

**ATTACHMENT A:**

**2000 & 1979 Windshield Survey Documentation**

**P2. Location:** 180 South Euclid Avenue

**B10. Significance:**

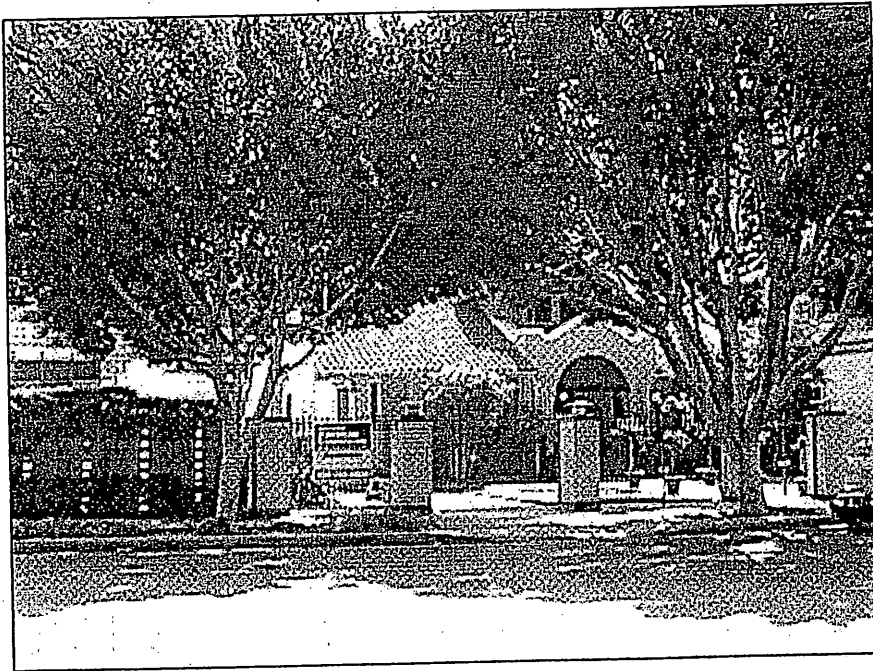
The Pinney House appears to qualify for designation as a local landmark under Criterion 3, as a rare and intact example of residential Mission Revival Style, designed by one of Pasadena's foremost architects of the period, C. W. Buchanan.

Year of Construction: 1906

Architect: C. W. Buchanan

Builder: unknown

**P5b. Description/Date of Photo:** View of the west elevation/April 29, 1998



**P8. Recorded by:** Leslie Heumann, PCR, 233 Wilshire Blvd., Suite 130, Santa Monica, CA 90401

**P9. Date Recorded:** August 30, 2000

1 Reference Number (circle and number building on area map)	S9.37	
2 Photo number	SA-37a-4	Date Feb. 1979
3 Historic Name (if known)	Pinney (Roy H.), House	
4a Common Name	Euclid Avenue, 180 South	ZIP CODE
4b Address	180 South Euclid Ave.	Pasadena ZIP CODE 91101
5 Program Activity Area	Survey Area 9	6 Census Tract 4636
7 Legal Description	N 62.5 ft of Lot 11 and S 10 ft of Lot 12, Allen Tract	
8 Present Owner or Business	Wm. and C. M. Lusvardi (same address)	a <input type="checkbox"/> Public b <input checked="" type="checkbox"/> Private

### Physical Description

9 Briefly describe the general physical appearance of the site and/or structure:  
include within your description landscape elements, number of stories, important secondary materials and outbuildings.

A rare, probably unique, Mission Revival bungalow, the Pinney House sits on its residential lot, now surrounded by larger newer structures, much as it has since it was built in 1908. The stucco walls and red tile roof place it in the Mission-Spanish mode of architecture, but it is the curvilinear gables on the front and sides of the porch and the wide arches below them which identify it more closely as Mission Revival. Basically a bungalow, the house has the long sloping roof extending over the porch, the porte-cochere.

See Continuation Sheet

10 Year Built 1906 a  Factual b  Estimate

11 Architect (if known) C. W. Buchanan

12 Builder (if known) Owner

13a Primary Exterior Building Material of Main Structure  
 Stone  Brick  Stucco  Adobe  Wood  
 Other

13b Primary Exterior Building Material of Outbuildings  
 Stone  Brick  Stucco  Adobe  Wood  
 Other

14 Location a  Original Site b  Moved c  Unknown

15 Condition a  Excellent b  Good c  Fair d  Deteriorated e  No Longer in Existence

16 Retention of Original Design a  Altered  major  minor b  Unaltered

17 a  Present Use residence b  Original Use residence

18 Environmental/Economic Threats to Survival  
 Vandalism; Deterioration a  Private Development b  Zoning c  Public Works Projects (sewers, trees, etc.)  
 Other (traffic, redevelopment, etc.)

### Significance

19a Reason for Significance (check appropriate item(s))  
 Archaeology  Natural Feature  
 Community Developmental History  Cultural History  Architectural History  Community Design or Esthetic Features  
 Integral Visual Element of the Landscape or a Group of Structures (justify in Item 20b)

19b Justify the significance of the site or structure, noting important persons, events or attributes associated with the site, structure or surrounding area. This Mission Revival bungalow is significant primarily because of the extreme rarity of the style, especially in residential buildings; it is unique in Pasadena. Of the very few other Mission Revival houses in Pasadena, most are on a grander scale than the Pinney House; none are bungalows. The architect, C. W. Buchanan, was one of Pasadena's most prolific in the period, with mixed results. This unusual house can be counted as one of his more successful efforts.

## CONTINUATION SHEET - PAGE ONE

Item No. 9 - Description

the sturdy eave brackets, the exposed rafters, the large porch and the stone porch walls which are hallmarks of the bungalow. The cap at the top of the front dormer gable (repeated on side and rear gables) adds an Oriental touch to the design.

**ATTACHMENT B:**

**2013 Property Owner Re-evaluation Request &  
Staff Determination**

Property Owner Request to De-List  
Potential Historical Landmark Designation of:  
Pinney House  
180 South Euclid Avenue  
Pasadena, CA 91101

Prepared by  
Wayne Lusvardi  
Owner-of-Public Record

April 22, 2013

April 22, 2013

Vincent Bertoni, AICP, Director  
Planning and Community Development  
City of Pasadena  
100 North Garfield Avenue  
Pasadena, CA 91101

Attn: Leon White, Principal Planner, Historic Preservation  
Kevin Johnson, Planner, Historic Preservation

Re: Appeal to De-List Potential Historic Landmark  
Designation  
180 South Euclid Avenue  
Pasadena, CA 91101

Dear Sir:

This purpose of this letter is to request the City of Pasadena to de-list my above-captioned property as potentially eligible to be designated as a national or local historic landmark.

The basis of this appeal is:

**1) Professional Error in the Potential Designation.** The City's Historical Survey conducted in 2000 is totally negligent and did not use reasonable care to avoid damage to the salability of my property.

The original Building Permit No. 4118, dated June 6, 1906, for a "7-room, 1-story, frame, plastered bungalow" designed by noted Pasadena architect Charles Wesley Buchanan bears little resemblance to the 17-room, 2-story structure which was substantially modified upon the date of survey of August 30, 2000.

