

**ATTACHMENT C:**

**2013 Galvin Preservation Associates Evaluation**

**180 SOUTH EUCLID AVENUE  
PASADENA, CALIFORNIA**

Historic Resource Report



Prepared by:

CONSULTING

G P A

November 26, 2013

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Appendix A: DPR Form from 2000 Survey

**EXECUTIVE SUMMARY**

The property located at 180 South Euclid Avenue in Pasadena has been determined eligible for listing as a Pasadena Landmark in previous historic resource surveys of the area. The property is also known as the Pinney House after the original owner, Roy H. Pinney. The most recent evaluation of the property, dated August 30, 2000, assigned a California Historic Resource Status Code of 5S2, meaning that it is individually eligible for local listing or designation (see Appendix A for a copy of the evaluation form).

The current property owner has requested that the property be re-evaluated for potential landmark status. Because the property had been previously determined eligible as a local landmark, not for listing in the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register), it was evaluated under the local ordinance only.

GPA Consulting (GPA) prepared this evaluation according to the Pasadena Historic Preservation Ordinance and standard professional practice. The evaluation concludes that 180 South Euclid is eligible for local designation as a Pasadena Landmark, because it is a distinctive example of a Mission Revival style bungalow and the work of important local architect Charles W. Buchanan. Alterations to the building's materials and setting have not interfered with its ability to convey its significance under Criterion C. The current 5S2 status code remains valid.

## 1. INTRODUCTION

### 1.1 Purpose and Qualifications

The purpose of this report is to evaluate the property located at 180 South Euclid Avenue for eligibility as a Pasadena Landmark. The Assessor's Parcel Number for the property is 5722-030-020. Historically known as the Pinney House, the property is occupied by a one-and-one-half-story commercial building. The building originally functioned as a single-family residence. It was designed by Charles W. Buchanan and constructed in 1906 as a Mission Revival style bungalow. The property was evaluated in previous historic resource surveys conducted in 1976 and 2000. Both surveys concluded that the property is eligible for local landmark designation. Its current status code is 5S2. This status code corresponds with the evaluation that a property is individually eligible for local listing or designation (see Appendix A for a copy of the most recent state inventory form).

Laura Vanaskie O'Neill, Senior Architectural Historian, at GPA was responsible for the preparation of this report. Teresa Grimes, Principal Architectural Historian, was responsible for peer-reviewing this report for quality control purposes. Ms. O'Neill and Ms. Grimes fulfill the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Résumés are available upon request.

### 1.2 Methodology

In conducting the evaluation, GPA performed the following tasks:

1. Conducted a field inspection of the property from the public right-of-way on November 22, 2013. Photographs and notes were taken during the field inspection. Because access was limited, the interior was not inspected.
2. Reviewed the City's Planning Department file for the property. The file included state inventory forms that were prepared in 1976 and 2000.
3. Conducted additional research to fill information gaps, as necessary. Sources consulted included City of Pasadena building permit records, city directories, Sanborn Fire Insurance maps, historic photographs, and citywide context statements for historic resources.
4. Applied the Criteria for Pasadena Landmark Designation to determine if the property is eligible for such designation. Other criteria, such as the Criteria for Pasadena Monument Designation, National Register eligibility, or California Register eligibility, were not considered, because the sole purpose of the report was to determine whether or not the subject property should be determined eligible as a local landmark.

## 2. REGULATORY ENVIRONMENT

The Pasadena Historic Preservation Ordinance, Chapter 17.62 of the Pasadena Municipal Code, distinguishes between properties that are significant at the local level and those that are significant at a broader geographic level thusly: It includes different criteria for the designation of Landmarks (properties that are significant locally) and Monuments (properties that are significant regionally, statewide, or nationwide). Because the subject property had been previously determined eligible as a Landmark, not as a Monument, it was re-evaluated under

the local ordinance for its potential Landmark status only. The Pasadena Landmark program is discussed below.

## 2.1 Pasadena Landmark Criteria

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.

In addition to these criteria, the City's ordinance states that the seven aspects of integrity defined by *National Register of Historic Places Bulletin #15* shall be applied when determining Landmark eligibility. Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."<sup>1</sup> The seven aspects of integrity are: location, design, setting, materials, workmanship, feeling and association.

## 3. HISTORY AND DESCRIPTION OF 180 SOUTH EUCLID AVENUE

180 South Euclid Avenue is located in a commercial neighborhood just south of the City's Civic Center area. The neighborhood consists of low- to mid-rise office buildings, a number of which were originally residential and retain a residential character. The subject property is located on the east side of South Euclid Avenue (see Figure 1). It is occupied by a one-and-one-half-story building historically known as the Pinney House. The Pinney House originally functioned as a single-family residence, but it currently functions as an office building. It faces west and has a moderate setback from the sidewalk. The property also features paved parking areas to the east and west of the building, accessed by a driveway along the north edge.

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<sup>1</sup> National Park Service, "How to Evaluation the Integrity of a Property," in *National Register of Historic Places Bulletin #15: How to Apply the National Register Criteria for Evaluation*, accessed November 25, 2013, [http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm).



