

MOTION BY SUPERVISOR KATHRYN BARGER

February 3, 2026

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

On January 7, 2025, the Holmes House—previously designated as a County Landmark—was destroyed in the Eaton Fire, along with thousands of other homes and structures throughout Altadena. This loss is devastating not only for the property owners, who originally nominated and consented to the landmark designation, but also for the Altadena community and Los Angeles County as a whole.

It is appropriate that we acknowledge the significance of this property. The Holmes House represented the work of Whitney R. Smith, a Southern California architect whose designs emphasized the relationship between indoor and outdoor space, practical livability, and flexibility. Built in 1941 for Evelyn and Jackson Holmes, the home was among Smith's earliest residential commissions and an early example of the modernist approach he later refined through the Arts & Architecture Case Study House program and his work with the firm Smith and Williams.

The home's simple form, open floor plan, and expansive floor-to-ceiling doors reflected an architectural philosophy that welcomed light, nature, and functionality. In recognition of this unique design, the County designated the Holmes House as a County Landmark in 2021.

Tragically, due to the Eaton Fire, the property no longer retains the integrity of design, materials, workmanship, feeling, or association necessary to convey its historical significance. While this is not a step the County takes lightly, the County Code does provide a clear process for rescinding a landmark designation under circumstances such as these.

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MOTION

MITCHELL	_____
HORVATH	_____
HAHN	_____
BARGER	_____
SOLIS	_____

Pursuant to County Code Section 22.124.110.B, the Board of Supervisors may, without prior notice or public hearing, rescind a landmark designation when a structure has been lawfully demolished or destroyed by adopting a resolution supported by findings of fact.

With debris now cleared by the U.S. Army Corps of Engineers and the property owner having submitted an application for a new, non-like-for-like rebuild, this action is necessary to remove any remaining regulatory barriers and to support the homeowner's ability to rebuild and return to their property as quickly as possible.

I, THEREFORE, MOVE that the Board of Supervisors adopt the attached resolution rescinding the County Landmark designation of the Holmes House pursuant to County Code Section 22.124.110.B.

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KB:aslb

**RESOLUTION
COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS
HOLMES HOUSE LANDMARK DESIGNATION RESCISSION
PROJECT NO. PRJ2020-001589-(5)
CASE NO. RPPL2020005065**

WHEREAS, on February 3, 2026, the Los Angeles County ("County") Board of Supervisors ("Board") rescinded the County Landmark designation of the Holmes House, located at 1022 Parkman Street in the unincorporated community of Altadena ("Property"), pursuant to Section 22.124.110 of the County Code; and

WHEREAS, the Board finds:

1. On July 30, 2020, Barbara Lamprecht, architectural historian, filed a landmark nomination application for the Property on behalf of the Property owners, Jeremy Hunter and Tomo Ogino.
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 February 9, 2021, the Board adopted a resolution designating the Property a County Landmark, pursuant to County Code Section 22.124, based on its satisfaction of significance criterion 3 as outlined in Section 22.124.070.A. The County Landmark comprised a one-story single-family residence with an attached garage. The boundaries of the County Landmark follow the parcel lines of Assessor's Parcel Number 5842-014-015.
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 February 9, 2021 outlines the character-defining features associated with the Property's County Landmark designation.
5. 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
6. 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.

7. 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.
8. The Eaton Fire caused substantial damage to the Property and destroyed the primary dwelling and landscape, resulting in the destruction of all character-defining features. The Property therefore no longer retains the integrity of design, materials, workmanship, feeling, and association necessary to convey its historical significance.
9. Due to the absence of character-defining features and the loss of historic integrity as a result of the destruction of the residence 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.
10. On November 3, 2025, the Property owner submitted an application for a new one-story single-family residence with an attached two-car garage, a non-like-for-like rebuild.
11. The Eaton Fire and the resultant damage to the Property were outside of the Property owners' control. On May 5, 2025, the Property was lawfully cleared 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.
12. 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 1022 Parkman Street in the unincorporated community of Altadena no longer meets the criteria for designation;
2. This action is statutorily exempt from the California Environmental Quality Act, pursuant to Public Resources Code § 21080 et seq. and CEQA Guidelines § 15269;
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 February 3, 2026.

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: 
Senior Deputy

Attachment: Board Resolution (February 9, 2021)