

CORRESPONDENCE

JA

Jonnell Agnew & Associates
Court Reporters • Videographers • Interpreters

March 29, 2016

Dear Council Members:

My name is Jonnell Agnew and I am the property owner of 170 S Euclid Ave. next door to 180 S Euclid Ave.

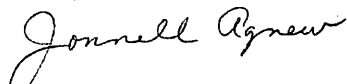
This property impacts me more than anyone else in Pasadena and that is why I am sending this letter to express my full support to demolish this property and replace it with a nice project that Mr. Balian is recognized for in our community.

The property next door to mine at 180 S Euclid is not worthy to be recognized for any historical value as it has undergone significant changes, neglect and deterioration over the years. Frankly I agree with the staff that there is no more integrity or anything of value left in this ugly structure. The changes are also very unfitting and distasteful and this property is a disgrace to our street and the property owners on South Euclid. It simply does not belong there and I would appreciate it if the City would approve a nice project to replace it and to bring in some residential projects behind the convention center to bring some safety and foot traffic in our neighborhood. I work late sometimes and I am worried about going out at night on that strip of Euclid as it is isolated and bare of any pedestrian traffic.

As a neighbor and property owner on Euclid I have more interest and impact than others who oppose demolition and live in other parts of Pasadena. I believe the staff report accurately describes the merits and issues at hand and I would support the City Council to adopt the findings and allow demolition. We need to improve the convention area setting and bring in pedestrian traffic and homeownership on Euclid.

Thank you for your kind consideration.

Best regards,


Jonnell Agnew

170 South Euclid Avenue • Pasadena, California 91101
(800) 524-DEPO • (626) 568-9854 • Fax (626) 568-9987
www.jonnellagnewcourtreporters.com

Jomsky, Mark

From: Gloria Henderson <gghenderson@att.net>
Sent: Tuesday, April 05, 2016 4:24 PM
To: Jomsky, Mark
Subject: Historic Building

I urge you to continue to uphold landmark eligibility for the building at 180 S. Euclid and to deny the developer's appeal on Monday, April 11.

Gloria Henderson
440 Elmwood Dr.
Pasadena, CA

Jomsky, Mark

From: Michael Logan <mmlogan2@hotmail.com>
Sent: Tuesday, April 05, 2016 7:37 PM
To: Jomsky, Mark
Subject: 180 South Euclid

To all the Pasadena City Council Members,

Regarding the developer's request to appeal two decisions of the Design Commission that gives eligibility for historic designation for the wonderful historic home at 180 South Euclid I hope that each one of you will deny the developer's request. You have no doubt seen the house in person or a photographic image. No rational Pasadena resident that has any interest in maintaining our important architectural history would even consider demolishing such an important part of our city's history for the sake of a buck. Thank you for protecting the city.

Michael Logan
Pasadena resident



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Jomsky, Mark

From: Cathy Cleveland <cathy.cleveland@gmail.com>
Sent: Wednesday, April 06, 2016 3:08 PM
To: Jomsky, Mark
Subject: C.W.Buchanan's 1906 Craftsman-Mission Revival home at 180 S. Euclid

As a member of the Pasadena Heritage and resident of central Pasadena, I respectfully request your continued diligence in ensuring the historic preservation of C.W. Buchanan's Craftsman-Mission Revival home on 180 S. Euclid Avenue. I walk by this gorgeous building frequently and it never ceases to catch my attention with its outstanding beauty and contribution to the beautiful historical landscape that is Pasadena.

While I appreciate a city landscape that embraces both the old and the new, there are some properties and structures that are just too valuable to erase. The Buchanan home is just such an historic structure.

Thank you for your efforts and keep up the fight!

Sincerely,
Cathy Cleveland

--
Cathy S. Cleveland, Ph.D.

