonial Revival, Tudor, Colonial

Revival, Neoclassical, Renaissance Revival, Minimal Traditional and Ranch; and

- ii. The District exhibits a concentration of historic properties containing common character-defining features, which contribute to each other and are unified aesthetically by significant geographical patterns, particularly the boundaries of the original Pasadena Highlands Tract.
17. 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 begins with the construction of the first extant homes in 1905 and ends in 1959 to align with the Pasadena district.
18. Pursuant to County Code Section 22.124.100.B.1.a.i, the District’s architectural styles and character-defining features are attached.
19. A Certificate of Appropriateness is not required for the following:
 - a. Painting or staining.
 - b. Landscaping.
 - c. Removal of trees located in the rear yard.
20. The project is eligible for categorical exemption from the provisions of the California Environmental Quality Act (CEQA), pursuant to section 15331 (Historical Resource Restoration/Rehabilitation—Class 31) of CEQA.
21. Pursuant to the provision of County Code Section 22.52.3190, the County notified the public of the hearing. Owners of property located within 1000 feet of the District were notified by U.S. mail of the public hearing. Additionally, a notice of the public hearing was published in the San Gabriel Valley Tribune newspaper and posted on the subject property.
22. Three letters of support for designation and one letter of inquiry were received from the public.
23. Staff presented the staff report to the Commission. Two owners of property within the district and Los Angeles Conservancy testified in support. The Commission presented questions to staff and expressed their support for designation. Hearing no further testimony, the Commission closed the public hearing.

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

1. 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
2. Adopt a resolution designating a portion of the Historic Highlands neighborhood located in the unincorporated community of Altadena, as a County of Los Angeles Historic District.

I hereby certify that the foregoing Resolution was adopted by a majority of the voting members of the Commission of the County of Los Angeles on September 23, 2022.



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

APPROVED AS TO FORM:

DAWYN HARRISON
Acting County Counsel

By 

Senior Deputy County Counsel
Property Division

VOTES

Yes: Carol A. Kearns, Sharon Sand and
Stephen J. Sass, Chair

No: None

Abstain: None

Absent: Benjamin J. Kahle, and
Yolanda Duarte-White, Vice Chair

Attachments

- A. Historic District Boundary Map
- B. Historic District Contributor Survey
- C. Architectural Styles and Character Defining Features

**HISTORIC LANDMARKS AND RECORDS COMMISSION SUMMARY
COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS
HISTORIC HIGHLANDS HISTORIC DISTRICT
PROJECT NO. 2019-002209-(5)
CASE NO. RPPL2019003965**

On September 23, 2022, the Historical Records and Landmarks Commission (HLRC) held a duly noticed public hearing to consider recommending that the Board consider designating a portion of the Historic Highlands neighborhood located in the unincorporated community of Altadena as a County Historic District.

Staff presented an overview of the case to the HLRC. Staff provided the following clarifications at the request of the Commission:

- Noncontributing homes may have been altered and lost their historical and may be newer builds;
- With respect to the remaining 45% of “no consent” from homeowners, there was a significance lack of response, and the DRP considers lack of response as no consent;
- Contributing properties are eligible for Mills Act contracts.
- Boundaries were based on historical integrity;
- Additional Dwelling Units (ADU) are permitted and DRP does not require a Certificate of Appropriateness for the use of solar panels; and
- On the 22% non-contributing homes and how they will be impacted, those property owners are not required to restore their homes; however, if a property owner requests to improve a home, DPR will review those improvements against the guidelines, and depending on the extent of the renovation, the style within the district may need to be matched to the Historic District.

On motion of Commissioner Sands, seconded by Commissioner Kearns, and duly carried by the following vote, the Commission adopted the resolution recommending that the County of Los Angeles Board of Supervisors find the project categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation - Class 31) and designated a portion of the Historic Highlands neighborhood located in the unincorporated community of Altadena as a County Historic District pursuant to Chapter 22.124 of the Los Angeles County Code:

Ayes: 3 - Chair Stephen Sass, Commissioner Carol A. Kearns and Commissioner Sharon Sand

Absent: 2 - Vice Chair Yolanda Duarte-White and Commissioner Benjamin Kahle

- The proposed work will comply with the provisions of the applicable resolution or ordinance designating the landmark or historic district. Character-defining features are identified in the landmark designation resolutions and historic district designation ordinances.
- The proposed work will comply with these guidelines.

4. Professionals

To maintain the historical integrity of a property, it is recommended that professionals qualified to work on historic properties be used. Professionals guiding a project should meet the Secretary of the Interior's Professional Qualification Standards in the fields of Architectural History, History, and/or Historic Architecture. A list of qualified professionals and other resources are located [here](#).

5. Architectural Styles

The architectural styles identified in this section are prominent in districts. See adopted designation resolutions for description of styles and character-defining features applicable to specific landmarks.