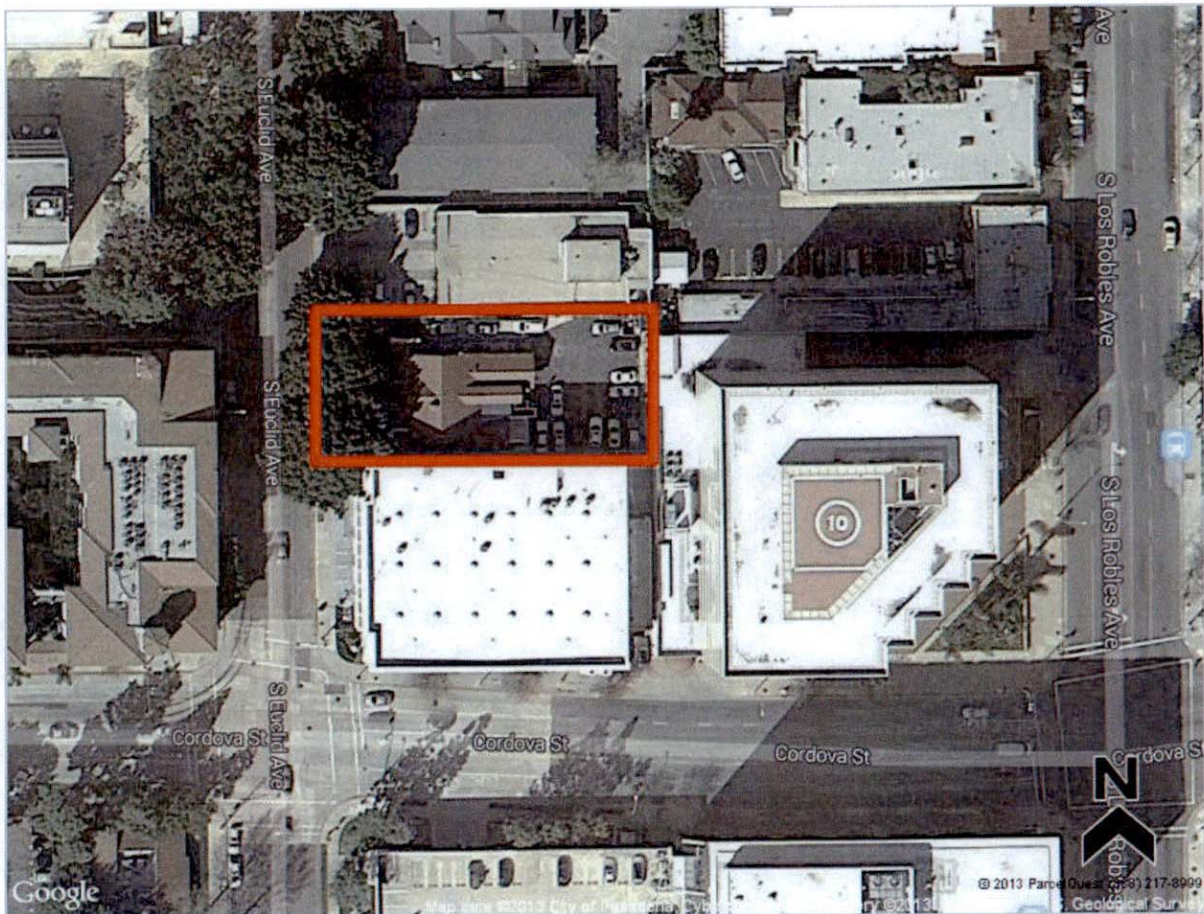


Figure 1: Location Map. Subject Property Outlined in Red. Source: Google Maps and Parcel Quest.

The Pinney House was constructed in 1906 for Roy H. Pinney, and it was designed by architect Charles W. Buchanan as a Mission Revival style bungalow (see Figure 2).<sup>2</sup> The building has a U-shaped plan and is clad with textured stucco, cut stone, and arroyo stone: the majority of the walls are textured stucco; the porch base consists of cut stone; and the foundation base is covered with arroyo stone. Based upon historic photographs of the building, it appears that the porch base material was originally arroyo stone, like the foundation walls (see Figures 5 and 8).<sup>3</sup>

<sup>2</sup> Multiple sources in the City's planning file, including a building permit, a newspaper clipping from the *Pasadena Star News*, and a photograph in the February 1908 issue of *The Architect and Engineer of California*. Please note that there is a discrepancy in the last name of the original owner. While most sources list the owner's last name as "Pinney," *The Architect and Engineer* photograph lists it as "Penney." Research on Ancestry.com confirms the correct spelling is "Pinney."

<sup>3</sup> "Residence of Mr. R. H. Pinney," photograph in *The Architect and Engineer of California*, February 1908 issue, 45.



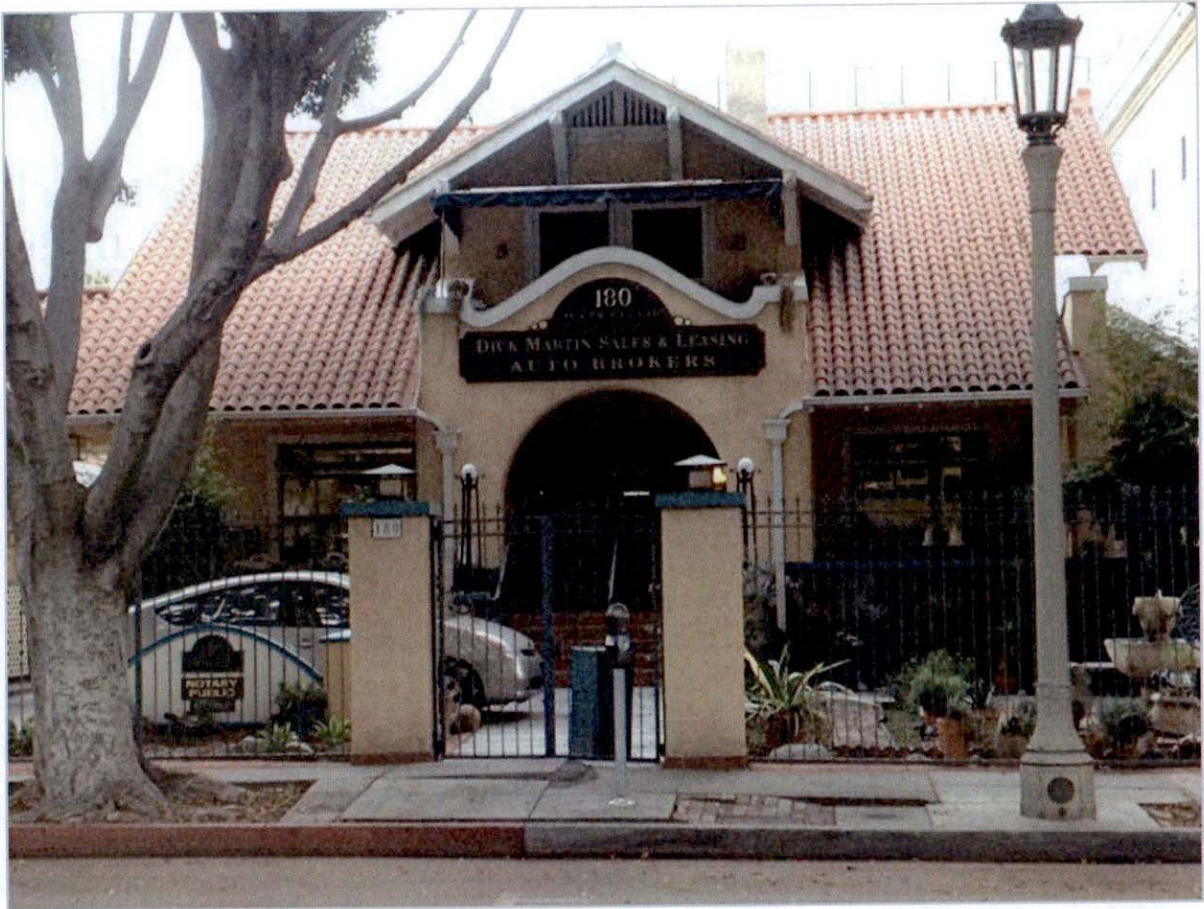


Figure 2: West Elevation. Source: GPA, November 2013.

