

**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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1 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).

2 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).

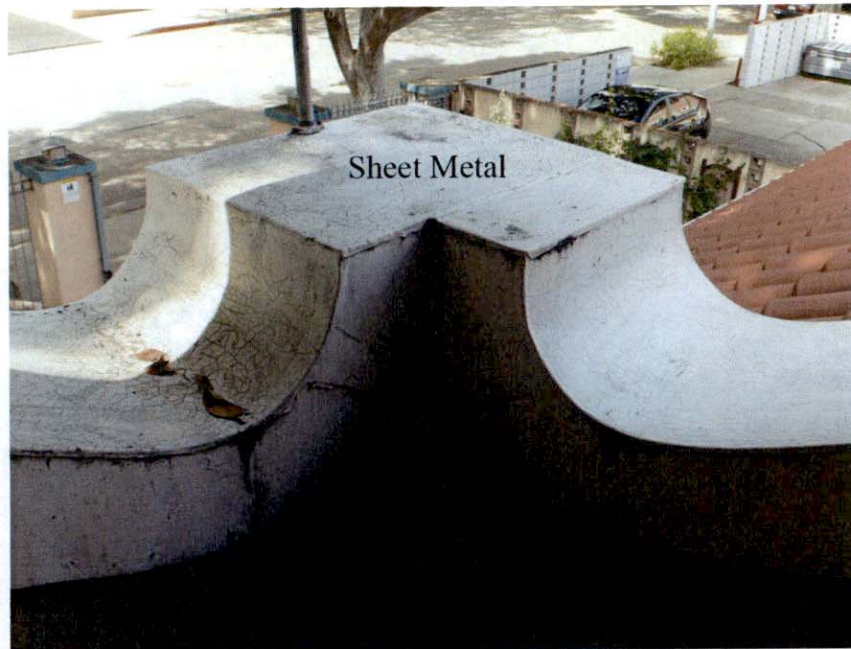


**Figure 1.** Looking east at the sheet metal roofing imitating a red clay tile roof, primary west elevation.

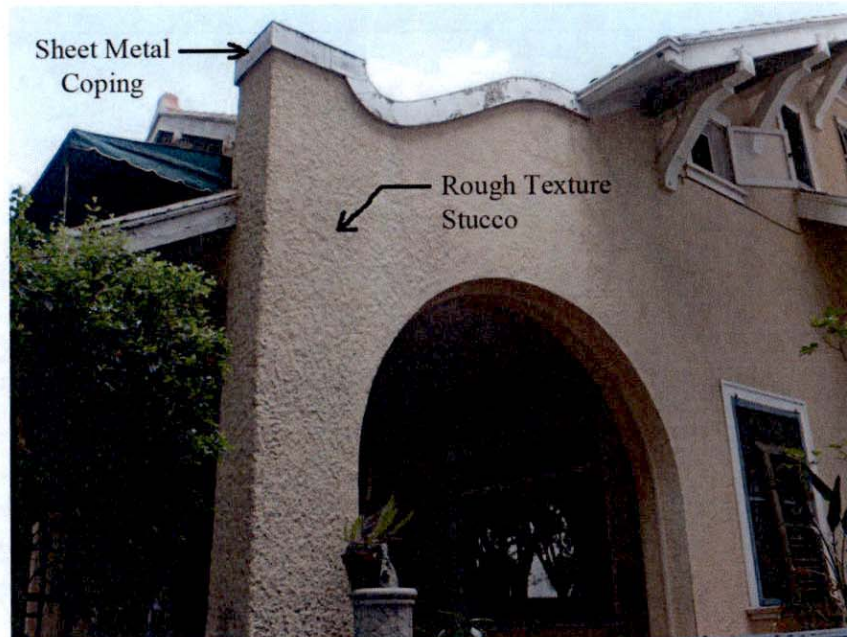


**Figure 2.** Looking west, within upper porch, at the sheet metal coping over parapet with a rough texture stucco wall surface.