Most of the Mission style features of the building facade were added around 1920 (e.g., bell-shaped balcony parapet, rolling roof gables, quartz rock porch, pergola, and driveway porte cochere). The City's historic survey provides no documentation that Buchanan was the architect of public record for the extensive modifications done around 1920. Buchanan died in 1921.

Moreover, substantial modifications were also made to the building facade after 1920 and to the building interior to accommodate various uses of the property.

**2) Building Design Not Locally Unique.** The City's Historic Survey findings of my property as "rare and unique" are negligent and harm the salability of my property.

Every building is in some way unique. However, the Mission Revival style features are in no way unique to this building as contended by the City's historical survey. I have conducted my own visual survey and found 22 Mission Revival buildings with similar features in Pasadena (see attached list).

Many of these buildings have much more pristine and original Mission Revival features than my building. And some of these buildings are not on the National Register, not designated as potentially eligible to be on the Historic Register, and not on the list of properties eligible for preservation based on local criteria. The City's preliminary designation of my building based on the building's presumed uniqueness and historical integrity is entirely negligent resulting in harm to the salability of the property.

**3) The Property Has Ceased to Meet the Criteria for Designation Because the Qualities Which Caused It to Be Designated Have Been Lost, Substantially Modified, or Replaced.** The presumed historical features of the building façade — bell-shaped balcony parapet, rolling roof gables, rock porch, terra cotta tile roof, pergola, porte cochere, craftsman windows and doors, Mexican tile porch pavers, craftsman lights — are not original and have been substantially modified. Additionally, the City has not definitively established that architect C.W. Buchanan designed these historical features.

Additionally, the interior of the building has been modified many times for varying uses. The current owner has installed simulated historic strip paneling, wainscoting, and craftsman lights that are not original to the building. The original owner of the building, Roy H. Pinney, did a substantial renovation of the interior around 1920, including building out the attic for living space, putting in an internal staircase, and adding a quartz rock fireplace.

**4) Additional Information Shows Conclusively that the Property Does Not Possess Sufficient Significance to Meet Either National or Local Landmark Criteria.** For the reasons cited in Item 3 above, the building would not meet the "integrity" tests of the National Historic Register. Moreover, the building would not the building meet local criteria for historic preservation under City's preservation Criterion 3 -- representing the work of an architect of significance to the City -- because the existing building façade, entire second floor and south wing, rock porch, and porte cochere on the facade all added around 1920, have not been definitively substantiated as designed by Pasadena architect C.W. Buchanan in 1906.

**Preservation Criteria**



According to the City of Pasadena's Supplemental Application for Historic Designation (Revised 4/2011), there are four criteria by which a property may be designated landmark status:

1. It is associated with events that have made a significant contribution to the broad patterns of the City, Region or State.
2. It is associated with the lives of persons who are significant in the history of the City, region or State
3. It embodies 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 City, or, to the region or possesses artistic values of significance to the City or region.
4. It has yielded, or may be likely to yield, information important locally to prehistory or history.

### **City Historical Survey Findings**

A survey conducted by Leslie Heumann, PCR Services Corporation, Santa Monica, California, recorded August 30, 2000 (attached), deemed my property qualified for designation as a landmark under Criteria 3 above as a "rare example of residential Mission Revival Style, designed by one of Pasadena's foremost architects of the period, C.W. Buchanan."

The survey form describes my property as:

"a rare, probably unique, Mission Revival Bungalow...The stucco walls and red tile roof place it in the Mission-Spanish mode of architecture, but it is the curvilinear gables on the front and the sides of the porch and the wide arches below them which identify it more closely as Mission Revival...The cap at the top of the front dormer gable (repeated on side and rear gables) adds an oriental touch to the design...The structure has a strong balance of tile, stone and stucco. This Mission Style bungalow is significant because of the extreme rarity of the style, especially residential buildings; it is unique in Pasadena."

Nearly all of the above is not based on fact but on a superficial visual survey of the building conducted in 2000.

### **Not a Pure Residential Property Since 1949**

Contrary to the City's historical survey, the structure has not been used as a primary residence since 1949 when my parents bought the property. Prior to my parents purchasing the property, the building was used as a rooming house.

After my parents purchased the property, the front rooms were rented to the American Cancer Society for offices. The second floor was used as a rooming house. The rear was used as a family residence.

Beginning in 1994, the first floor was rented as live-work space by an accountant and his son. The second floor remained a personal residence.

From 1999 to 2003, the first floor of the building was leased to SNK Development as a regional corporate office and construction team offices to facilitate construction of 135-unit Arpeggio Apartments across the street. The second floor was utilized as a corporate apartment.

From 2003 to 2008, the first floor of the building was used as dormitory housing for students of the Art Center College of Design.

In 2008, the first floor was leased to Dick Martin Auto Sales and Leasing with a financial counselor and psychologist as sub-tenants.

### **Not a Unique Bungalow**

The building may have originally been a single-family residential bungalow but it apparently was and is in no way one of a kind.

There are thousands of Mediterranean style buildings in Pasadena with terra cotta tile roofs, arched porch openings, smooth stucco walls, and river rock foundations. What make this building distinctive is the Mission Revival features such as the bell-shaped balcony parapet, rolling roof gables, arched porch, simulated tile roof, quartz rock porch and porte cochere, all of which were added 20-years after the building was designed and built by architect C.W. Buchanan.

According to the City of Pasadena's Historic Resources database:

- 7 buildings are designated on the Historic Register
- 0 are surveyed for designation on Historic Register
- 0 are pending designation
- 0 are pending further study

Prospective buyers for my property have been informed by City Planning Department representatives that my building is "potentially eligible for designation on the National Historic Register or as a local landmark." However, it is not on the City's database, not in an historic district, and not shown on the map of eligible properties for designation either on the National Register or as a local historical resource.

I have conducted my own visual survey of properties in Pasadena with Mission Revival design based on the following four distinguishing criteria (see attached summary).

- \*Mission style roof parapets or rolling roof gables with ornamental cap
- \*Arched openings and porches (with river rock porch walls & foundation)

\*Low-pitched roof terra cotta tiles

\*Pergola on porch or balcony

I have found 22 buildings in Pasadena with similar architecture:

- 7 single-family residences restored and in excellent condition
- 6 single-and-multi-family structures unrestored
- 4 commercial buildings restored or partly preserved
- 4 church buildings restored or partially preserved

The Pinney House is not unique or a pristine example of restored Mission Revival architecture. The building façade and visual street landscaping have been substantially modified from the original (see text below and accompanying drawings). Additionally, the interior floor plan, improvements, and fixtures have been extensively modified from the original, including an added wing of rooms, rear deck, staircase, and rear gated courtyard on the rear.

#### **Bell-Shaped Roof Gables Substantially Modified**

The original bell-shaped gables on the front upper balcony, porte cochere, and side roof were covered with sheet metal and painted white by my father due to deterioration of the original stucco gables. The bell-shaped gables were covered with larger (18-inch wide by 6-inches deep) sheet metal caps by my father, painted white, and are not the same size, color, or scale as originally designed.