CARLSON & NICHOLAS, LLP
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RMcDonald@carlsonnicholas.com

www.carlsonnicholas.com

April 6, 2016

Mayor Terry Tornek
Vice-Mayor Gene Masuda
Hon. Council Members Madison, Gordo, McAustin, Kennedy, Hampton, and Wilson
City Council of the City of Pasadena
100 North Garfield Avenue, Rm. S249
Pasadena, California 91109

Re: April 11 Agenda Item – 180 South Euclid Avenue

Dear Mayor Tornek, Vice-Mayor Masuda, and Honorable Members of the City Council:

On your April 11 Agenda is the appeal of the Design Review Commission's ("DRC") February 23, 2016 decision regarding 180 South Euclid Avenue. The property is located across the street from the Convention Center and Sheraton Hotel, and is zoned for commercial and multi-family residential uses.

As explained in the staff report, the building has not been maintained as it was originally built. In fact, it is used as a commercial auto broker's office, not as a house as originally intended. The applicant, therefore, contacted the City about demolishing the building and constructing a new 20-unit multi-family residential project, which is a permitted use under the current commercial zoning for the site and the Medium Mixed Use Zone in the new General Plan.

Based upon prior drive-by, window surveys, staff informed the applicant that the building might be eligible for historic designation. After clarifying that the building was not so designated, staff suggested the applicant retain a historic resources expert to study the building in more depth than had been done by the drive-by surveyors.

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The applicant hired SWCA Environmental Consultants based here in Pasadena to conduct a thorough evaluation and analysis of the building. A copy of that report is being provided with this letter for your convenience, along with Mr. Treffers' March 29, 2016 letter updating it.

Unlike the City's previous drive-by surveys, SWCA inspected the building on-site and in its entirety, including all of its exterior and interior features, designs, materials, and workmanship. After doing so, it concluded that the building had lost the clear majority of its character defining features and lost its "integrity" under the applicable National Register tests.

Coupled with the direct testimony from the prior owner about the changes that were made to the building over the past 60 years, the applicant applied for design review approval so that it could be demolished and he could move forward with his project, which is much more in-line with the City Council's zoning for the site.

The initial DRC decision was to deny the application on a 5-3 vote. Subsequently, we found the original tile roofing material and additional photographs from the 1950's that showed the replaced roof and additional changes in the buildings materials and workmanship. We also provided the sworn statements of the prior owners attesting to those changes and explaining them in more detail.

At that point, staff recommended demolition just like it is to you. In so doing, staff went to great lengths to explain again the test under Bulletin No. 15 and how the evidence met it.

Unfortunately, the majority of the DRC did not focus on the evidence. In fact, three Commissioners did not even consider it, preferring instead to state openly that their personal work experience, commitment to historic preservation, and desire to see the building restored outweighed any of the evidence presented.

As Commissioners Byram and Barar explained in detail, however, if you look at the evidence of the building "as a whole" and apply "the correct test, there is no question that the building's character-defining and historic features have not been maintained," and the building has been "lost." Both Commissioners' historic preservationist credentials are beyond reproach. That they were alone in weighing the evidence and applying the correct test was disturbing, to say the least.

The sole and only issue thus presented by this appeal is whether the building located there has retained enough "integrity" under the seven-point test established in Bulletin No. 15 of the National Register of Historic Places to warrant keeping it., i.e., location, design, setting, materials, workmanship, feeling, and association. Of these, design, materials, and workmanship are the most essential aspects and all of them have been lost forever.

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This appeal is not, however, about any other property, the City's commitment to historic preservation, the applicant's commitment to historic preservation, setting a precedent for other properties, the restoration of the building, the creation of transferable development rights, the options under CEQA, the professional experience of DRC Commissioners, or anything else.

This appeal also is not about the emotions, feelings, biases, and prejudices of many from whom you will hear who wish to keep the building.

Rather, it is a quasi-judicial proceeding where direct evidence will be presented that establishes the building has lost its integrity under the seven-point test established in Bulletin No. 15 because of numerous changes in its character defining features over the past 60 years.

