

**CORRESPONDENCE
FROM
COUNCIL MEETING
04/11/2016**

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



Virus-free. www.avast.com

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.

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Francisco J. Nicholas, Partner
Richard A. McDonald, Of Counsel

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Frank@carlsonnicholas.com
RMcDonald@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.

Letter to City Council
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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.

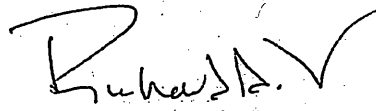
In response, you will hear from Pasadena Heritage and its supporters about how they disagree with the evidence based upon their subjective, personal opinions. You also will hear how the City's commitment to historic preservation should not be weakened, or how you should not set a precedent for other 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,



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

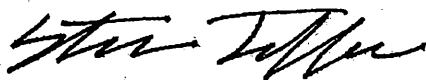
Mr. Balian:

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.

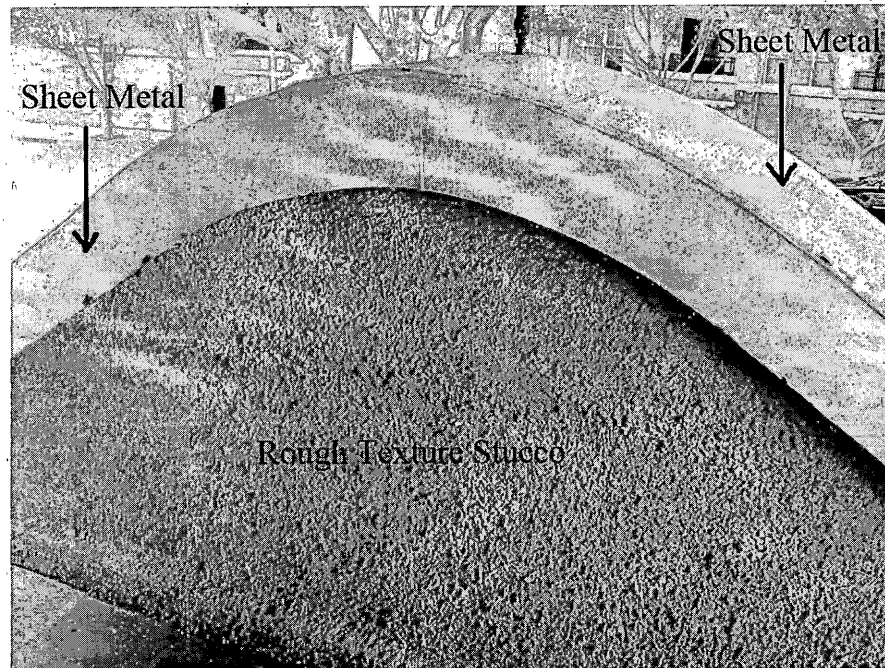


Figure 2. Looking west, within upper porch, at the sheet metal coping over parapet with a rough texture stucco wall surface.

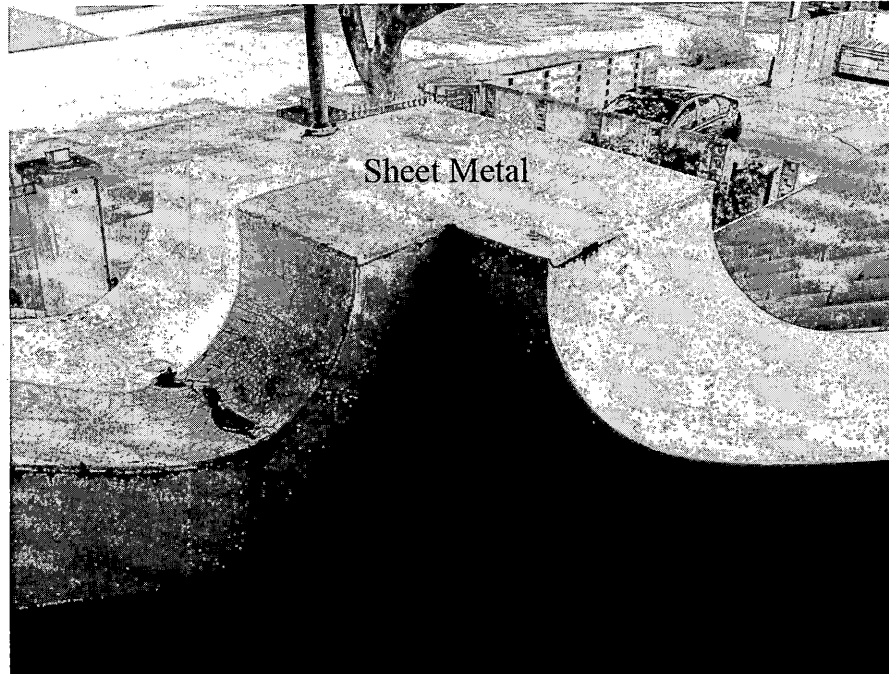


Figure 3. Looking northwest at the sheet metal coping imitating a Mission Revival stucco feature.