#### **“Oriental Touch” to Roof Cupolas Added by My Father**

In the 1960's, my father replaced the composition shingle roof with hand-made metal tiles. The original roof tiles had to be replaced due to damage and water leaks. The existing metal tile roof does not show the white grout, as does a real terra cotta tile roof.

The raised cupolas on the roof are not original and were fashioned by my father and only coincidentally appear “oriental.”

#### **Front Porch Not Made from Arroyo Seco River Rock**

Contrary to the historical survey, the vertical walls of the front porch are not made from “Arroyo Seco” stones but of Mt. Wilson Quartz or Diorite. Moreover, this quartz rock was apparently not original to the building.

The remnant of the vertical walls of the rear porch is made from round Arroyo Seco river rock. This indicates the front porch was probably also made of river rock consistent with other Craftsman homes in Pasadena circa 1906.

Another indicator that the existing Mt. Wilson quartz rock was added after the structure was built is the internal fireplace, which is also made of the same quartz rock. Building Historian Charles Fisher has discovered that the original internal staircase was where the fireplace is today.

The staircase was apparently relocated to accommodate a new fireplace. This indicates the Mt. Wilson quartz rock was added at a later date and is not original to the building.

Rounded Arroyo Seco river rock was the customary rock material used in Craftsman-style home construction circa 1906 and is found in the remnant of the original rear porch, the north and south foundation walls, and in the basement walls of the building. A large number of loose river-rock was stored in the basement when my parents bought the property in 1949. Those stones have been used to build planter boxes on the rear, water dams around trees in the front of the building, and in the front garden.

### **Building Façade Substantially Modified**

The sidewalk historical visual survey of the building could not have revealed the following substantial modifications to the its façade:

1. The building was transformed from a one-story, wood frame, bungalow house to a 2-story structure via an attic conversion sometime before 1926 when the oldest photograph of the property was taken. The front Mission style balcony parapet, quartz rock porch walls, pergola, and porte cochere were all likely added to the building façade after 1906 but before 1926. The likely reasons for the substantial modifications were to add a second floor. The porte cochere was probably built in 1906 because Roy Pinney had a licensed motor vehicle in 1907 according to online records.
2. The prior owner to my family apparently removed an original pergola on the front and side porches. The footprints of the vertical columns and the wood slats of the trellis can still be seen on the porch and the exterior walls. Other Mission Revival residences – such as 499 Prospect Terrace and 2005 Monte Vista in Pasadena – have a similar pergola.
3. As stated above, the original terra cotta roof tiles have been removed and replaced with metal tiles and are not authentic terra cotta tile roof.
4. The original brick chimney has been replaced with reinforced concrete for earthquake safety purposes.
5. A prominent crest shown on the front of the exterior of the building marked “180” for the street number was lost years ago due to weatherization.
6. The original oak and glass front door had to be replaced due to wear and tear.
7. In 1950 my father replaced the original double-hung front windows with craftsman features with solid glass pane windows.
8. Mexican style porch pavers were added in 1994 during renovation.

The historical survey conducted in 2000 reports: "a seven room 1-story frame, plastered bungalow" as permitted under Building Permit No. 4118, dated June 6, 1906.

There are presently 12-rooms on the first floor and 5-rooms on the second floor for a total of 17-rooms. When my parents bought the property in 1949 I recall at least 11 rooms on the first floor (not counting closets and a quarter bathroom).

This indicates the second floor of the building was an attic conversion and also an additional south wing was also added after 1906.

This would substantiate Building Historian Charles Fisher's observation that the quartz rock fireplace was added-on after 1906 to create space for an internal staircase to a new second floor. And if the quartz rock fireplace was added after 1906 so was the quartz rock porch and the front upper balcony with its bell-shaped parapet.

Nearly all of the internal rooms on the first floor have been significantly altered to cure functional obsolescence (e.g., tandem rooms, lack of bathrooms, reconfiguration of non-load bearing walls for office usage, added rear deck for separate access to second floor to comply with fire code.

The internal staircase was walled up in 1994 to comply with City requirement for a one-hour firewall separation between first floor office space and second floor apartment.

#### **Existing Mix of Tile, Rock and Stucco Not Original or Balanced**

The existing terra cotta colored Mexican paver tiles on the front and rear porches were added to the building in 1994. Also, the faux concrete tiles in the front paseo and garden are not original.

As stated above, the apparent original stonework on the front porch was rounded river rock not quartz or granite rock. The existing quartz rock is inconsistent with the rounded river rock on the vertical walls of the rear porch, the perimeter foundation walls, and the unfinished basement walls.

If anything, the quartz rock is out of balance with the remainder of the materials used in the exterior of the structure and with typical Mission Revival style structures.

Only the roof had red terra cotta tile in 1906. The red tile pavers were added to the front and rear porches in 1994. The original front porch stone was apparently rounded river rock. The exterior cladding is actually textured concrete, not stucco per se.

### **Yard Landscaping Substantially Modified**

The original landscaping of the structure is unknown. However, when my parents bought the property in 1949 the landscaping was sparse. It included a palm tree and cork tree in the front yard (the cork tree died of disease or from the shade canopy of large City's Ficus trees blocking sunlight). Ground cover was parched grass (see attached sketch).

The current landscaping which the historical surveyor observed in 2000 was all added in 1994: the ornamental wrought iron fence, stucco columns with craftsman lights, the concrete Mexican pavers in the paseo and garden, the Spanish style water fountain, and numerous Mexican style pottery, and craftsman lights on the front porch and porte cochere.

The original 1906 building façade and plain grass landscaping never had the charm and character of the existing building and yard upgrades.

### **Work of Architect of Significance to the City**

I understand that architect Charles Wesley Buchanan designed my building and also designed the first public library and other buildings in Pasadena. According to building records at the Los Angeles Public Library, Buchanan started as a "contractor" and then became an "architect" on building permit records.

The stone entrance to the first Pasadena Public Library designed by Buchanan is preserved in Central Park.

Buchanan reportedly designed the Braley Building on Raymond Avenue in Pasadena that now serves as Scientology headquarters.

Buchanan also has a 1904 Vernacular Bungalow at 563 North Marengo, Pasadena, 91101, on the National Historical Register. And he designed the W.A. McHenry House, 130 North Oakland Avenue in the Ford Place Historic District as part of the Fuller Seminary campus.

The original 1906 building permit is not on file with the City or the County Department of Public Works. The only documentation of Buchanan as the architect of record is in the "Los Angeles Builder and Contractor." The historical survey conducted in 2000 also ambiguously shows "Schilling and Luce" as the "arch" (architect) [see attachment].

Neither is the building permit available for the presumed building improvements done around 1920. These later modifications installed most of the features which distinguish the building as of Mission Revival style: the ball-shaped balcony

parapet, the rock porch, the porch pergola, the rolling roof gables, and the porte cochere. The City does not maintain building permits prior to 1930.

The mixing of architectural styles of the façade of the building that occurred after 1906 means the building is unlikely to meet the "integrity" tests required for the building to be placed on the National Historic Register. It is likely the Mission style front balcony parapet, porch, pergola, and porte cochere were added after 1906 to accommodate a new second floor to the building in the attic space.