In that regard, the following facts are irrefutable:

1. The City Council has routinely and without objection zoned the property for commercial and multi-family uses rather than maintain the location as a single family residential neighborhood.
2. No one has nominated the building for any historic resource designation ever.
3. The City has allowed the previous owners to remodel and change its original features so many times that the building does not look anything like it did when originally built.
4. The City's 1999 study did not identify it as significant or note-worthy.
5. The City's 1999 study also identified the California Bungalow and Mission Revival architectural styles as historic types of architecture, but not the hybrid of the two that this house represents.
6. The City's assessments in 1979, 2000, and 2013 were nothing more than "drive-by" or "window" surveys. Not one went on-site to inspect the building's materials or workmanship, the rear addition to it, the lost pieces of the original building, or its remodeled interior that connects to the later additions and changes to it.
7. None of the prior surveys, therefore, accounted for the different roof, stucco, windows, port-a-cache, or pergola that were changed substantially over time and thus no longer represent or reflect the original style of architecture nor the period of significance as required.
8. As explained in the staff report, one of the key tests under Bulletin No 15 is whether building has maintained its "essential physical features" which are "those features that define both why a property is significant ... and when it was significant." The

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property, therefore, must have maintained “key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved...” No such exterior materials exist on this building. To the contrary, as the SWCA Expert report and Staff report explain, all of them have been changed so much over time that they have lost all significance.

9. Of the 17 “character-defining features” of this building set-forth in the staff report, only six features still exist, the other 11 having been lost over time. As Commissioners Byram and Barar explained, key features such as the windows, coping, stucco, chimney, and gable eaves have all been changed beyond the point of recognition; so much so, that the building does not reflect nor represent any period of historical significance any longer.
10. Sworn statements from the previous owners have been provided to document the changes to the building over the past 50 years, none of which has been controverted or disproven. To the contrary, the City’s records regarding roof fires and the issuance of building permits collaborate that evidence.
11. The building cannot be relocated as is. The non-removable City trees on Euclid are approximately 20 – 25 feet apart and the lowest branch is approximately 8- 10 feet high. As such, according to our contractor’s proposal, the building would need to be cut into seven pieces to be relocated, which will destroy it.
12. We have contacted Heritage Housing Partners, Habitat for Humanity, and City National Bank (which has certain community reinvestment obligations as a result of its merger with RBC), about relocating it for their uses, and none of them are interested due to the cost of reconstructing it.
13. There is no disagreement that the sides and the rear of the building have lost their significance, leaving only the question of whether the front five to ten feet of the building has retained any integrity or significance. As explained in the SWCA Expert Report, however, the changes to the windows, door, porch and other materials, design, and workmanship for that small amount show that it too has lost its integrity and significance.
14. Requiring an EIR at the cost of hundreds of thousands of dollars as some DRC Commissioners suggested, and/or a similar amount to rehabilitate the building in whole or in part, is not rational, reasonable, nor warranted given the City’s zoning for the site and its repeated issuance of permits to make all of the changes that have been made over the years. In other words, it is entirely inappropriate and unwarranted to say the City has changed its mind and now wants to preserve a building it has allowed to be neglected for its entire history.

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We also will present photographic evidence at the hearing to supplement staff's presentation, which will establish that the evidence shows the building no longer retains its integrity under Bulletin No. 15.

In response, you will hear from Pasadena Heritage and its supporters about how they disagree with the evidence based upon their subjective, personal opinions. You also will hear how the City's commitment to historic preservation should not be weakened, or how you should not set a precedent for other properties, or be concerned with the cost of restoring the building, or how the property has been zoned over the years for a higher and better use.

But, personal opinions are not evidence. Arguments based upon fear are not evidence. Precedents are not going to be set because of the unique nature of this building; and, you have repeatedly zoned the site for a higher and better use to be consistent with the Convention Center and hotel across the street.

For the reasons set-forth in the Staff report, above, and in the record, we therefore ask that you focus on the evidence and grant this appeal so that a project consistent with the zoning, and supportive of the neighboring Convention Center and hotel moves forward.

Thank you for your consideration. Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard A. McDonald, Esq.", with a checkmark at the end.

Richard A. McDonald, Esq.

