

**ATTACHMENT C:**

**2013 Galvin Preservation Associates Evaluation**

**180 SOUTH EUCLID AVENUE  
PASADENA, CALIFORNIA**

Historic Resource Report



Prepared by:



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**TABLE OF CONTENTS**

**EXECUTIVE SUMMARY ..... ii**

**1. INTRODUCTION ..... 3**

1.1 Purpose and Qualifications ..... 3

1.2 Methodology ..... 3

**2. REGULATORY ENVIRONMENT ..... 3**

2.1 Pasadena Landmark Criteria ..... 4

**3. HISTORY AND DESCRIPTION OF 180 SOUTH EUCLID AVENUE..... 4**

**4. PASADENA LANDMARK EVALUATION ..... 10**

4.1 Criterion A ..... 10

4.2 Criterion B ..... 11

4.3 Criterion C ..... 11

4.4 Criterion D..... 13

4.5 Integrity ..... 13

4.6 Statement of Pasadena Landmark Eligibility ..... 14

**5. CONCLUSION ..... 14**

**6. SOURCES ..... 14**

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).

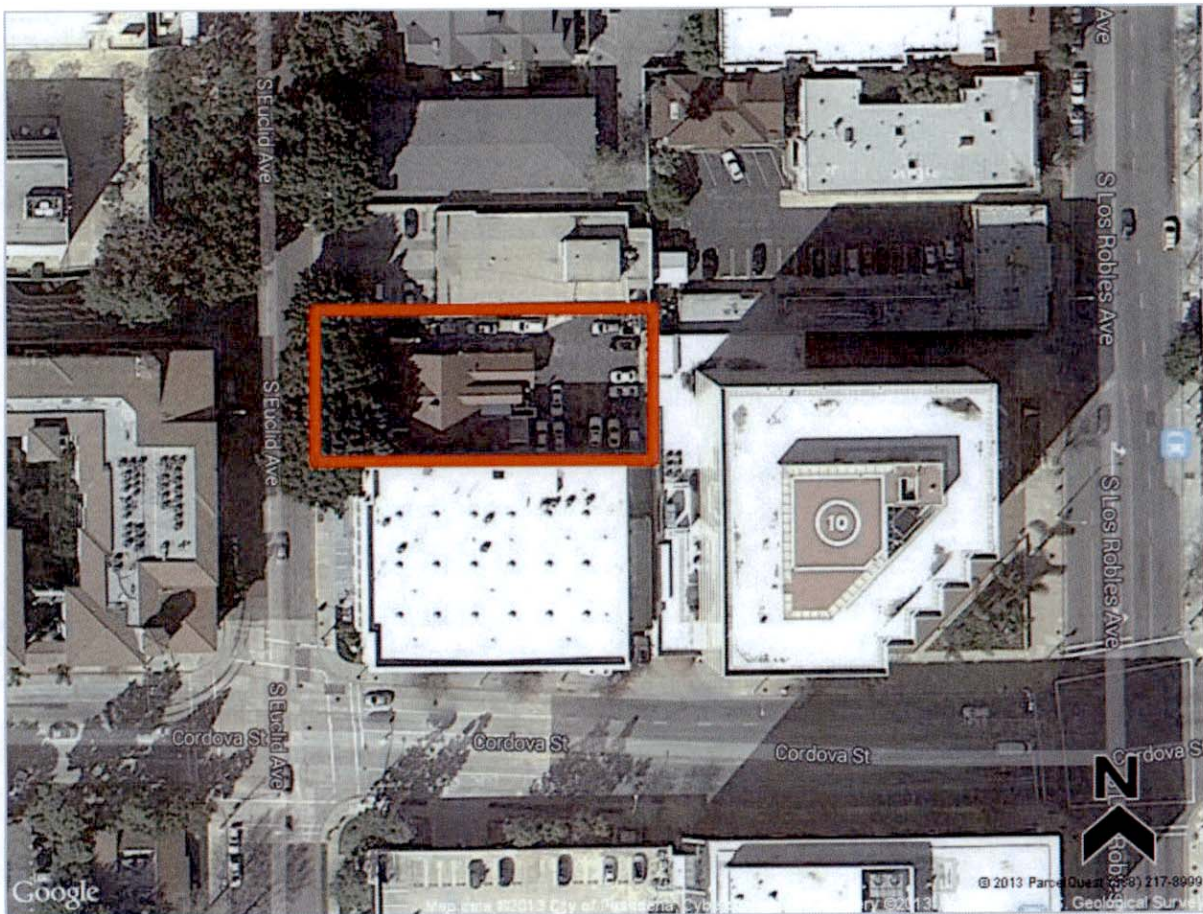


Figure 1: Location Map. Subject Property Outlined in Red. Source: Google Maps and Parcel Quest.

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.

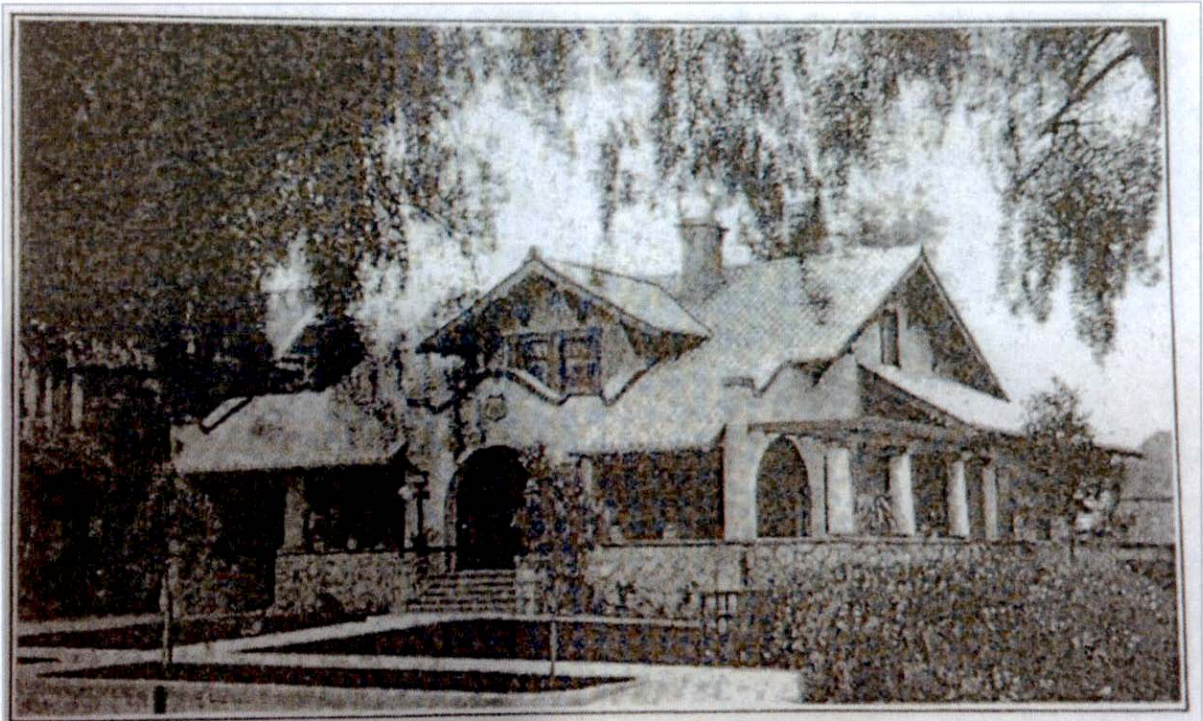


Figure 5: Historic Photograph from *The Architect and Engineer*.

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 Tearnen 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.

<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.

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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.



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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.

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Sanborn Fire Insurance Maps, various dates.

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