Mission Revival architecture borrows from the religious architecture of Christian churches. The most pristine example of Mission Revival style on a church building is the former Advent Christian Church at 400 North Marengo in Pasadena, which was on the edge of the Civic Center prior to the construction of the 2010 Freeway in 1971.

The most pristine example of an intact Mission Revival single-family residence can be found at 1925 East Orange Grove Boulevard. The 1925 East Orange Grove house is not in an historic district, not on the National Register, nor is it listed on the map of properties eligible to be considered on the National Register.

Why my building is singled out for potential landmark status when other more pristine examples of its architecture are not even listed is arbitrary and adversely prejudicial.

The initial historical survey conducted in 2000 considered most of Buchanan's other buildings to be "on a grander scale than the Pinney House."

I thus find:

There is no documentation that Buchanan designed the Mission Style modifications made to my building around 1920.

Buchanan's work is already well preserved in Pasadena.

The other buildings of C.W. Buchanan are regarded on the City's own historical survey as "on a grander scale than the Pinney House."

I should not be compelled to preserve an inferior and substantially altered example of religious architecture for the public benefit based on a wholly negligent historical survey that has resulted in potential monetary damages to the salability and market value of the property.

### **No Economic Use Left to Building**

I am a real estate appraiser by training, having served as the Chief Real Estate Appraiser for the Metropolitan Water District for 20 years. I can find no economic viability for continuing preservation of the building in its present location.

There is no net income generated from the existing office space rent that would capitalize into a market value in the investment property market.

Conversion back to a single-family residence would be costly and uneconomic. A 1904-built single-family residence recently rehabilitated to a mint condition one block away at 336 South Los Robles can't find either a buyer or a tenant. Single-family residential usage would not be compatible with the underlying CD mixed-use zoning.

A 1905-built former single-family residence now renovated for a full-service office building at 275 East California Boulevard is 100-percent vacant with no tenants. Conversion of my building to a full-service office building would require building out the covered porch for office space. This would further degrade the historic features of the building.

The existing market rent of the first floor of the building for office use and the second floor for an apartment does not generate a net income over and above the costs to renovate the building in 1994, 2003, and 2008. The building is physically, functionally, and economically obsolescent.

### **Relocation Costs Uneconomic**

I once worked for the Los Angeles County Community Development Commission relocating houses from the 210-Freeway for affordable housing in low-income areas. Based on my experience in relocating houses and as a real estate appraiser, I can emphatically state relocation and reconstruction elsewhere would cost from \$850,000 to \$1,000,000 and would still result in an uneconomic use of the improvements no matter where located.

### **Not Eligible for Mills Act**

Historical Preservation Consultant Charles Fisher states that properties where the building has no value are ineligible for consideration of tax reduction under the Mills Act.

### **Property Pending Removal of Proposition 13**

Beginning in 2014, the Speaker of the State Assembly has promised to eliminate Proposition 13 for commercial properties. A Mills-Act tax exemption for my property would only exempt the already worthless building from property taxes,



not the land. This means I will be facing a probable property tax increase from \$1,400 to about \$25,000 per year for a building, which generates no net income. Thus, I have been trying to sell my property on the open market. There are many interested buyers, all of whom have been deterred by the City's negligent preliminary historical preservation determination.

### **Frustration of Property Sale**

City Planners have allegedly misinformed prospective buyers that they cannot demolish the structure and could only add a few extra residential units on the rear parking lot. But that would remove the parking from the original structure making it an even more uneconomic commercial use. Building an underground parking structure for 4-apartment units and the existing building, which produces no net income, would be grossly uneconomic.

And the only way to build any units on the rear would be to terminate the office lease on the front building for a year. The lost rents for a year for re-construction would force a foreclosure on the existing loan on the premises.

### **Purchase Escrows Busted by City Preservation Demands**

The property is currently listed for sale. I have had two buyers who have backed out of purchase escrows or refrained from entering escrow due to the misinformation allegedly given them by City Planning staff, to w

Misinformation supplied to prospective buyers:

1. The building could never be demolished
2. The owner or developer would have to relocate the structure at their cost (\$850,000 to \$1 million).
3. The site can only be developed for low-income housing.
4. Only about four added units can be built on the site over the rear parking area (thus removing the surface parking for the front building).

One prospective buyer had deposited nearly \$60,000 in escrow before backing out. Other prospective buyers all have indicated they will not submit a purchase offer until the historic designation of the property is removed or they can be assured that the burden of building relocation would have to meet an economic cost-benefit test.

The marketability of my property has been severely hampered by the City's alleged actions and the City has left me no discernible economic use of the building. To validate this fact, the County Assessor did not increase my property tax assessment in 1994 when I gut rehabbed the building at a initial cost of \$250,000 because the only value was in the land.

It is my laymen's understanding of current law that the City must leave me an economic use of the land as-if vacant and not interfere with investment-backed expectations of buyers to put the property to its apparent highest and best use. As long as the historic building encumbers the property there is little to no marketability for sale of the property for its highest and best use and only continued uneconomic use of the existing building program. This has left me between a proverbial hard rock and a hard but beautifully appearing historic place.

### **Request City to De-List Property from Landmark Status**

Given the gross erroneous factual basis for the City's determination of the building as a landmark, and unsubstantiated designation of the building façade as the work of an architect of significance to the City, I request to have the building de-listed from its potential "landmark" status as soon as possible.

In order to clear the historic preservation "cloud" on salability, I request the City provide me one or both of the following:

1. Notice of Withdrawal of Potential National and Local Historic Designation signed by the appropriate city official having authority over the matter and notarized by a licensed Notary Public for subsequent public recordation.
2. Processing of a Negative Declaration to de-list potential historic designation of property under C.E.Q.A. at the City's expense given the negligence of the City's historic preservation surveyor.

Denial of this request to de-list the property will make it impossible to consummate the potential sale at hand and will present an undue hardship for which I would have to unfortunately seek a remedy other than through administrative means.

I certify that the above is true and correct to the best of my knowledge, belief and recollection.

Respectfully,



Wayne Lusvardi  
Owner of Public Record  
180 South Euclid Avenue  
Pasadena, CA 91101  
Assessor's Parcel No. 5722-030-020  
Cell Phone: (626) 399-8073

PASADENA - PINNEY HOUSE ✓

## REAL ESTATE

STAR-NEWS, SATURDAY, JANUARY 10, 1987

**B-7**

### Old Pasadena Today / Pinney House



James Draeger / For the Star-News

**Mission style** — Mission Revival bungalows of this size are rare; other Mission residences in Pasadena were much larger. This house at 180 S. Euclid Ave. also has an unusual mix-

ture of Craftsman and Mission details. The dominant Mission-style parapet on the front porch is a hallmark of the style. Prolific local architect C.W. Buchanan designed this house in 1906

for Roy H. Pinney. The building has been identified in the city of Pasadena's Architectural and Historical Inventory and may be eligible for local landmark designation.