CC: City Manager
City Attorney
City Clerk

March 29, 2016
Missak S. Balian
Balian Investments, LLC.
127 North Madison Avenue, Suite 200
Pasadena, CA 91101

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

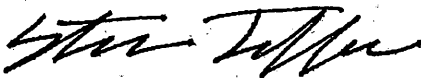
Mr. Balian:

This letter is to confirm previous findings that were presented in a previous memorandum dated September 30, 2015 regarding a property located at 180 South Euclid Avenue, Pasadena (subject property).¹ At that time, I completed a historic integrity assessment to document the subject property's construction history and determine if the building retained sufficient integrity to remain eligible for designation as a Pasadena Landmark. The assessment found that alterations, including additions to the rear, infill and creation of window openings, and application of non-original stucco, roofing materials, and tile pavers resulted in the loss of the building's integrity of design, materials, and workmanship. In addition to these alterations, substantial changes to the surrounding area have also resulted in a loss of integrity of setting, feeling, and association.

Since this time, new evidence was introduced that definitively confirmed the original clay roof tiles were exhaustively replaced with non-original metal roof tiles and staff at the Pasadena Planning and Community Development have also determined that the building no longer retains integrity. Although I have since relocated out of state, I concur with the staff recommendations and continue to find that the subject property does not retain sufficient integrity to remain eligible as a Pasadena Landmark.

Should you have any questions or comments regarding this memorandum, please do not hesitate to contact me at (626) 240-0587, extension 6610, or streffers@swca.com

Sincerely,



Steven Treffers
Architectural Historian

¹ David Greenwood and Steven Treffers, Memorandum to Missak S. Balian Regarding an Integrity Assessment of 180 South Euclid Avenue, Pasadena, Los Angeles County, California. Prepared by SWCA Environmental Consultants, Pasadena, California. September 30, 2015.

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."¹ 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.² 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

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.

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.³

In April 2013, Historian Charles J. Fisher wrote a memorandum report to provide clarification of the level of architectural significance of the subject property.⁴ 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 2013.⁵ 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.

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).

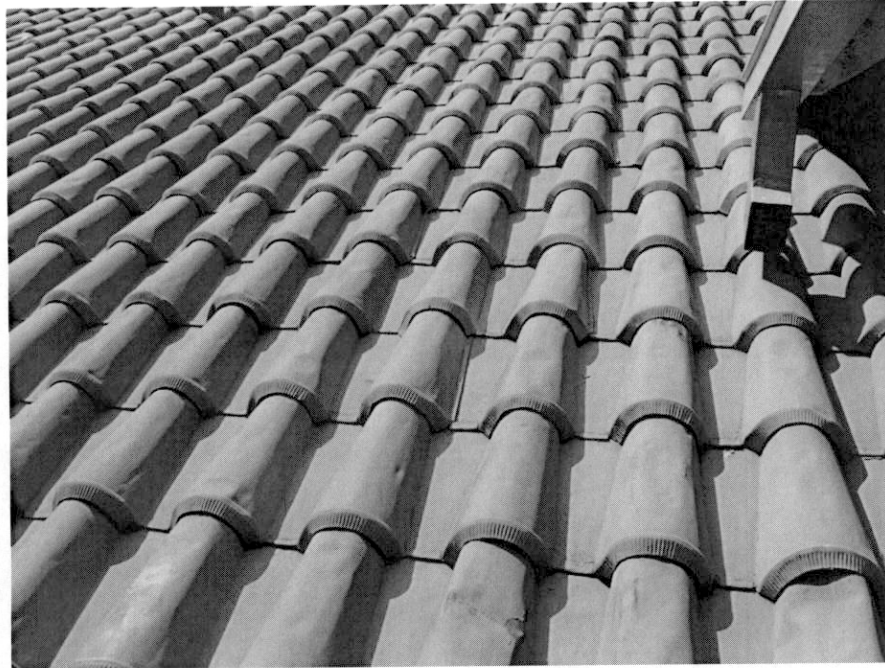


Figure 1. Looking east at the sheet metal roofing imitating a red clay tile roof, primary west elevation.