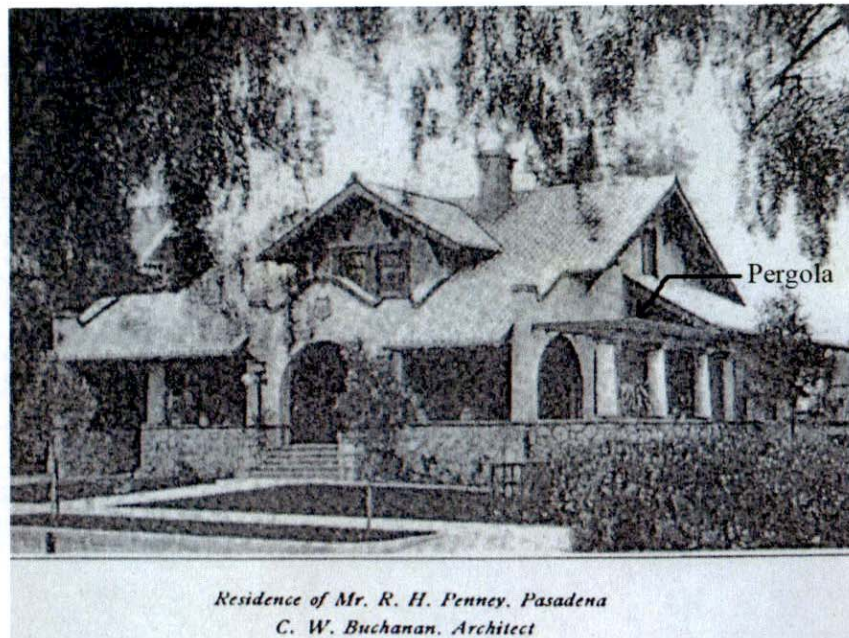


**Figure 3.** Looking northwest at the sheet metal coping imitating a Mission Revival stucco feature.



**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.



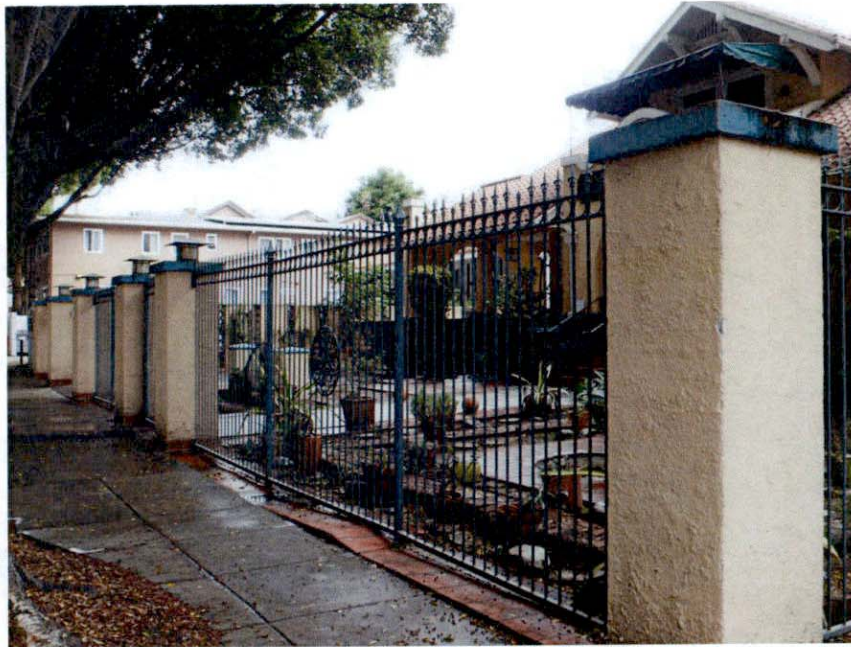
**Figure 9.** Looking north, south elevation of rear upper story, window opening infill and resized for door opening; 1994 alteration permit.

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.



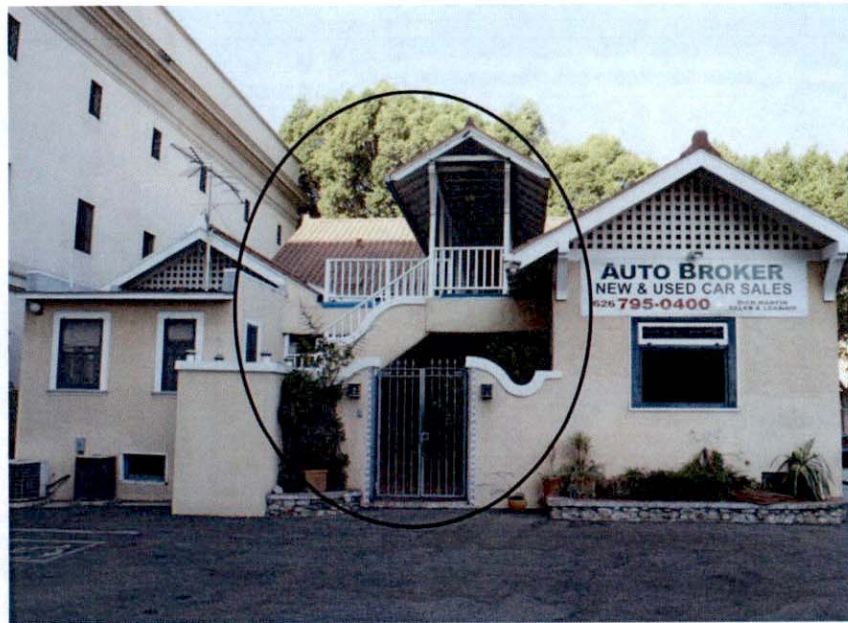
**Figure 12.** Looking south at the front yard area with modern Mexican tile porch pavers, concrete paving, red brick, and square piers with sign.

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.

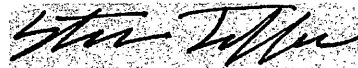
## CONCLUSION

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