### MISSION REVIVAL STYLE BUILDINGS COMPARISON SURVEY

Address	Year Built Designation	Bell-Shaped Roof Parapet	Terra Cotta Roof	Arches, Covered Porch w/ River Rock Walls	Pergola	Location	Zoning
<b>SINGLE-FAMILY RESIDENTIAL USE (RESTORED)</b>							
499 Prospect Terrace	1916 On Historic Register	Original	Original	Original	Original	Prospect Historic District	RS SFR
1925 E. Orange Grove	1923 Not on Eligible List	Original	Original	Original	Original	Single family residential district	RS-6 SFR
1194 E. Washington	1913 In designated district	Original	Original	Original	Original	Bungalow Heaven Landmark District	RM-16
806 So. Lake	1920 Not on eligible list	Original rehab.	Original rehab.	None; removed?	None	SFR & MFR District	RS-6
2005 Monte Vista	2003 Not on Eligible List	Original	Original	Original	Original	Single family residential district	RS SFR
1865 Rose Villa	1924 Not on eligible list	Covered w/terra cotta roof tile	Replaced w/new terra cotta tile	Original	None	Single family residential district	RS SFR
773 Belvedere	1925 Bungalow Heaven District	Color metal tile roof cap	Terra cotta tile porch	Original	None	Bungalow Heaven District	RS-6
100 -102 Berkeley	1925 Duplex	Original or new terra cotta tile	Original or new terra cotta tile	Original	None	Single & multi-family district	RM-16
<b>SINGLE AND MULTI-FAMILY RESIDENTIAL (UNRESTORED)</b>							
1713-1717 Whitefield	1924 & 1925 Triplex Not on eligible list	Original	Original	Original	None	Landmark District	RS-6 LD-14
1617-19 Hill Avenue	1924 Duplex	Original	None	Original	None	Single & multi-family residential zone	RS-6LD-16
1215-1223 E. Orange Grove	1921 Five-Plex On Historic Register	Original	Original (flat roof)	None	Possibly removed	Bungalow Heaven District	RS-6 LD-1
504 N. Hill	1921 Not on eligible list	Original	Original	Original	None	Single family residential district	RS-6
1248 N. Oxford	1923 Not on eligible list	Facade appears added	Comp. shingle roof	Arches on porch	None	Single family residential district	RS-6
919 Worchester	1927 Garfield Hts. Historic District	Original; multiple	None; flat roof	Arch on front porch; no river rock	None	Single family residential	RS-6 LD-2
<b>COMMERCIAL OFFICE &amp; RETAIL</b>							
1275 E.	1926	Original	Original	Original	None	Commercial	CD-5

Green St.	On Historic Register			arches (no porch)		district	
155-159 So. Fair Oaks	1904 In Old Pasadena Historic District	Original parapet; bell tower	Original	Original Arches (no porch)	None	Natl. Register Historic District	CD-6
480 So. Fair Oaks	1920's	Original	Original	Original Arches (no porch)	None	Old Pasadena Historic District	CD-6
958 So. Fair Oaks	1984 Not on eligible list	Original	Original	Original	None	Border of Old Pasadena District	SP-2 So. Fair Oaks
CHURCHES (Protestant)							
Fmr. Advent Church 400 N. Marengo	1905 Not on Eligible List	Original	Original	Original	None	Single & Multi-family residential district	RM-16
St. Barnabas 1062 N. Fair Oaks	1933 Not on Eligible List	Original	Original	Original Arches & Bell Tower	None	Multi-family residential district	RM-12
Fmr. Women's Cluib 58 So. Sierra Madre Bl.	1923 On Historic Register - Landmark	Original	Original & bell tower	Original arches	None	Multi-family residential district	RM-32
80 W. Dayton St. Friendship Baptist Church	1925 On Historic Register	Original	Original	Original bell tower arches	None	Old Pasadena Historic District; commercial	CD-1
PINNEY HOUSE - OFFICE & OWNER-OCCUPIED APARTMENT							
180 So. Euclid Office, residential apt.	1906 Not in Historic District	Replaced w/sheet metal	Replaced with faux metal shingles.	River rock porch replaced w/quartz rock; arch porch	Removed	Central District Zone Mixed Uses 60-ft. height limit	CD-2

Building Modification Chronology  
Pinney House  
180 South Euclid Avenue  
Pasadena, CA 91101

1906 – Construction of 7-room, 1-story, wood frame and stucco bungalow designed by Charles W. Buchanan. At this point in time the building was “I” shaped.

Circa 1920 – Additional construction of second floor, front upper balcony, south wing on first floor, quartz rock fireplace, quartz rock walls on front porch, quartz rock and stucco porte cochere over driveway, pergola on front and side porch, comprising total 15 rooms. By about 1920 the building morphed into a “U” shape.

Circa 1949 to 1994 – Original terra cotta tile roof replaced by composition roof then by metal tile roof in the 1960’s. Three-car garage demolished due to unsafe dilapidated condition. Another building addition to south wing completed. Total rooms 17.

1994 – Building gut rehabbed with permits including:

- \* new underground electrical conduit,
- \* new copper water supply line from street,
- \* new 200-amp electrical box,
- \* existing metal roof tiles re-painted terra cotta color
- \* all old knob and tube internal wiring replaced with conduit or Romex,
- \* addition of rear deck and gated courtyard,
- \* new bathroom addition to rear north wing,
- \* internal modifications to non-load bearing partition walls,
- \* removal of any and all lead-based paint
- \* addition of Mexican style pavers on front and rear porches,
- \* second floor completely modified into modernistic style apartment with separate water heater, kitchen, laundry room, and independent access via rear stairway and deck,
- \* Rear staircase, deck and courtyard added,
- \* addition of front concrete block and stucco columns with wrought iron fencing and remote controlled driveway gate,
- \* Craftsman lights added to interior and exterior
- \* ornamental water fountain, and
- \* front concrete paseo and succulent and cactus garden.

It was necessary to install the front columns, wrought iron fencing, and gates to keep the large covered bungalow porch from attracting homeless persons who slept on the porch and defecated on the property. The Mission style veranda porch in a downtown location near the Euclid Villa low-income housing project had become an “attractive nuisance” requiring about \$60,000 in security upgrades.

In 1994, the center of the "U" shape of building began to be filled in with a first floor courtyard and a second floor deck.

2003 to 2012 – Internal modifications during this period include strip oak paneling and wainscoting in the dining room, installation of more craftsman lights, added office closet space, replacement of broken concrete in driveway, addition of new bathroom, new kitchen fixtures and appliances, and new water heaters. Garden plantings substantially upgraded.