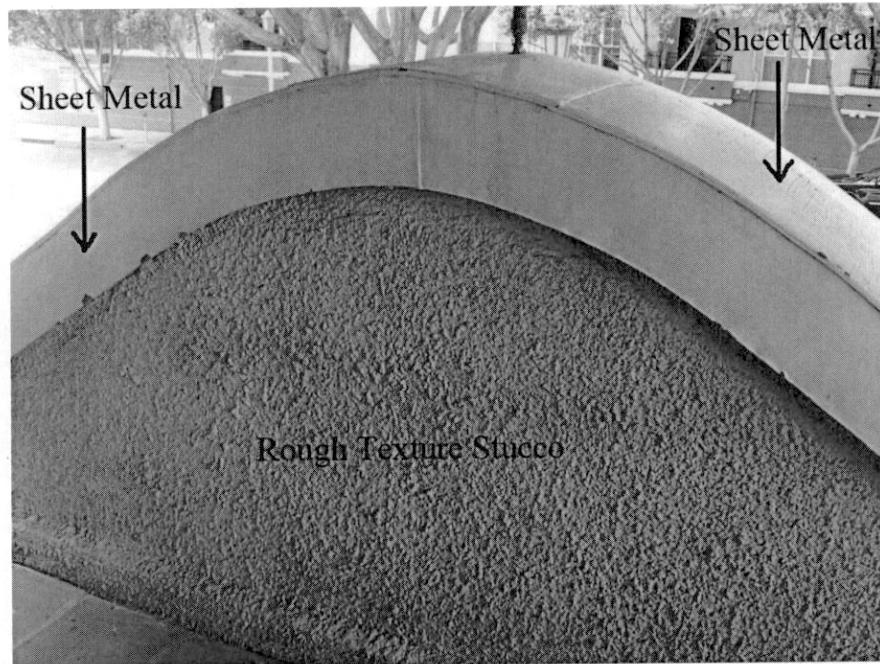


Figure 2. Looking west, within upper porch, at the sheet metal coping over parapet with a rough texture stucco wall surface.

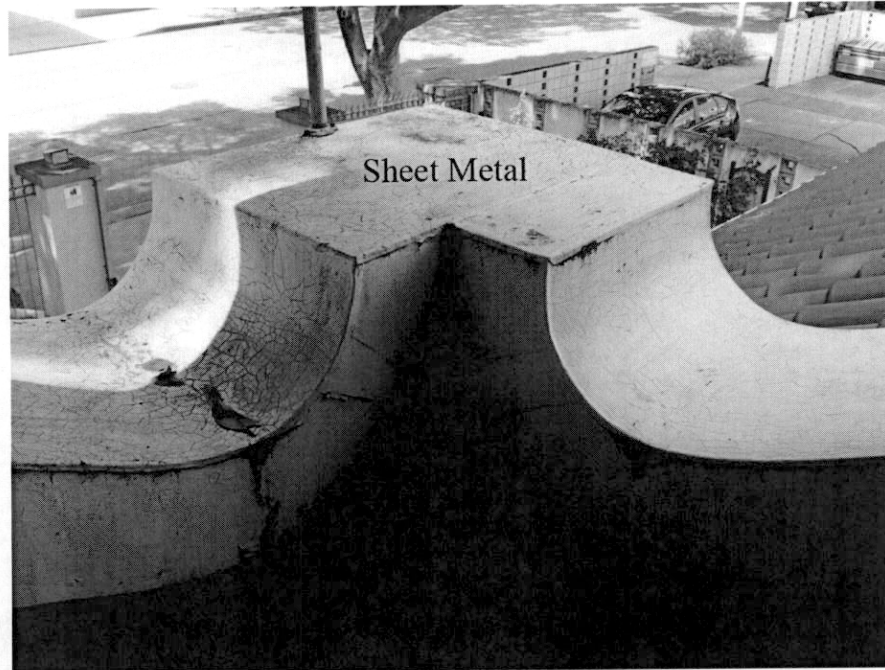


Figure 3. Looking northwest at the sheet metal coping imitating a Mission Revival stucco feature.