The primary roof is side-gabled and clad with non-original metal tiles fashioned to look like clay tiles. It features decorative brackets and exposed rafter tails. The façade composition is nearly symmetrical with the exception of an offset portion of the side-gabled roof. The bottom part of the gable shifts north to form a porte cochere at the north end and cutout at the south end. Both the porte cochere and the cutout terminate at wing walls with shaped parapets oriented perpendicular to the street. Each wing wall features an arched opening. The arch on the south wing wall originally led to a trellised porch. The trellis has since been removed.

The building is accessed via a set of tiled steps leading to a recessed full-width entry porch on the west elevation. The center of the elevation features a balcony within a front-gabled dormer at the half story over the porch. The balcony is enclosed by a square bay, which projects from ground level up through the gable eave. The west-facing wall of the bay is identical to the wing walls: it has a large arched opening at the porch level and a shaped parapet at the half story, which functions as the balcony railing. The archway leads to the main entrance, which consists of a single wood door. The door has a single arched light, decorative paneling, and antique hardware. It is flanked by what appear to be single-light wood windows and set within a wood surround (see Figure 6).





Figure 3: North Elevation. Source: GPA, November 2013.

Windows on the first story of the west elevation appear to be single fixed wood windows with leaded glass transoms. The fenestration in the balcony was difficult to see due to the deep recess, the presence of a non-original awning, and the elevation above street level; however, it appears to consist of a pair of either wood windows or glazed wood doors. According to a historic photograph of the building published in *The Architect and Engineer of California*, the existing windows or doors in the balcony are replacements, and the balcony originally featured a pair of wood windows with leaded glass (see Figure 5).<sup>4</sup> Visible windows on the north and south elevations include grouped and single double-hung wood windows, some of which have leaded glass in the upper sash (see Figures 3, 4, and 7). One window on the half story of the south elevation appears to have been replaced with glass block.

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<sup>4</sup> Ibid.





Figure 4: South Elevation. Source: GPA, November 2013.



Figure 5: Historic Photograph from *The Architect and Engineer*.



The rest of the property is almost entirely hardscaped with a combination of asphalt and tile. It is surrounded by a metal perimeter fence with square piers clad with textured stucco (see Figure 9). All of these elements are alterations to the original landscaping.

After the Pinney family, who owned the property through the 1930s, the building's subsequent owners included Mabel Abbott in the 1940s and various members of the Lusvardi family from the 1950s through the present. It appears to have been used for commercial purposes as early as 1951.<sup>5</sup>



Figure 6: Main Entrance. Source: GPA, November 2013.



Figure 7: Original Windows on North Elevation. Source: GPA, November 2013.



Figure 8: Arroyo Stone on Foundation. Source: GPA, November 2013.



Figure 9: Context View Including Perimeter Fence. Source: GPA, November 2013.

<sup>5</sup> Pasadena City Directories and building permits from the 1930s, 1940s, and early 1950s.

## 4. PASADENA LANDMARK EVALUATION

### 4.1 Criterion A

180 South Euclid Avenue was evaluated under Pasadena Landmark Criterion A to determine if it is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or state. The property is associated with the context of early 20<sup>th</sup> century residential development in Pasadena, so it was evaluated within this context. This topic was documented extensively in the Multiple Property Documentation Form titled, "The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement," prepared by Lauren Bricker, Robert Winter, and Janet Tearmen for the City of Pasadena in 1998 (Arts and Crafts MPDF). The following contextual information is based on the Arts and Crafts MPDF.

The earliest residential development in Pasadena dates back to the 1870s. The city limits at the time were the Arroyo Seco to the west, Wilson Avenue to the east, Villa Street to the north, and Mission Street to the south. 180 South Euclid Avenue is located within these original boundaries. In the 1880s, the advent of the railroad prompted a real estate boom, and by 1890, the city had grown into a major resort town. Many wealthy vacationers built second homes in the city during this period.

By the turn of the century, the vacationers began to make Pasadena their permanent place of residence, and middle and working class people came to join them in search of low real estate prices and good employment opportunities. By 1904, settlement in the area increased to the degree that the city expanded its boundaries to the north. Between 1900 and 1920, the population of Pasadena quadrupled. This population boom was accompanied by a major development boom in which many residences were constructed.

180 South Euclid Avenue was constructed within the boom period of the early 20<sup>th</sup> century. While limited development had occurred in the neighborhood by the early 1890s, it increased significantly from the turn of the century through 1930 as evidenced by Sanborn Fire Insurance Company maps from 1894, 1903, and 1930. The majority of the development was single-family residences with some multi-family residences.

It is clear that 180 South Euclid Avenue is associated with the early 1900s development boom in Pasadena; however, the City's ordinance states that the tenets of *National Register Bulletin #15* should be followed when assessing eligibility. As stated in *Bulletin #15*, to be eligible for designation, a property "must have an *important* association with the event or historic trends," not just an association.<sup>6</sup> It is unlikely that any individual residence could be considered as having an important association with such a broad pattern of development; however, it is possible that a property could be considered significant individually under this context if it were one of the earliest or last extant examples representing the trend. This is not the case with 180 South Euclid Avenue. It was constructed in the midst of the development boom, not early on, and there are numerous other examples of early 20<sup>th</sup> century residences in the city.