**UNDERUTILIZED COMMERCIAL & MULTIFAMILY RESIDENTIAL LAND  
SALES IN CENTRAL DISTRICT**

No.	Address APN	Sale Date	Building Area	Land Area/ Units per Acre	Location	Sales Price Price/SF Bldg Price/SF Land
1	171 So. Los Robles 91101 5722-030-014	9/14/2012	5,945 SF Built: 1926 & 1961	15,190 SF 60 units per acre	Adjacent to rear	\$2,075,000 \$349/SF Bldg. <b>\$136/SF land</b>
2	171 So. Hudson Ave. 91101 5734-025-025	11/7/2012	13,448 SF 2-Bldgs. Built 1973	17,920 SF 60 units per acre	½ mile Corner lot	\$2,500,000 \$186/SF Bldg. <b>\$135/SF Land</b>
3	760 E. Walnut Pasadena 91101 5723-012-005	4/18/2012	Vacant Land	10,200 SF 87 units per acre	½ mile Corner lot	\$1,420,000 <b>\$139/SF/Land</b>
4	170 So. Euclid 91101 5722-030-021	8/27/2004	5,201 SF Built 1958	10,200 SF 60 units per acre	Adjacent to North	\$1,655,000 \$318/SF Bldg <b>\$134/SF Land</b>
5	120 No. Madison 91101	6/30/2010	3,633 SF Built 1909	11,996 SF 48 units per acre	½ mile	\$1,780,000 \$490/SF Bldg \$149/SF Land
Sub- ject	180 So. Euclid	1/20/2012	3,328 SF Built 1906	12,325 SF 60 units per acre	Subject	\$1,850,500 <b>\$150/SF Land</b>
Price Range Per Sq. Ft. of Building Area: \$186 to \$490 per sq. ft. (Spread: \$304/SF)						
Price Range Per Sq. Ft. of Land Area: \$135 to \$149 per sq. ft. (\$14/SF)						
Source: Los Angeles County Assessor						



*Charles J. Fisher, Historian  
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Email: arroyoseco@hotmail.com*

April 19, 2013

City of Pasadena  
Department of City Planning,  
Historic Preservation Section  
175 N. Garfield Avenue (Counter #4)  
Pasadena, CA 91109

Attn: Kevin Johnson,  
Historic Preservation Planner

RE: Pinney House, 180 S. Euclid

Dear Mr.,

I am writing this letter to provide clarification of the level of historic/architectural significance of the Mission Revival residence located at 180 S. Euclid Avenue, in the City of Pasadena, historically known as the "Pinney House".

The house is called out in a Detailed Property Record (DPR) form that was prepared by historian Leslie Heumann for PCR Services Corporation of Santa Monica on August 30, 2000 and was an update to an earlier (1979), which also documented the house. It should be noted, however, that the 2000 survey gives the property a rating of 5S2, noting it as eligible for a local listing as an individual landmark.

The writer is a professional historian with extensive experience in property research and historic preservation, dating from the mid 1980's. This background includes the research, preparation and/or advocacy of over 130

Historic Cultural Monument Nominations for the City of Los Angeles as well as two designated monuments in Ventura County, along with over 80 Mills Act applications in Los Angeles and other locations, as well as research and documentation of numerous other historic structures. In addition, I have evaluated a good number of structures within the various Los Angeles Community Redevelopment Agency districts, including seven within the Hollywood CRA district.

Other qualifications include work as a past president and board member of the Highland Park Heritage Trust, past co-chair of the Cultural Resources Committee of the Los Angeles Conservancy, president of the Heritage Coalition of Southern California and 28 years doing property research for Transamerica Real Estate Tax Service. I am currently serving as Vice-Chairman of the Los Angeles Conservancy Modern (ModCom) Committee.

The structure in question, which was built in 1906, is located outside of any designated historic district. On the surface, based on the survey analysis, it appears to meet the qualifications under criteria "C" for local landmark designation based on its architecture and the architect who is of local merit.

However, in order to adequately vet the resource, I have done an initial study of the construction, architecture and history of the structure in accordance with national state and local guidelines as follows:

To be eligible for listing in the National Register, the resource must normally be at least 50 years of age and must possess significance in American history and culture, architecture or archeology. To be considered significant, a property must meet one or more of the following four established criteria:

- A. It must be associated with events that have made a significant contribution to the broad patterns of our history; or
- B. It must be associated with the lives of persons significant in our past; or
- C. It must embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that it possess high artistic values, or that it represents a significant and distinguishable entity whose components may lack individual distinction; or

- D. That it yield, or may be likely to yield, information important in prehistory or history.

The resource must also have integrity so that, according to National Register Bulletin #15 on How to Apply the National Register Criteria for Evaluation, "to be eligible for the National Register, a property must not only be shown to be significant under National Register criteria, but it must also have integrity", which is the ability of the resource to convey its significance. In other words, a property must not be so altered from the condition during the period of significance that it fails to show the reasons for that significance.

A resource should also be significant within a historic context to be eligible for listing. According to National Register Bulletin #15, historic contexts are "those patterns, themes or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear." The significance of a historic property can be determined only when it is evaluated within its historic context. The resource must represent an important aspect of the area's history or prehistory and still have the integrity to convey that aspect to qualify for the National Register.

To be eligible for listing in the California Register, the resource must normally be at least 50 years of age and must possess significance the local, state or national level, under one or more of the following four criteria:

- 1.) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- 2.) It is associated with the lives of persons significant to local, California or national history; or
- 3.) It embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that it possess high artistic values; or
- 4.) It has yielded, or has the potential to yield, information important in prehistory or history of the local area, California, or the nation.

Local Designation Programs:

In addition there are four Pasadena City Historic- Monument Criteria. Designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. The Cultural Heritage Ordinance establishes criteria for designation; these criteria are contained in the definition of a Monument in the Ordinance. A historical or cultural monument is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Pasadena, such as historic structures or sites:

The City of Pasadena has established an historic preservation program in order to promote "the identification, evaluation, rehabilitation, adaptive use, and restoration of historic structures."

The criteria for the designation of historic monuments, landmarks, historic signs, landmark trees, or landmark districts are applied "according to applicable National Register of Historic Places Bulletins for evaluating historic properties." These criteria are excerpted below from Section 17.62.040 of the Pasadena Zoning Code. 11

#### Historic Monuments:

A historic monument shall include all historic resources previously designated as historic treasures before adoption of this Chapter, historic resources that are listed in the National Register at the State-wide or Federal level of significance (including National Historic Landmarks) and any historic resource that is significant at a regional, State, or Federal level, and is an exemplary representation of a particular type of historic resource and meets one or more of the following criteria:

- a) It is associated with events that have made a significant contribution to the broad patterns of the history of the region, State, or nation.
- b) It is associated with the lives of persons who are significant in the history of the region, State, or nation.
- c) It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style, or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, State, or nation, or that possesses high artistic values that are of regional, State-wide or national significance.

d) It has yielded, or may be likely to yield, information important in prehistory or history of the region, State, or nation. A historic monument designation may include significant public or semi-public interior spaces and features.

#### Landmarks:

A landmark shall include all properties previously designated a landmark before adoption of this Chapter and any historic resource that is of a local level of significance and meets one or more of the criteria listed... below. A landmark may be the best representation in the City of a type of historic resource or it may be one of several historic resources in the City that have common architectural attributes that represent a particular type of historic resource. A landmark shall meet one or more of the following criteria:

- a) It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.
- b) It is associated with the lives of persons who are significant in the history of the City, region, or State.
- c) 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 City or, to the region or possesses artistic values of significance to the City or to the region.
- d) It has yielded, or may be likely to yield, information important locally in prehistory or history.