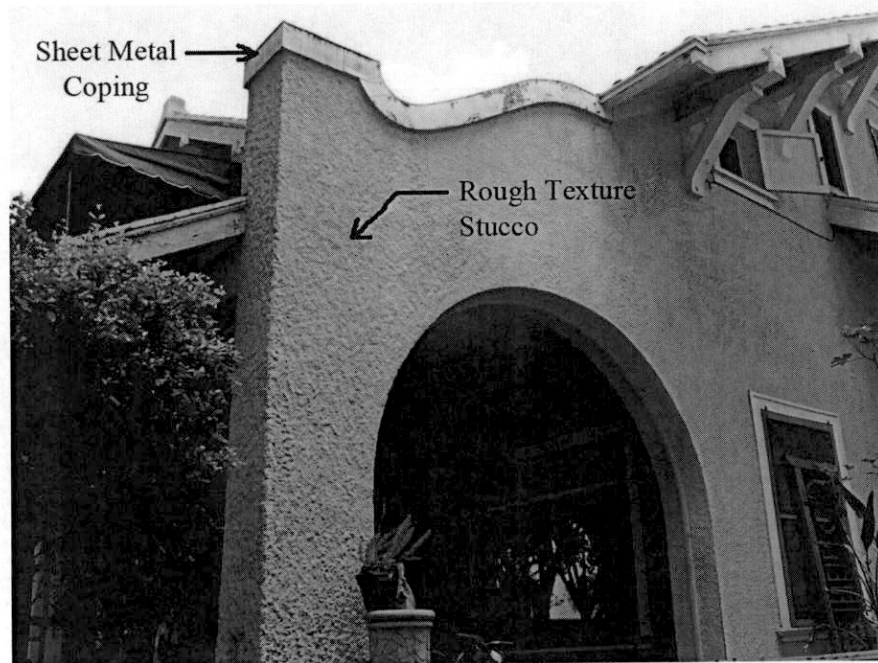


Figure 4. Looking northeast at the sheet metal coping imitating a Mission Revival stucco feature, and rough texture stucco wall surface.

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).

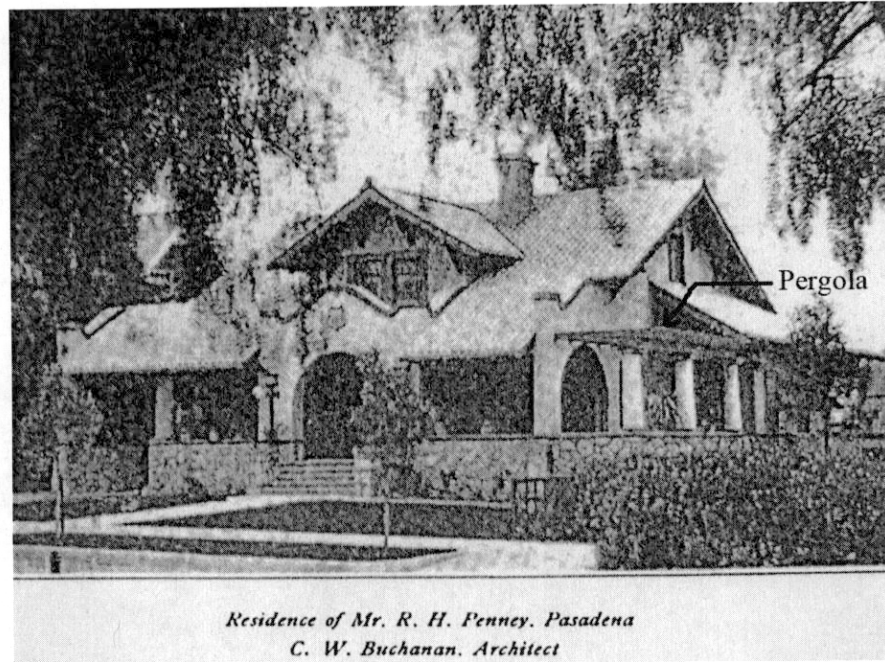


Figure 5. Historic photograph from source: *The Architect and Engineer of California, February 1908*. Looking northeast; note the original character-defining pergola design feature.



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).