It would be far more likely for a property to be significant under this context as a contributor to a larger historic district of residential buildings from the period. As an individual building, 180 S. Euclid Avenue does not possess an important association, and it is not able to adequately convey the significance of the residential development trend in the early 20<sup>th</sup> century. The surrounding area does not constitute a historic district as it has been the subject of both modern

<sup>6</sup> [http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_6.htm#crit%20a](http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm#crit%20a), accessed November 25, 2013.



infill and street realignments. As a result, the subject property does not have the potential to contribute to a historic district. Additionally, research into the history of the property did not reveal any particular significant events that occurred at its location. Therefore, 180 South Euclid Avenue does not appear to be significant under Pasadena Landmark Criterion A.

#### 4.2 Criterion B

180 South Euclid Avenue was evaluated to determine if it is associated with the lives of persons who are significant in the history of the City, region, or state. Known persons associated with the property include Roy H. Pinney and his wife Catherine, Mabel Abbott, and various members of the Lusvardi family. Research into the lives of each of these individuals did not yield any reason to conclude that he or she is a significant person in the history of the City, region, or state. Mr. Pinney was an insurance broker and Mabel Abbott was a saleswoman.<sup>7</sup> William and Christine Lusvardi, the early owners from the Lusvardi family were listed in the 1951 City Directory as in the carpentry and real estate businesses, respectively. Because none of these individuals appear to be significant in the history of the City, region, or state, the subject property does not appear to be significant under Pasadena Landmark Criterion B.

#### 4.3 Criterion C

180 South Euclid Avenue was evaluated to determine if 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 subject building was designed by Charles W. Buchanan as a Mission Revival style bungalow. The City's Arts and Crafts MPDF discusses this typology as one of the significant property types associated with the Arts and Crafts Movement in Pasadena. It defines a bungalow as "the house type most often associated with Pasadena's Arts and Crafts architecture" and as "a modest-scale one or one-and-one-half-story single family dwelling."<sup>8</sup> It goes on to describe characteristic Mission Revival architecture from the period thusly:

Pasadena's bungalow and two-story Mission Revival Arts and Crafts houses utilize architectural features associated with the Hispanic tradition. The houses are typically rectangular in plan. Exterior walls are sheathed with smooth or rough-cast finish stucco. Spanish terracotta tile, wood, or composition shingles cover the roofs. Square towers or belvederes project from the roofline. At the ground floor, the living space is extended through the use of arcaded porches. Arched windows located near the entrance are also used as a reference to the Hispanic arcade. Decorative plaster work may surround window and door openings.<sup>9</sup>

The subject building exhibits the majority of the character-defining features of a Mission Revival style bungalow based on the definitions presented in the Arts and Crafts MPDF: It is a one-and-one-half-story building originally designed as a modest-scale single-family residence. It exhibits multiple shaped parapets in the Spanish Mission tradition. Its primary floor plan is rectangular with one-story additions to the rear elevation creating a U-shape. The additions are compatible with the original residence and the original rectangular plan remains evident. While the texture may not be original, the building's walls remain clad with stucco. Its clay roof tiles have been

<sup>7</sup> 1910 U.S. Census data and 1940s City Directories, respectively, <http://home.ancestry.com/>, accessed November 25, 2013.

<sup>8</sup> Section F, page 28.

<sup>9</sup> Section F, page 30.

replaced with metal tiles, but the original design intent remains evident in the tiles' shape. The building possesses a square, tower-like bay that pushes through the gable eave at the center of the west elevation. The ground floor living space is clearly extended through the use of a full-width front porch that wraps the southwest corner and features three large arches in reference to the Hispanic arcade. The only features discussed in the MPDF that are not present on the subject building are the arched windows and decorative plaster work around the windows and doors. Instead, the building's windows and doors reference typical Craftsman designs and emphasize the building's connection with the Arts and Crafts movement in Pasadena.

The building is a true hybrid of a Mission Revival style residence and a Craftsman bungalow. It is the exact property type described in the Arts and Crafts MPDF as significant within the context of Pasadena's Arts and Crafts residential architecture. Therefore, 180 South Euclid embodies the distinctive characteristics of a type and architectural style significant within the City, and the property is significant under Criterion C.

Additionally, 180 South Euclid Avenue is the work of Charles W. Buchanan. In addition to the Arts and Crafts MPDF, the City also has a Multiple Property Documentation Form titled, "Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development and Architecture in Pasadena" (Late 19<sup>th</sup>/Early 20<sup>th</sup> Century MPDF). This document, prepared for the City by Galvin Preservation Associates in 2010, expanded the discussion of early architecture in Pasadena beyond the influence of the Arts and Crafts movement. Both the Late 19<sup>th</sup>/Early 20<sup>th</sup> Century MPDF and the Arts and Crafts MPDF list Buchanan among the important architects and builders working in the City around the turn of the century.<sup>10</sup>

Charles Buchanan spent most of his adult life and professional career in Pasadena. He was born on February 15, 1852, in Indiana, and moved to Pasadena in the mid-1880s for health reasons. Upon his recovery, Buchanan was credited with Pasadena becoming known as "The City of Beautiful Homes" through the re-establishment of his architectural career.<sup>11</sup> Buchanan was also a prominent community leader who served as president of the Pasadena City Railway and director and treasurer of the North Pasadena Land and Water Company.<sup>12</sup> His work in the city ranged from grand institutional buildings, such as the First Congregational Church on Walnut Street, to large single-family residences, such as the Cudahy House located at 265 Bellefontaine Avenue, to more modest yet artfully designed bungalows, like the hipped-roof cottage at 462 South Marengo Avenue. His design style evolved in accordance with the popular styles of the day. As a result, his body of work included buildings designed in the Tudor Revival, American Foursquare, Shingle, Arts and Crafts, Mission Revival, and Craftsman styles, among others. In the late 1890s and early 1900s, he sometimes merged the elements of different styles into unique compositions. Examples include the residence located at 406 North Raymond Avenue which blends the American Foursquare, Queen Anne, and Neoclassical styles, and 180 South Euclid Avenue which blends Mission Revival and Craftsman.

There is no doubt that Buchanan is considered an important builder whose work is significant in Pasadena. Because he worked in a variety of styles and types, representative examples of his work exhibit a similar wide variety. 180 South Euclid Avenue is a representative example of a single-family residence designed by Buchanan during the early Arts and Crafts period of his work. Therefore, the subject building is significant as a representation of the work of a builder whose work is of significance to the City.