5.1 Arts and Crafts

Led by designer William Morris, the Arts and Crafts movement developed in England in response to the patterns of mass production and materialism created by the Industrial Revolution. Morris and his proponents called for a return to the use of natural materials, simplicity of form, quality of craftsmanship, and attention to detail. As the movement spread to the United States, designers such as Gustav Stickley were inspired by Morris's ideals to create furniture that reflected the aesthetics of the movement. He also published *The Craftsman* magazine from 1901 to 1916 to spread the word throughout the country. But it was in Southern California where the movement became a fully formed architectural style through the work of Pasadena brothers Charles and Henry Greene. Influenced by the English Arts and Crafts movement, inspired by Japanese architecture, and trained in the manual arts, the brothers designed elaborately detailed buildings, which were published in many popular magazines. The high form of the Greene and Greene style was simplified and applied to more modest one and two-story homes with plans that could be built by local builders. Altadena developed rapidly during the time these styles were popular, and the result is a rich and diverse array of significant homes.

5.1.1 Craftsman



1115 E. Woodbury Road
Historic Highlands Historic District
Altadena

Craftsman homes can range from high style, architect-designed masterpieces, to modest one-story bungalows ordered from a catalog. Stylistically, a Craftsman house can have details borrowed from a Swiss chalet, or pagoda-style roofs and flared eaves inspired by Japanese architecture. What they have in common is an attention to detail and craftsmanship. The Period of Significance for the style is 1905-1930

Character-Defining Features

- One or two stories in height.
- Low-pitched front-facing gabled roofs.
- Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts.
- Shingled exteriors with some clapboard.
- Broad front entry porches of half or full-width, with square or battered columns.
- Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features.
- Wide, solid wood doors with sidelights.
- Casement windows arranged in groups.
- Three-over-one or four-over-one windows.

5.1.2 American Foursquare



1000 New York Drive
Historic Highlands Historic District
Altadena

A uniquely American house, the American Foursquare was one of the earliest responses to the ornate and elaborate Queen Anne designs that precede it. The basic, clean lines and sparsely ornamented surfaces made it more affordable and easier to construct. Because of its simplicity, this style was popular in Sears Catalogues and other mail-order companies. The Period of Significance for the style is 1880 to 1955.

Character-Defining Features

- Square or rectangular plan.
- Compact, two-story massing.
- Symmetrical or asymmetrical composition.
- Hipped or pyramidal roof, sometimes with wide boxed eaves and eave brackets or dentil molding.
- Central hipped dormer.
- Exterior walls finished in horizontal wood siding or stucco.
- Projecting one-story porch with classic details.
- Wood double-hung windows.
- Detached carriage house, usually at rear of property.

5.2 Period Revivals

Although there are examples of Period Revival architecture prior to 1920, it was primarily after World War I that styles began to shift from the modern-influenced Arts and Crafts to more traditional forms that referenced various historical periods. These styles were popular across the United States during the 1920s and 1930s, but in California, particularly Southern California where cities were growing rapidly, Period Revival styles dominated the built environment. The combination of new arrivals, speculative development, and the fantasy lifestyle represented by the movie industry, resulted in revival styles ranging from the highly traditional Colonial Revival to the widely fanciful Storybook Style. In Los Angeles County, the proliferation of revival styles

was aided by low-cost building techniques and plan books, which gave local builders the ability to adapt Spanish Colonial or Tudor Revival styles to smaller cottages and bungalows.

5.2.1 Colonial Revival

The term Colonial Revival refers to the revived interest in the early Dutch and English houses found along the Atlantic coast. Georgian and Federal revivals styles are the most common examples of Colonial Revival. Designers often mixed elements from the various sub-styles resulting in eclectic examples of Colonial Revival.

Colonial Revival homes feature horizontal clapboard or brick or stone veneer exteriors, simple building forms, and side-gabled or gambrel roofs, often with boxed eaves. The roofs may have multiple symmetrical dormers. Buildings are typically one or two stories in height. Details may include stylized door surrounds; paneled front doors, sometimes within a broken pediment, porticos or a recessed entryway; multi-paned double-hung sash windows; and fixed shutters. The period of significance for the style is 1880-1955.

Character-Defining Features

- Square or rectangular plan.
- Compact, two-story massing.
- Symmetrical composition.
- Side-gabled or gambrel roof, sometimes with wide boxed eaves and eave brackets or dentil molding.
- Chimneys are symmetrical and often used as roof accents.
- Symmetrical front-gabled dormers.
- Exterior walls finished in horizontal wood siding, brick or stone veneer, or stucco.
- Projecting one-story porch with classical details.
- Wood double-hung windows.
- Primary entrance accented with broken pediments, sidelights, or porticos.
- Windows accented with pediments or cornice returns.