The structure at 180 S Euclid is of the Mission Revival design, which evolved during the 1890s, partly due to a wave of nostalgia for the earlier California Mission period. These structures, which were originally constructed of adobe, were the staple of the early Spanish and later Mexican period of California church buildings. The adobe construction was adopted by settlers due to its practicality in the dry climate of the Southwest. However, the later revival are usually constructed of wood frame with a stucco exterior, which is the case of the subject property.

The house here, which was originally constructed in 1906 as a single family residence, was designed by local Pasadena architect Charles Wesley Buchanan (1852-1921). As previously noted, this house was documented in two historic

resource surveys in 1979 and later in 2000. There is no contractor noted in either of the forms, but it is possible that it was Buchanan himself. Trained as a carpenter by his father in Indiana, Buchanan arrived in Pasadena during the great land rush of 1885-1889. He designed at least one fire station for the city during that period and went on to work his career in the city. He was noted as a contractor in the 1892 voter registration listing, but as an architect in the 1900, 1910 and 1920 United States Censuses.

The City of Pasadena only has building permits on file beginning in 1930. However, permits were issued as far back as the late 19th Century. The original 1906 permit for the house was published in the Los Angeles Builder and Contractor and is documented in the two DPR forms. No search has been made for any permits issued between 1906 and 1930 in the publication.

There appears to be a misconception that the house is potentially eligible for individual listing on the National Register of Historic Places, which would have shown a status code of 3S on the survey form. However, the house really shows a rating of 5S3, which views it as ineligible for even a local listing as an individual landmark, but does call for special consideration by the local planning department when performing review.

This is an important distinction, as the house is not the same as it was when constructed in 1906. Changes include alterations to the front porch and the roof that are not immediately noticed, but have made an impact to the visual integrity of the structure. In addition, the interior of the house has been drastically reconfigured to a point that very little of the original single family nature of the home exists today, granted that many of the changes replicated or relocated many of the historic interior elements.

The original clay tile roof was removed in 1940, when it was replaced by a composition roof. It was later replicated by the current owner's father, William Lusvardi, using steel pieces curved to imitate the clay tile and painted the terra cotta color. From the street, this roof gives the impression of being of the original materials, but it was clearly an attempt to bring back the original look of the house on a budget.

Another major change, which is not documented with a permit (as it may have been done during the 1920s, a period after the death of the original owner, Roy H. Pinney), appears to be the replacement or covering over of the river rock, or "arroyo stone" porch surface with a black stone known locally as "Mt. Wilson quartz". The fireplace mantel was also redone and covered with this material, giving it an oversized look. The fireplace also appears to have been relocated to

a position on a wall in the entry foyer, a rather awkward location in a formal setting that the house appears to have had at one point.

The rear porch and exposed foundation both exhibit the use of arroyo stone, which is another indication that the surface of the front porch and mantle have been changed. The two surfaces appear very different and do not blend, leaving a very odd impression as to why any architect would design a house using these two very different stone treatments for similar locations.

Records indicate that a pergola structure at one time existed over the Southwest portion of the porch. This structure has left remnants, including a ghost image of a column atop one of the porch pylons.

The front and rear porches have also been repaved with a terra cotta colored Mexican paver tiles, which the owner states were added by his father in 1994.

The rear of the house, other than the porch area, has been substantially modified, with at least two later additions and a staircase added to the second floor, to provide access to a modern upstairs apartment currently occupied by the owner. There is also an internal staircase that goes from the upper hall to the South side of the building. That staircase has been sealed at the bottom allegedly due to some fire ordinance calling for separation between commercial and residential uses. In reality the sealing up of the stairway eliminates a way out in case of an emergency and could easily cause someone who is not familiar with the closure to be caught in the stairwell during a fire.

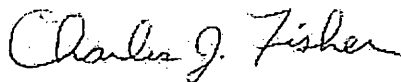
The interior has been completely reconfigured in order to make it more in keeping with a commercial use. The only existing room that appears relatively intact is the historic dining room, which has a couple of added doors and is partitioned into office space, but retains its overall configuration. The foyer, living room and parlor have all been redone with walls moved and the space having lost its original flow and spatial feeling. As noted before, the added walls retain replicated historic features, creating a false sense of history.

In conclusion, I note that the current condition of the house, with its exterior alterations may still have enough integrity for local listing, however, especially the radical reconfiguration of the historic interior, which the ordinance calls out as a criteria for designation, may have rendered it ineligible for local landmark listing. While it could be considered a contributor to a district, the neighborhood has substantially changed in recent years with the replacement of other early buildings with modern apartments and commercial buildings,

leaving only the Pinney House and the adjacent Pasadena Masonic Temple as historic structures in the area.

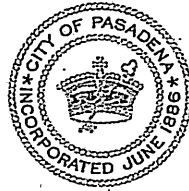
I concur with the 5S2 rating that was assigned to the property in 2000, as it was based on exterior observation only, but would place it at a 5S3 rating if the extensive interior compromises are to be taken into consideration for a local listing. The 5S3 rating notes the resource to be ineligible for local listing, but does call for a special consideration by the City Planning Department.

Respectfully submitted,

A handwritten signature in cursive script that reads "Charles J. Fisher".

Charles J. Fisher,  
Historian





FILE COPY

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

June 10, 2013

Wayne Lusvardi  
180 S. Euclid Ave.  
Pasadena, CA 91101

RE: **180 S Euclid Avenue, Pasadena, CA 91101**  
Request for Re-evaluation of Historic Significance of Property

Dear Mr. Lusvardi:

Pursuant to your request, we have re-evaluated the historic significance of the property at 180 S. Euclid Avenue. This request was made in response to difficulties in selling the property as a result of a determination in 2000 that the building is eligible for designation as a landmark. Your request includes a report from Charles J. Fisher dated April 19, 2013 and letters from you dated April 22, 2013 (with exhibits); April 29, 2013 ("Projected Property Tax Increase and Highest Use Study"); May 9, 2013 ("Clarification of Appeal of Determination as Potentially Eligible for Historic Landmark Designation"); and May 1, 2013 (with exhibits). In response to your request, we have found the following:

Permit Records

Building permit #4116 was issued on June 9, 1906 for construction of a seven-room, 1.5-story house for R.H. Pinney. At that time, building permits were maintained in ledger books; a copy of the ledger entry is attached. The building permit and two publications, The February 1908 edition of The Architect and Engineer of California, and the June 14, 1906 issue of Los Angeles Builder and Contractor, indicate that the architect of the building was C.W. Buchanan. The Architect and Engineer published a photograph of the house, which is also attached.

Permit records also indicate several re-roofs of the house and repeated work to a garage that no longer exists. Some windows and doors were replaced and a new fence built in 1992 and a deck was added to the rear in 1994. Permit records are attached.

Your application submittals describe additional alterations and changes to the property that could not be substantiated through permit record research, including addition of Mission Revival features to the building facade in 1920. Note that interior changes are not germane to determinations of historic significance.