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<sup>10</sup> Section E, page 18, and Section E, page 22, respectively.

<sup>11</sup> "City of Beautiful Homes," in *The Architect and Engineer*, Vol. 12-13, 1908, 38.

<sup>12</sup> "Charles Buchanan, Quiet but Effective," *Star News*. March 2, 1916.

#### 4.4 Criterion D

Criterion D was not considered in this report, as it generally applies to archeological resources; however, there is no reason to believe that the property has yielded or will yield information important to the prehistory or history of the local area, California or nation.

#### 4.5 Integrity

The property was evaluated against the seven aspects of integrity as defined in *National Register Bulletin #15*:

- Location - The building retains integrity of location as it has not been moved.
- Setting - The property's larger setting has been altered by the construction of newer buildings in the vicinity. Its immediate setting has also been altered by the replacement of the original landscaping with extensive hardscaping and the introduction of a perimeter fence.
- Design - The building's design remains intact as it retains its original overall form and massing, and it clearly reads as a Mission Revival style bungalow. While some original windows may have been replaced, they do not appear to have been resized, and most have been replaced with compatible designs. Some new windows may have been added to the side elevations, but they are compatible in size and design with the original windows. The only element of the original design that is completely missing is a trellis which was located at the south end of the porch.
- Materials - The building does not retain integrity of materials. Its original clay tiles have been replaced with metal tiles fabricated to look like clay tiles. While the building was originally clad with stucco, it appears to have been re-stuccoed in a heavily textured manner which is likely different than the original texture. The stone around the porch base appears to have originally been natural arroyo stone, like the stone on the foundation walls. Some of the windows appear to have been replaced, but of those visible, most have been replaced with wood, which would have been the original window material. They are, therefore, compatible with the original windows. The exception is the glass block window on the south elevation.
- Workmanship - Because the building does not retain integrity of materials, it does not retain integrity of workmanship. The original roof tiles, stucco, and porch stone have been compromised.
- Feeling - Despite changes to the building's materials and setting, it retains integrity of feeling. Because it retains its original overall design, it still feels like a Mission Revival style bungalow from the early 1900s.
- Association - The building retains integrity of association. It is significant for its association with the Mission Revival bungalow typology in Pasadena and as the work of important local architect Charles W. Buchanan. It is able to convey these associations because it retains integrity of design.

#### 4.6 Statement of Pasadena Landmark Eligibility

180 South Euclid Avenue is significant under Pasadena Landmark Criterion C, because it embodies the distinctive characteristics of a Mission Revival style bungalow, a style and type identified as significant within Pasadena, and because it represents the work of Charles W. Buchanan, an architect whose work is significant to the City.

The property retains integrity of location, design, feeling, and association, and it retains its ability to convey its significance under Criterion C. Despite some material replacements and changes to setting, it clearly expresses the character-defining features of the Mission Revival style bungalow typology. As expressed in *National Register Bulletin #15* regarding integrity considerations for properties eligible under Criterion C:

"A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation."<sup>13</sup>

This is the case with the subject property. Its style is clearly illustrated through its distinctive, intact design features, namely the side-gabled roof, decorative brackets, square entrance bay, shaped parapets, arched openings, primary fenestration pattern, large porch, porte cochere, and both its original and non-original but compatible wood windows and entry door. Therefore, 180 South Euclid Avenue is eligible for designation as a Pasadena Landmark.

### 5. CONCLUSION

180 South Euclid Avenue was evaluated in previous surveys as eligible for designation as a Pasadena Landmark and assigned a 5S2 status code. GPA re-evaluated the subject property under the established Pasadena Landmark Criteria and the Pasadena Historic Preservation Ordinance in this report. The re-evaluation concludes that the property is eligible for local designation as a Pasadena Landmark due to its Mission Revival style bungalow typology and as the work of important local architect Charles W. Buchanan. Alterations to the building's materials and setting have not interfered with its ability to convey its significance under Criterion C. The current status code of 5S2 remains valid.

### 6. SOURCES

Bricker, Lauren, Robert Winter, and Janet Tearnen. "The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement." Multiple Property Documentation Form. City of Pasadena, 1998.

Galvin Preservation Associates. "Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development and Architecture in Pasadena." Multiple Property Documentation Form. City of Pasadena, 2010.

National Park Service. *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*. <http://www.nps.gov/nr/publications/bulletins/nrb15>. Accessed November 25, 2013.

No Author. "Charles Buchanan, Quiet but Effective." In *Star News*. March 2, 1916.

<sup>13</sup> [http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_8.htm#assessing%20integrity](http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm#assessing%20integrity), accessed November 26, 2013.



No Author. "City of Beautiful Homes." In *The Architect and Engineer*. Vol. 12-13. 1908, 38.

No Photo Credit. "Residence of Mr. R. H. Pinney, Pasadena; C. W. Buchanan, Architect." Historic photograph in *The Architect and Engineer of California*. February 1908, 45.

Pasadena Building Permit Records, various dates.

Pasadena City Directories, various dates. <http://home.ancestry.com>. Accessed November 25, 2013.

Sanborn Fire Insurance Maps, various dates.

U.S. Census data, various dates. <http://home.ancestry.com>. Accessed November 25, 2013.

**ATTACHMENT D:**

**2015 SWCA Environmental Consultants Evaluation**



September 30, 2015  
Missak S. Balian  
Balian Investments, LLC.  
127 North Madison Avenue, Suite 200  
Pasadena, CA 91101

**RE: Integrity Assessment of 180 South Euclid Avenue, Pasadena, Los Angeles County, California**

Mr. Balian:

SWCA Environmental Consultants (SWCA) was retained to conduct an integrity assessment of a building located at 180 South Euclid (subject property) in the City of Pasadena, Los Angeles County, California. Constructed in 1906, the subject property was evaluated in previous historic resource surveys in 1976, 2000, and 2013, each of which recommended the property eligible as a Pasadena Landmark under Criterion 3 for its architectural merit. As explained below, however, these previous studies were based on exterior observations only, but nonetheless raised questions about the integrity of the building given the extensive work done to it over the decades. The purpose of this assessment is therefore to document the subject property's construction history more extensively to determine if the building still retains sufficient integrity to convey its historical significance. As summarized in this memorandum, this was accomplished through a review of existing documentation, archival research, and an intensive-level field survey.