5.2.2 Modern Colonial



1236 New York Drive
Historic Highlands Historic District
Altadena

Modern Colonial represents a continuation of the popularity of the American Colonial Revival style through much of the twentieth century. The style was more simplified than its earlier counterparts and often suggested earlier eighteenth-century design elements rather than recreating them. It was frequently used in residences that were not necessarily architect designed. The stripped-down style lent itself well to the large numbers of residences, both single- and multi-family, that were constructed after World War II.

Modern Colonial homes feature clapboard or brick exteriors, simple building forms, and side-gabled roofs, often with boxed eaves. The roofs may have multiple dormers. Buildings are typically one or two stories in height. Details may include stylized door surrounds; paneled front doors, sometimes within a recessed entryway; multi-paned double-hung sash windows; and fixed shutters. Unlike earlier versions of the style, the classical detailing of the Modern Colonial style is simplified to merely suggest colonial precedents rather than mirroring or reproducing them. The Period of Significance is 1945 to present.

Character-Defining Features

- Typically, one or two stories in height.
- Simple building forms.
- Side-gabled roof, typically with boxed eaves.
- May display multiple roof dormers.
- Symmetrical façade with entryway as the primary focus.
- Clapboard or brick exteriors
- Classical detailing is simplified to merely suggest their Colonial precedents, rather than closely mirroring them.
- Details may include stylized door surrounds; paneled front door, sometimes set within a recessed entry; multi-paned double-hung sash windows; and fixed shutters.

5.2.3 Tudor Revival



1360 New York Drive
Historic Highlands Historic District
Altadena

The Tudor Revival style shares its origins with the Arts and Crafts Movement whose founders looked for inspiration in English domestic architecture of the sixteenth and seventeenth centuries. Although it appears as early as the 1890s, the style reached its peak of popularity in the 1920s and 1930s as one of many revival styles adapted to the needs of rapidly growing communities. The Tudor Revival, along with its subtypes the English Cottage Revival and Storybook cottage, were particularly popular in Southern California here the idea of a “fairy tale” house particularly appealed to new arrivals. The style could work with grand estates as well as tiny cottages, and is found in domestic, ecclesiastic, and sometimes commercial architecture as well. The period of significance for the style is 1890 to 1940.

Character-Defining Features

- Asymmetrical façade and irregular massing.
- Steeply pitched multi-gabled roof with a prominent front-facing gable and slate, wood shake, or composition roofing.
- Brick or plaster exterior wall cladding, typically with half-timbering and decorative details in wood, stone or brick.
- Tall, narrow divided-light windows, usually casement, often grouped horizontally or in bays; may have leaded diamond-shaped lights
- Decorative half-timbering.
- Entrance with pointed arch, set in turret or under secondary gable.
- Prominent chimney with elaborate brickwork.

5.2.4 English Cottage Revival



1083 Atchison Street
Historic Highlands Historic District
Altadena

The English Cottage Revival style is a smaller scale version of the Tudor style, typically one-story with simpler roof forms. Brick or stone is more commonly used than stucco and the walls have less half-timbering details. The steeply pitched roofs may have a rounded shape at the eaves to mimic the thatched roofs of English country cottages. The period of significance for the style is 1890 to 1940.

Character-Defining Features

- Asymmetrical with irregular plan and massing.
- Steeply pitched roof with little or no eave extension, sometimes with rolled edges on roofing to imitate thatch.
- Gable or cross-gable roof.
- Stucco walls, sometimes with brick or wood accents.
- Decorative masonry on exterior walls or gables, primarily brick.
- Recessed entry, usually under a primary front-facing gable but sometimes under small gable-roof portico.
- Groupings of tall, narrow casement windows, often with leaded, diamond panes.

5.2.5 Spanish Colonial Revival/Spanish Eclectic



1030 New York Drive Historic
Highlands Historic District
Altadena

Spanish Colonial Revival-style architecture became popular throughout Southern California following the Panama-California Exposition held in San Diego in 1915. The exposition buildings were designed by architect Bertram Grosvenor Goodhue, who wanted to expand the limits of the Mission style and explore the more varied and rich precedents of Spanish architecture throughout Latin America. The exposition prompted other architects to look to Latin America and directly to Spain for inspiration. The style became especially popular in Southern California where it appeared to romanticize the region's colonial past, although visually had little in common with the adobes and missions constructed during that time. An adaptable style, it could be applied to a wide variety of property types with elaborate expressions or through simple details. The style is characterized by its complex building forms, stucco-clad wall surfaces, and clay tile roofs. The period of significance for the style is 1915 to 1940.