Sanborn Maps/City Assessment Records

Staff consulted Sanborn Fire Insurance Maps of the area from 1910, 1931 and 1951 to determine the extent of development of the property over time. The three maps are virtually identical, with the exception of a small rear addition between 1910 and 1931. They all depict the property developed with a 1 1/2-story house with two wings extending from the rear forming a

rough "U"-shape. A full-width front porch is also shown, extending to a porte cochere at the north end. The 1910 map notes "plastered outside" over the house footprint and the 1951 map notes "Metaphysical Library" as the use of the building, with a portion remaining a dwelling (indicating an early adaptive use from the original residential use).

City assessment records (attached) describe a single-family residence with cobblestone foundation, exterior plaster walls, gabled roofs clad in tiles, and stone (not cobblestone) trimmings. The building footprint matches the Sanborn Map footprint and also includes a footprint of the second floor, including a five-foot-deep projection from the primary second-floor wall (presumably the dormer on the front of the house).

### Historical Photograph

As mentioned above, a photograph of the house was published in The Architect and Engineer of California in its February 1908 issue. The photograph depicts the house virtually as it stands today, with the exception of a pergola on the south side which no longer exists. Of note in the historical photograph is the stone base, which clearly matches the stone that is present on the house today. First floor windows and doors are not evident in the photograph.

### Evaluation

At this time, there does not appear to be sufficient evidence to warrant modification of the previous evaluation of the property as being eligible for designation as a landmark. Responses to each of the claims you have made to substantiate your request are below:

1. "Professional Error in the Potential Designation." You cite extensive changes to the exterior of the building in 1920, but did not include documentation of these changes in your submittal. A historical photograph published in 1908 depicts the property in virtually the same condition and configuration as exists today. No building permits or other records were found to substantiate substantial changes to the exterior of the building.
2. "Building Design Not Locally Unique." You provided a list of other examples of Mission Revival style buildings in Pasadena and state that there are other examples, some of which are more original than the house at 180 S. Euclid Ave. Although it is true that there are other examples of the style in the City, the criteria for designation of a landmark do not specify that a property must be unique to be eligible. Criterion C, in §17.62.040.C states, "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 City or, to the region or possesses artistic values of significance to the City or to the region." The house embodies the distinctive characteristics of an Arts & Crafts Period house with Mission Revival influences by a significant architect, C.W. Buchanan.
3. "The Property has Ceased to Meet the Criteria for Designation Because the Qualities Which Caused it to be Designed have been Lost, Substantially Modified or Replaced." You state that the historical features of the façade are not original, have been modified and cannot be definitively attributed to C.W. Buchanan. You also state that the interior has been substantially modified. Based on the 1908 photograph and review of permit and other records on file with the City, this is not the case. The building is substantially the same as shown in the 1908 photograph and permit records do not identify substantial exterior alterations. Two sources from 1906 and 1908 (which included the photograph) attribute the house to C.W. Buchanan.

4. "Additional Information Shows Conclusively that the Property Does Not Possess Sufficient Significance to Meet Either National or Local Landmark Criteria." Many of the arguments presented above are repeated here. New arguments listed here, and staff's response to each include:

- a. The building is no longer a residential use.

*The use of a building is not a determining factor in determining landmark eligibility. Uses of historic buildings are routinely changed and this is often encouraged as a preservation strategy.*

- b. The building is not listed in the City's database or map of historic properties, covering of features with new caps.

*The property is included in the City's component of the California Historical Resources Inventory Database (CHRID), which is accessible online at <http://pasadena.cfwebtools.com>. Documentation from the historic resources survey of the Central District Specific Plan area is included and the National Register of Historic Places status code assigned to the property at that time, 5S2, is clearly indicated. The documented results of the Central District survey were added to the CHRID in 2009.*

- c. Addition of "oriental" feature to the roof peaks, and replacement of Arroyo Seco river rock in the building base.

*The roof-peak details and stone are clearly evident in the 1908 historical photograph.*

- d. Replacement of the front door and front windows, replacement of porch flooring.

*The 1908 historical photograph does not depict the door, windows and porch flooring on the front of the house. The door appears to be original (the hardware in particular); if it is not, it is compatible with the likely original design. The front windows have been replaced within the original openings (trim details match other window trim on the house and no stucco scarring is evident). The new windows are compatible with the original windows elsewhere on the house and their replacement does not render the house ineligible for landmark designation. Porch flooring is not a character-defining feature of the style and the replacement does not detract from the integrity of the house.*

- e. Differing numbers of rooms.

*The number of rooms in the house, either originally or currently, is not germane to the determination of historic significance.*

A number of economic arguments are also made in your letter. The only economic argument related to historic properties is that the property would not be eligible for the Mills Act. If it were designated as a landmark, the property owner would be eligible to apply for the Mills Act; however, due to the length of time that you have owned the property, the property taxes are unlikely to be reduced. If Proposition 13 were eliminated for commercial properties, the Mills Act would result in a property tax reduction. In addition, it is our understanding, based on our

experience with the Mills Act, that any new owner would benefit from the Mills Act because Proposition 13 tax rates would not apply to a new owner and because Mills Act tax rates are based on the income value of the property as calculated by the County Assessor (not the actual income value of the building). It may be appropriate to speak with staff of the County Assessor's Office that is experienced in evaluating Mills Act applications to explore this further.

It should also be noted that the report submitted by Charles J. Fisher concludes that the property is eligible for landmark designation (status code 5S2) unless interior alterations are considered (which they are not).

### Exhibits

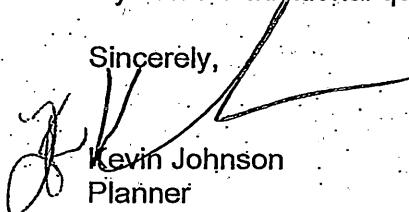
Your request included a series of hand-drawn exhibits you prepared including "Chronological Building Footprints," "Façade Modifications Sketch," "Yard Landscaping 1949-1994," and "Yard Landscaping Post 1994." The "Chronological Building Footprints" depicts the building footprint in 1906, circa 1920, circa 1940-1950 and in 1994. The records on which the older three footprints are based are unclear. Sanborn Maps from 1910, 1931 and 1951 depict different configurations than are shown in your exhibits and all indicate a 1 ½-story structure. The "Façade Modifications Sketch" depicts changes to the building over time; however, again, it is unclear on which records these changes are based. Staff was unable to find evidence of any exterior changes in the 1920's and the 1908 historical photograph clearly reflects the current design. Minor changes in materials (roofing, two front windows) are compatible with the original design. The yard landscaping exhibits are not germane to this review.

### Conclusion

No evidence has been submitted or found to warrant a change in the previous determination that the house at 180 S. Euclid Avenue is eligible for designation as a landmark. Unless the claims made in the submittals are substantiated by evidence, the determination remains valid for the property. We would be happy to continue discussing options for the development of the property with you and believe that there are viable options available that would meet both your goals and the City's historic preservation policies.

If you have additional questions, please contact me using the information below.

Sincerely,



Kevin Johnson  
Planner  
Design and Historic Preservation Section  
E-mail: kevinjohnson@cityofpasadena.net  
Phone: (626) 744-7806

Attachments: Building Permit Record, City Assessment Records, Sanborn Maps, 1908 Historical Photograph from Architect and Engineer Magazine, Current Photographs

Cc: address file; chron file