

ATTACHMENT A:

2000 & 1979 Windshield Survey Documentation

P2. Location: 180 South Euclid Avenue

B10. Significance:

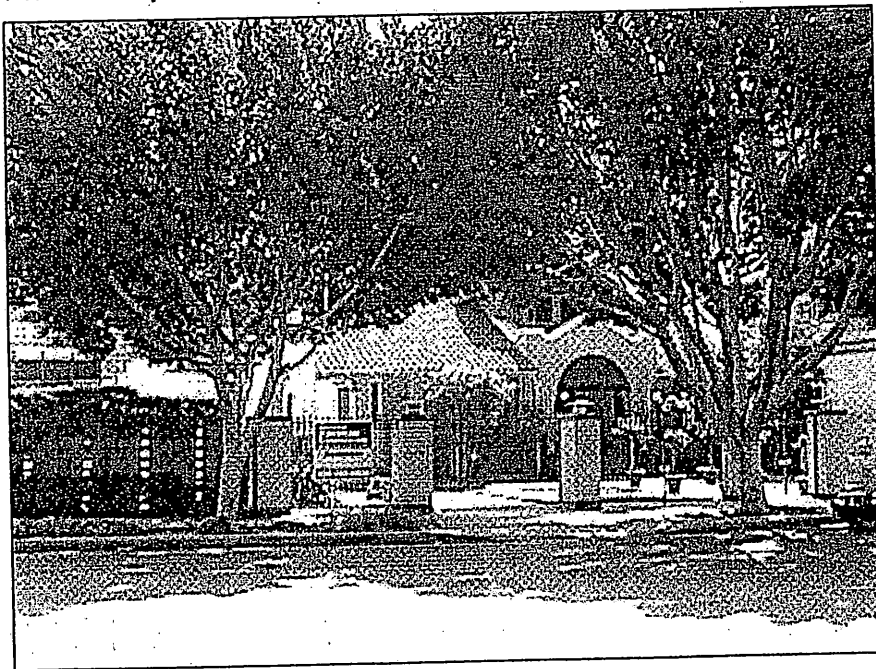
The Pinney House appears to qualify for designation as a local landmark under Criterion 3, as a rare and intact example of residential Mission Revival Style, designed by one of Pasadena's foremost architects of the period, C. W. Buchanan.

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	S9.37a-f	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 1 Stone 2 Brick 3 Stucco 4 Adobe 5 Wood 6 Other

13b Primary Exterior Building Material of Outbuildings 1 Stone 2 Brick 3 Stucco 4 Adobe 5 Wood 6 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 a Private Development b Zoning c Public Works Projects (sewers, trees, etc.) d Vandalism, Deterioration e Other (traffic, redevelopment, etc.)

Significance

19a Reason for Significance (check appropriate item(s)) 1 Archaeology 2 Natural Feature 3 Community Developmental History 4 Cultural History 5 Architectural History 6 Community Design or Esthetic Features 7 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.