Character-Defining Features

- Asymmetrical façades and complex massing.
- Use of patios, courtyards, loggias or covered porches, and/or balconies.
- Stucco wall cladding.
- Low-pitched gable or hipped roofs with clay tile roof cladding.
- Coved, molded, or wood-bracketed eaves.
- Square or round towers.
- Arched window and door openings.
- Single or paired multi-paned windows.
- Decorative stucco or tile vents.
- Use of wrought iron, cast stone, terra cotta or colored tile.

5.2.6 Neoclassical Revival



1390 New York Drive
Historic Highlands Historic District
Altadena

The Neoclassical style is an almost academic reinterpretation of Greek and Roman precedents. The style is primarily distinguished from Beaux Arts Classicism by its simpler treatment of classical forms, features, and ornament. Dignified, severe, and unornamented, these buildings tended to favor the Greek orders, Doric and Ionic, over the Roman. Colossal columns and colonnades, temple fronts with pedimented porticoes, and flat-headed windows characterize the style. Plain wall surfaces are not unusual, uninterrupted by projections, recessions, or sculpture. Neoclassical style residential buildings display many of the same qualities as commercial and institutional property types. A colossal order porch--whether a full-width colonnade or an attached portico with columns supporting a triangular pediment--adds a signature element of domestic design to this style. Other aspects of Neoclassical style houses are a direct reflection of Colonial Revival-style architecture. These buildings evoke symmetry with horizontal and raking cornices detailed with dentils or modillions, entries with arched or broken pediments, and double-hung sash windows with multiple lights in the upper sashes. The period of significance for the style is 1895 to 1955.

Character-Defining Features

- Symmetrical or asymmetrical front elevation with emphasis on classical element or elements.
- Prominent front porch with combinations of classical detailing.
- Classical columns.
- Narrow, clapboard, or stucco siding.
- Double-hung windows, leaded glass in upper sash or transom.

5.3 Modernism

While Americans were building period revival houses, European architects like Le Corbusier, Mies van der Rohe, and Walter Gropius were developing radically new designs with no historic precedent. The movement that came to be known as the International Style emphasized the structural steel skeleton and the importance of functionalism. Although not easily applicable to domestic architecture, Le Corbusier's idea of the house as a "machine for living" was one that would have a great influence in the following decades. The term Modernism was used to describe this general tendency to move away from the influences of the past and embrace technology and

contemporary materials. In Southern California, architects like Rudolph Schindler and Richard Neutra used the International Style as inspiration for creating a unique form of Southern Californian Modernism.

5.3.1 Minimal Traditional



1720 Mar Vista Avenue Historic
Highlands Historic District
Altadena

The Minimal Traditional style is defined by simple exterior forms with a one-story plan and minimum use of architectural detail. With origins in the Modern movement, the style grew in popularity during the Depression and continued into the years following World War II. It was popular in suburban residential developments throughout the United States because it could be built quickly and cheaply. In Southern California the style continued well into the post-war years in large scale developments. The period of significance for the style is 1935 to 1950.

Character-Defining Features

- Simple, rectangular plan.
- One-story configuration.
- Medium or low-pitched hip or side-gable roof with shallow eaves.
- Smooth stucco wall cladding, often with wood lap or stone veneer accents.
- Wood multi-light windows, including picture, double-hung sash, casement and slider.
- Lack of decorative exterior detailing.
- Shallow entry porch with slender wood supports.
- Detached garages, usually located at the rear of the property.

5.3.2 Ranch



1854 Mar Vista Avenue Historic
Highlands Historic District
Altadena

As a style, Ranch has its roots in Southern California where architect Cliff May was one of several architects who merged the rustic adobe “rancho” idea with Modern aesthetics in the late 1930s. Prior to World War II, these custom-designed “haciendas” had clay tile roofs and stucco exteriors. During this same time, developers were looking at the Ranch house as the solution to building appealing houses on a massive scale. After the war, lenders such as the Veterans Administration and the Federal Housing Administration found that the Ranch house design best met their standards. This combination of factors led to the Ranch house becoming the most popular housing style from the 1940s through the 1970s. The period of significance is 1935 - 1985.

Character-Defining Features

- One-story, sprawling plan.
- Low, horizontal massing with wide street façade.
- Low-pitched hipped or gable roof with open overhanging eaves and wood shakes.
- Plaster, wood lap, or board-and-batten siding, often with brick or stone accents.
- Divided light wood sash windows including picture, casement, diamond-pane.
- Wide, covered front porch with wood posts.
- Attached garage, sometimes linked with open-sided breezeway.
- Details such as wood shutters, attic vents in gable ends, dovescotes, and extended gables.
- Cinderella/Storybook Ranch sub-type may feature scalloped bargeboards, decorative shutters, and bird houses in the gable ends.
- Asian sub-type may feature hip on gable roofs (pagoda influence), false beams and ornate grill work.
- Emphasis on bringing the outdoors in through the use of large banks of windows and sliding glass doors.

6. Building Features

This section applies to landmarks contributing properties.

6.1 Siding