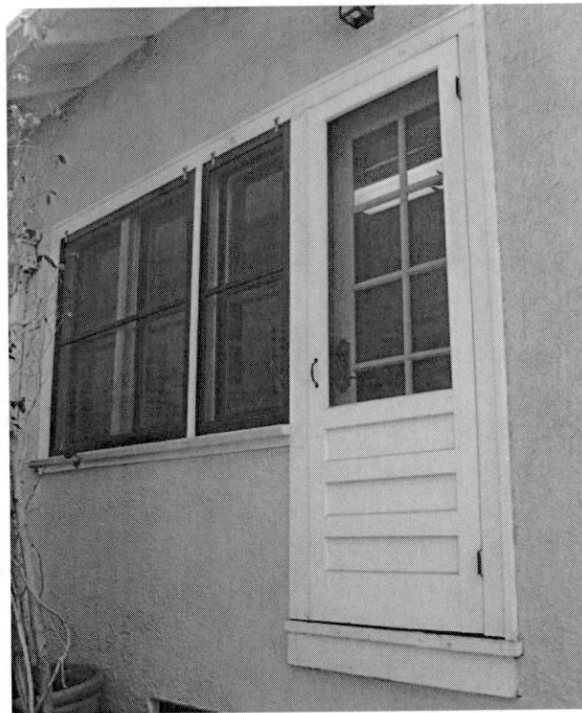


Figure 8. Looking northwest, south elevation, at a window opening resized for door opening; 1994 permit.



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.

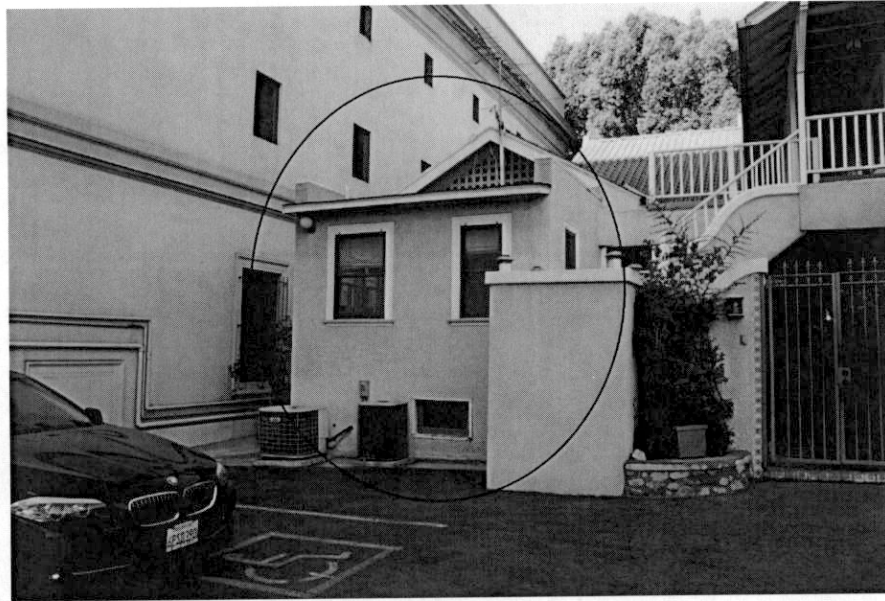


Figure 13. Looking southwest at the addition to the southeast corner of building.