Survey work, research, and preparation of this memorandum was conducted by Architectural Historian David Greenwood. All work was overseen by SWCA Architectural Historian Steven Treffers, M.H.P. Both Mr. Greenwood and Mr. Treffers meet and/or exceed the Secretary of the Interior's Professional Qualification Standards in their respective fields.

## **REGULATORY SETTING**

### **Local Regulations**

Pasadena Landmark Criteria. Local landmarks in the City of Pasadena are managed under the aegis of the Pasadena Historic Preservation Commission. The Commission uses the criteria below to evaluate historic resources for historic landmark designation (Zoning Code, Chapter 17.62.40). The criteria are:

1. It is associated with events that have made a significant contribution to the broad patterns of the city's history of the city.
2. It is associated with the lives of persons who are significant in the history of the city.

3. It embodies the distinctive characteristics of a locally significant historic resource property type, architectural style, period, or method of construction, or that represents the work of an architect, designer, engineer, or builder who is locally significant, or that possesses high artistic values that are locally significant.
4. It has yielded, or may be likely to yield, information important locally in prehistory or history.

In addition to these criteria, the City's ordinance states that the seven aspects of integrity defined by *National Register of Historic Places Bulletin 15* shall be applied when determining Landmark eligibility. Integrity is defined in *National Register Bulletin 15* as "the ability of a property to convey its significance."<sup>1</sup> The seven aspects of integrity are: location, design, setting, materials, workmanship, feeling, and association.

## **METHODOLOGY**

### **Background Research**

SWCA conducted the property-specific research for this integrity assessment in September 2015. Research methodology focused on review of a variety of primary and secondary source materials relating to the setting and alterations of the subject property. Sources consulted included historical maps, aerial photographs, and previous written historical assessments. The following repositories, publications, and agencies were reviewed and contacted to identify known alterations, setting, and relevant documentation; for the locations of research materials pertinent to the subject property:

- Pasadena Public Library
- City of Pasadena Planning & Community Development; Design & Historic Preservation
- Historic Aerial photographs
- Building permits (Pasadena Building & Safety)
- Sanborn Fire Insurance Company Maps (Sanborn maps)

### ***Previous Studies***

The subject property was first documented as the Pinney House in a historic resources survey in 1979. At that time it was identified as a notable example of Mission Revival architecture and found to be example as a rare form of the style for a smaller bungalow in Pasadena.<sup>2</sup> The property was again recorded as part of a historic resources survey in August 2000 and was assigned a California Historical Resource Status Code of 5S2, indicating the property as eligible for local listing only. The property was again

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<sup>1</sup> National Park Service, "How to Evaluate the Integrity of a Property," in *National Register of Historic Places Bulletin #15: How to Apply the National Register Criteria for Evaluation*, accessed September 21, 2015, [http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm).

<sup>2</sup> Pasadena Architectural and Historical Inventory Form for 180 South Euclid Avenue, S9.37, 1979. On file at the City of Pasadena Planning & Community Development.



recommended eligible as a Pasadena Landmark for its Mission Revival style architecture as designed by renowned architect B. W. Buchanan.<sup>3</sup>

In April 2013, Historian Charles J. Fisher wrote a memorandum report to provide clarification of the level of architectural significance of the subject property.<sup>4</sup> In Mr. Fisher's study he states "the house is not the same as it was when constructed in 1906," and identifies various alterations that have affected the integrity of the resource. In addition, Mr. Fisher states the resource could have been a contributor to a historic district but the neighborhood has substantially changed with the replacement of modern apartments and commercial buildings; and there is no district potential. Finally, Mr. Fisher expresses the subject property has undergone extensive interior alterations "to a point that very little of the original single-family nature of the home exists today." Although Mr. Fisher concurred with the previous rating of 5S2 (eligible for local listing), this was based on exterior observation only. He concluded that if the extensive interior alterations were taken into consideration that he would recommend the building ineligible for local listing, but potentially still worthy of special consideration by the City of Pasadena Planning Department.

Most recently, GPA Consulting prepared a Historic Resource Report to re-evaluate the subject property for landmark status in November 2013.<sup>5</sup> The report evaluated the subject property for historical significance under Pasadena Landmark Criteria and in consideration of the seven aspects of integrity as defined in *National Register Bulletin 15*. The evaluation included an inspection of the building from the public of right-of-way, but did not include consider alterations to the rear (east) or interior. The subsequent findings of GPA state that "alterations to the building's materials and setting have not interfered with its ability to convey its significance under Criterion C/3" and that the property remained eligible for local listing. This report and the previous evaluations are included as an attachment to this memorandum.

### **Field Survey**

On September 11, 2015, SWCA Architectural Historian Steven Treffers conducted an intensive-level field survey, which included a visual inspection of the exterior and interior spaces on the first floor of the building. SWCA Architectural Historian David Greenwood conducted a subsequent intensive-level survey of the subject property on September 16, 2015. All information obtained was incorporated/considered during the process of this integrity assessment. In addition, a reconnaissance-level survey of the surrounding area was completed to assess if the overall setting of the subject property. All field notes, photographs, and records related to the current study are on file at SWCA's Pasadena office.

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3 California Department of Parks and Recreation (DPR) 523 series form for 180 South Euclid Avenue, 2000. On file at the City of Pasadena Planning & Community Development.

4 Charles J. Fisher, Memorandum to Kevin Johnson, Historic Preservation Planner, Regarding the Pinney House, 180 South Euclid, April 19, 2013. On file at the City of Pasadena Planning & Community Development.

5 GPA Consulting, *180 South Euclid Avenue, Pasadena, California: Historic Resource Report*. November 26, 2013.

## RESULTS

### Existing Conditions

The Pinney House is located at 180 South Euclid Avenue and is a one- and- a -half story commercial building featuring elements of the Mission Revival style bungalow. It was constructed in 1906, and built as a single-family residential building designed by renowned architect Charles W. Buchanan. The building consists of an irregular shape plan, and has multiple gabled roofs supported by wood brackets, with painted replacement imitation red clay tiles made of sheet metal. The exterior wall surface has been altered with rough texture stucco and the windows are single and multi-pane wood frame and sash windows. Located on the primary west elevation is the main entry with a raised porch constructed of a quartz stone wall capped by concrete. One Doric column, a centered arch, and side arched entry are supported atop of the stone wall, and the steps and porch floor are covered with replacement Mexican tile pavers. The front yard, along Euclid Avenue, is bound by six large square piers that have iron fences and security gates within. The interior yard has been altered by paved concrete, Mexican tile pavers, red brick, and two small square piers with an arched commercial business sign set between.

### Construction History/Alterations

Building permit # 4118, dated June 6, 1906, indicates the building at 180 South Euclid Avenue was initially developed in 1906 as a 7-room one-story single-family bungalow residence, with C.W. Buchanan cited as architect. According to Sanborn maps, an addition was added to the rear southeast end of the building's one-story U-shaped plan sometime after 1910, and is evident on the 1931 Sanborn map. A deck with stairs was added to the rear of the house according to building permit # BU148321, dated August 21, 1992. Two years later, building permit # 94-01900, dated December 8, 1994, was issued for the installation of a rear deck over the roof with stairway, walls and gate; located within the U-shaped breezeway for the cost of \$3,500. On the same date, building permit # BU150038 was issued to replace windows with doors at two locations for the cost of \$1,500.

Visual inspection and archival photographs indicate there have been major changes to the exterior and interior of the building since its construction in 1906. During 1940, the original clay tile roof was removed and replaced with a composition roof. It was then replaced and altered with painted sheet metal curved pieces to imitate a red clay tile roof (Figure 1). The existing parapet copings have been altered and are constructed of sheet metal imitating Mission Revival stucco; and the exterior walls have been altered by the resurfacing with rough texture stucco (Figures 2 through 4).



**Figure 1.** Looking east at the sheet metal roofing imitating a red clay tile roof, primary west elevation.

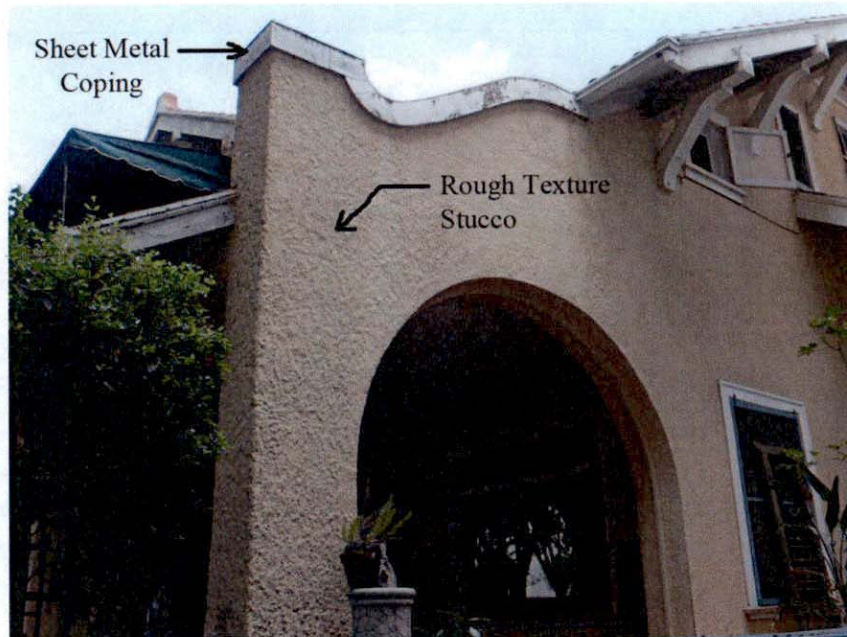


**Figure 2.** Looking west, within upper porch, at the sheet metal coping over parapet with a rough texture stucco wall surface.





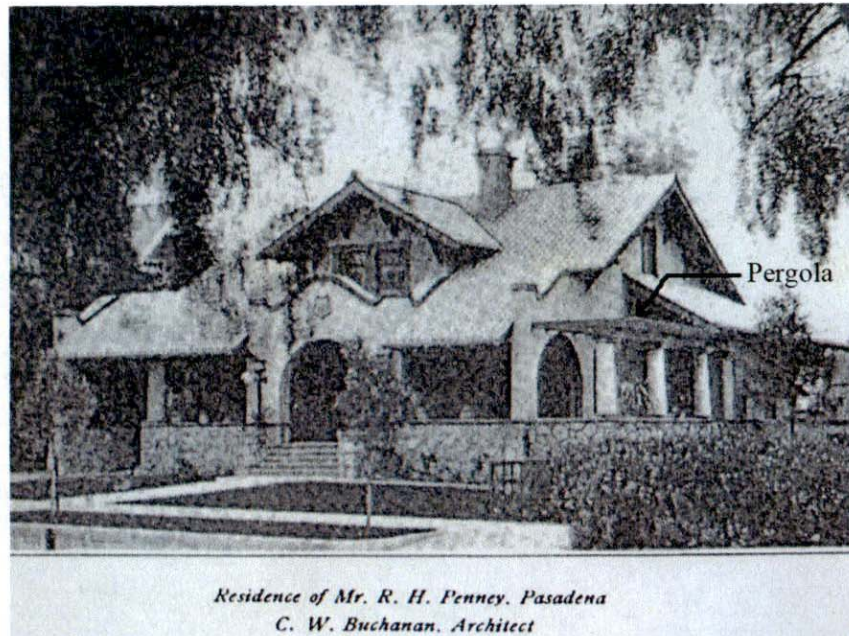
**Figure 3.** Looking northwest at the sheet metal coping imitating a Mission Revival stucco feature.



**Figure 4.** Looking northeast at the sheet metal coping imitating a Mission Revival stucco feature, and rough texture stucco wall surface.

From review of the historic photograph found in the *Architect and Engineer of California*, dated February 1908, a wooden pergola structure was located at the southwest area of the building, supported by three Doric columns. This character-defining feature has since been removed (Figures 5 and 6).





**Figure 5.** Historic photograph from source: *The Architect and Engineer of California, February 1908*. Looking northeast; note the original character-defining pergola design feature.



**Figure 6.** Looking northeast at the quartz stone wall, located at the southwest corner of the building. Note the missing Doric columns and wooden pergola structure.