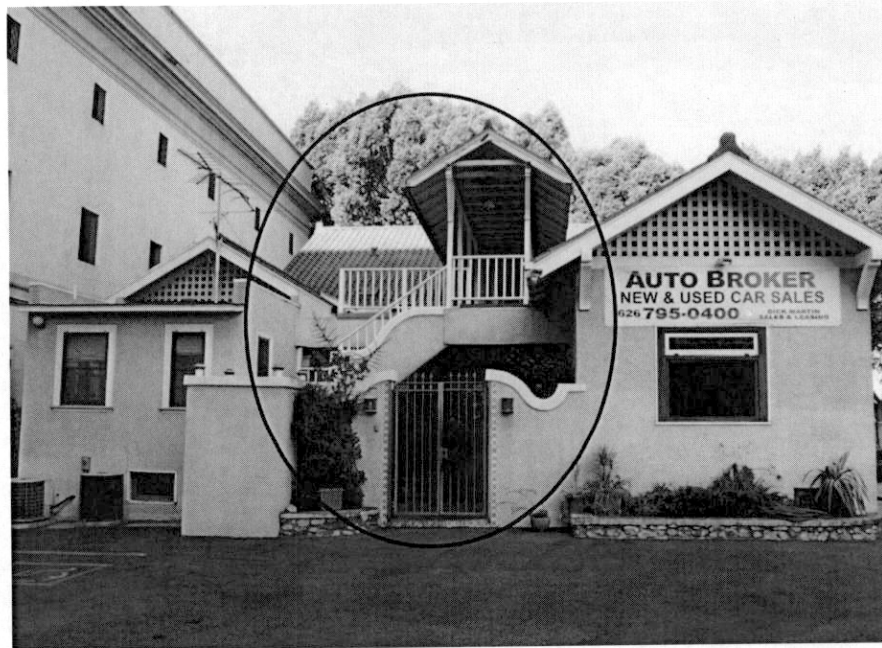


Figure 14. Looking west at the rear yard area showing the addition of stairs, upper porch and porch roof alteration.

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)

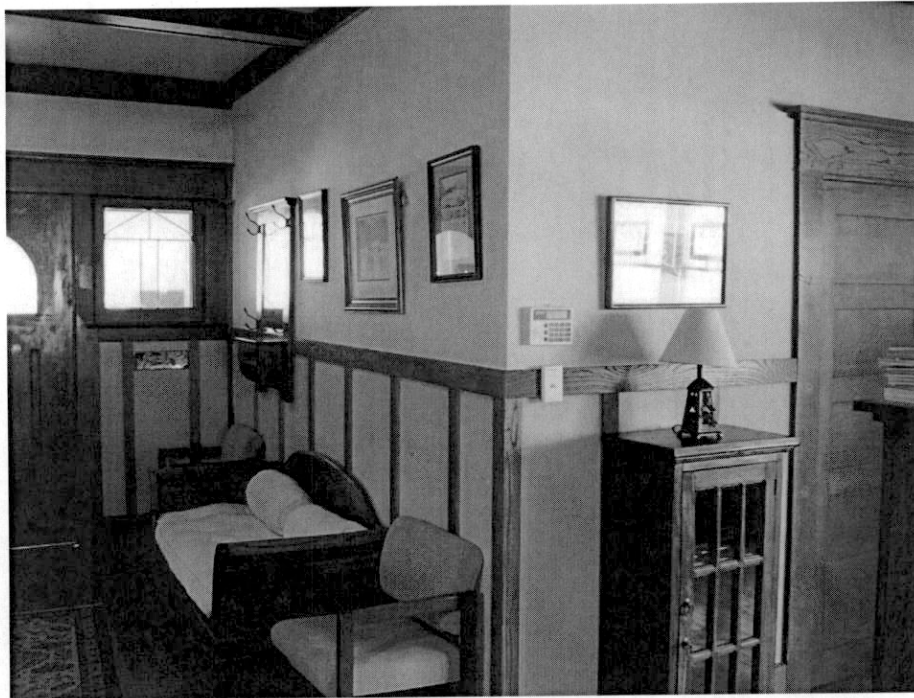


Figure 16. Looking northwest at the added enclosed office room at right. Fireplace is out of view directly to left.



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

Sincerely,



David Greenwood
Architectural Historian



Steven Treffers
Architectural Historian

Attachment:

A. Previous Evaluation Findings

ATTACHMENT A.

PREVIOUS EVALUATIONS

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

10 Year Built 1906 Actual Estimate

11 Architect (if known) G. 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 Original site Moved Unknown

15 Condition Excellent Good Fair Deteriorated No Longer in Existence

16 Retention of Original Design Altered major minor Unaltered

17 Present Use residence Original Use residence

18 Environmental/Economic Threats to Survival Private Development Erosion Public Works Projects (sewers, trans, etc.) Vandalism, Deterioration Other (traffic, redevelopment, etc.)

Significance

19 Reasons for Significance (check appropriate item(s)) Archeology Natural Feature Community Development History Cultural History Architectural History Community Design or Patriotic Features Integral Visual Element of the Landscape or a Group of Structures (justify in item 20)

20 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, G. 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.