Within the upper gable end of the south elevation, a window opening appears to have been added and a hopper type aluminum window with glass-block has been installed (Figure 7)



**Figure 7.** Looking northeast within the upper gable end showing an aluminum hopper window with glass-block window units.

Two windows have been replaced, one located on the south elevation, and the other within the upper story's south elevation, by resizing the window opening for two door openings (Figures 8 and 9).



**Figure 8.** Looking northwest, south elevation, at a window opening resized for door opening; 1994 permit.





**Figure 9.** Looking north, south elevation of rear upper story, window opening infill and resized for door opening; 1994 alteration permit.

The front porch floor and steps have been altered and replaced with Mexican tile porch pavers (Figure 10). In addition, the open front yard has been changed by the introduction of six large square piers with iron fences and security gates (Figure 11). The interior yard consists of paved concrete, Mexican tile pavers, red brick, and two small square piers with an arched commercial business sign (Figure 12).



**Figure 10.** Looking south, main front porch replaced with Mexican tile porch pavers.





**Figure 11.** Looking northeast along the front yard area and sidewalk with six large piers and iron security fence.



**Figure 12.** Looking south at the front yard area with modern Mexican tile porch pavers, concrete paving, red brick, and square piers with sign.

The rear of the house has been substantially altered by an addition to the southeast corner of the building circa 1910-1931 (Figure 13) and the addition of a stairway and upper deck with roof structure constructed in 1992 and 1994 (Figure 14). As architect C.W. Buchanan designed the residential house consisting of a



U-shaped plan with an open courtyard to the rear, the introduction of a stairway, upper porch, and roof within this once open area has drastically changed the original design.



**Figure 13.** Looking southwest at the addition to the southeast corner of building.



**Figure 14.** Looking west at the rear yard area showing the addition of stairs, upper porch and porch roof alteration.

With the use of the building being both commercial and residential during 2013, the exterior and interior has been completely reconfigured to accommodate such use. According to Historian Charles Fisher's memo report dated April 19, 2013, he states:

“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” (Figure 15).



**Figure 15.** Looking south down the second-story stairs ending in a sealed wall closed off to the first floor.

From a site visit on September 15, 2015, Architectural Historian Steven Treffers observed that nearly all the interior rooms and walls on the first floor have been removed and reconfigured to accommodate a commercial office use. This alteration has changed the spatial relationship of the interior spaces in that it no longer corresponds with the original architect’s residential floor plan design (Figures 16 and 17). Further, a kitchen at the northeast portion of the building has been substantially altered and reconfigured through the addition of new interior walls (Figure 18)





**Figure 16.** Looking northwest at the added enclosed office room at right. Fireplace is out of view directly to left.



**Figure 17.** Looking northeast at an office room located to the north half of the building.



**Figure 18.** Looking northeast at the second-story kitchen area.

### **Integrity Assessment**

As discussed above, the subject property was previously recommended eligible for Pasadena Landmark designation under Criterion 3 as a notable example of a Mission Revival bungalow and because it represents the work of architect Charles W. Buchanan. According to *National Park Bulletin 15*, a property retains integrity if it possesses most of the physical aspects that convey its significance. As a property that is eligible for its architectural style, and as the work of a locally notable architect, integrity of design, materials, and workmanship should be considered instrumental in the property's ability to convey this significance. Following archival research and the intensive-level field survey, this assessment finds that the property has lost integrity due to alterations under the following aspects of integrity:

- Design – The building's original architectural design, by architect C.W. Buchanan, has changed by first the removal of the character-defining pergola wooden structure supported with Doric columns, located on the primary street front elevation. Second, two window openings have been altered and re-sized for two door openings. Third, the substantial 1992 and 1994 alteration of the rear east elevation with the addition of a stairway and upper deck with roof structure has changed the building's exterior spatial relationship. It is evident, by review of the Sanborn maps dating back from 1910 to 1951, that the U-shaped floor plan was intended by the architect to be used as an open courtyard space relating to the backyard; which most likely was landscaped with vegetation. Fourth, the interior has been drastically changed by the removal of single-family amenities and rooms on the first floor to accommodate a commercial office use; resulting in a complete change in the spatial relationship with the original residential floor plan design. Last, the second story has also undergone modern interior alterations to accommodate a separate living

space for the owner back in 2013. Due to the alterations listed above, this property has lost integrity under the aspect of design.

- **Materials** – This building has undergone multiple alterations of materials that include the replacement of the building's original red clay tile roof with replacement sheet metal imitation tiles fabricated to look like clay tiles. All of the original Mission Revival style parapet coping elements have been removed and covered with sheet metal material imitating the stucco character-defining feature. While the building would have been clad with smooth texture stucco, it has been altered and resurfaced with rough texture stucco. Furthermore, the front porch, steps, and yard have been covered with modern Mexican tile porch pavers. Due to the alterations listed above, this property has lost integrity under the aspect of materials.
- **Workmanship** – Because the building has been resurfaced with rough texture stucco, it has lost the ability to convey the workmanship technology and craft of smooth texture stucco which is an important character-defining feature of the Mission Revival style architecture. As a result of this significant alteration, the property has lost integrity under the aspect of workmanship.
- **Setting** – The property's front yard was originally an open lawn area and it has changed substantially by the replacement of the original landscaping with concrete paving, Mexican tile porch pavers, and six large square piers with iron security perimeter fences. To the rear (east end) of the building, the yard has been paved over with asphalt paving. Furthermore, the surrounding street context area has changed from a residential neighborhood to a modern commercial and apartment building setting. There appears to be no potential for a historic district in this area. Due to the alterations listed above, this property has lost integrity under the aspect of setting.

## CONCLUSION

The extensive alterations that are presented within this assessment have resulted in a loss of design, materials, workmanship, and setting, four aspects of the subject property's integrity that are essential to its ability to convey its historical significance. As such, SWCA finds the property located at 180 South Euclid Avenue does not retain sufficient integrity to be individually eligible for designation as a City of Pasadena Landmark as a representative example of a Mission Revival style bungalow within the city of Pasadena, and/or as a notable example of Charles W. Buchanan. Should you have any questions or comments regarding this report, please do not hesitate to contact me at (626) 240-0587, extension 6608, or [dgreenwood@swca.com](mailto:dgreenwood@swca.com)

Sincerely,



David Greenwood  
Architectural Historian



Steven Treffers  
Architectural Historian