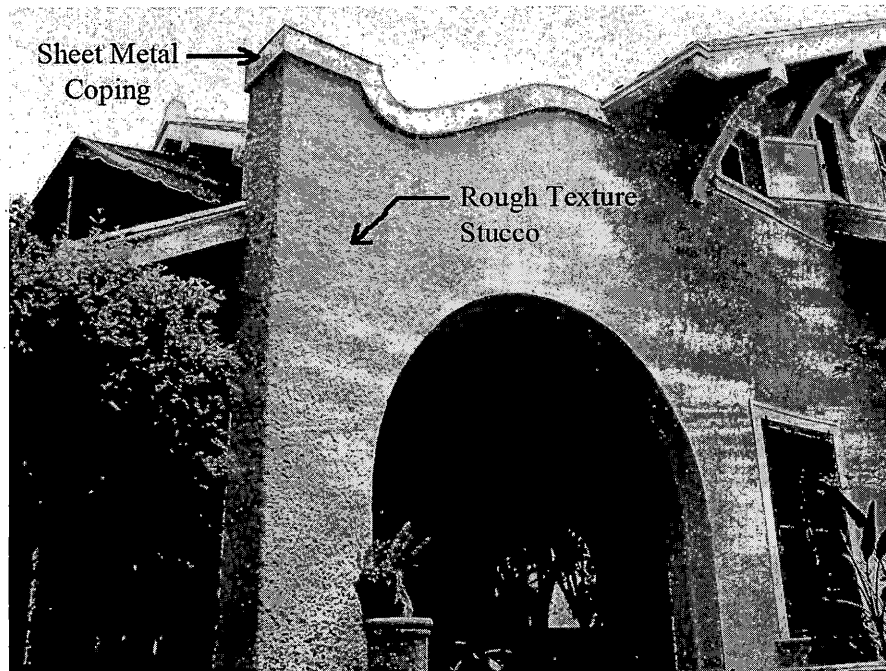


Figure 4. Looking northeast at the sheet metal coping imitating a Mission Revival stucco feature, and rough texture stucco wall surface.

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)

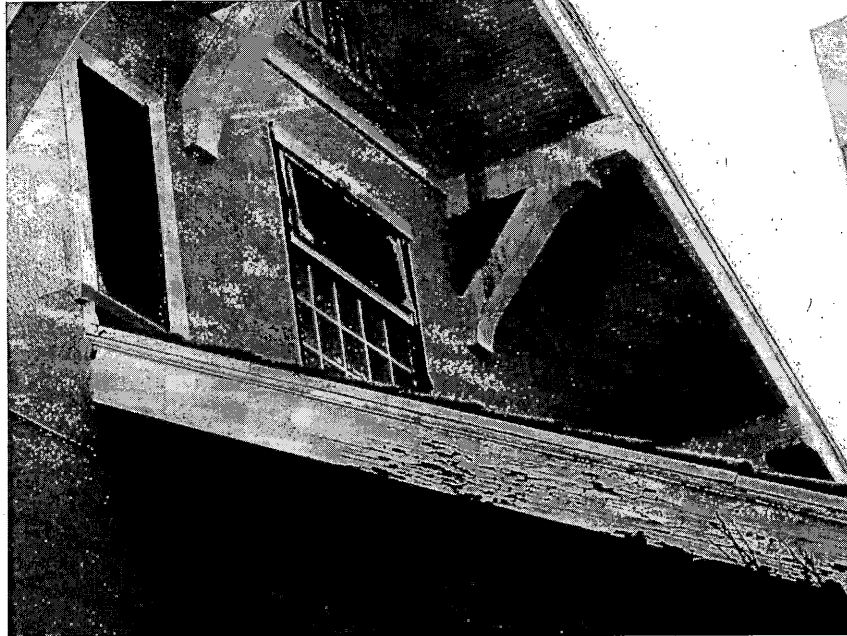


Figure 7. Looking northeast within the upper gable end showing an aluminum hopper window with glass-block window units.

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).

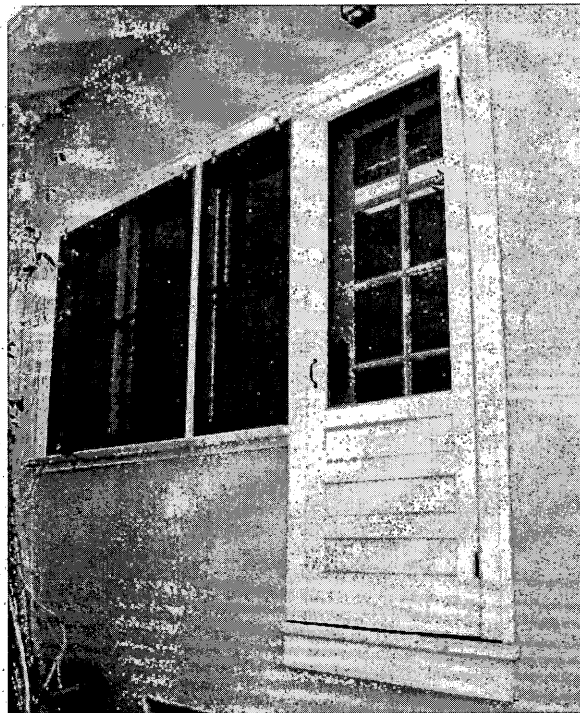


Figure 8. Looking northwest, south elevation, at a window opening resized for door opening; 1994 permit.

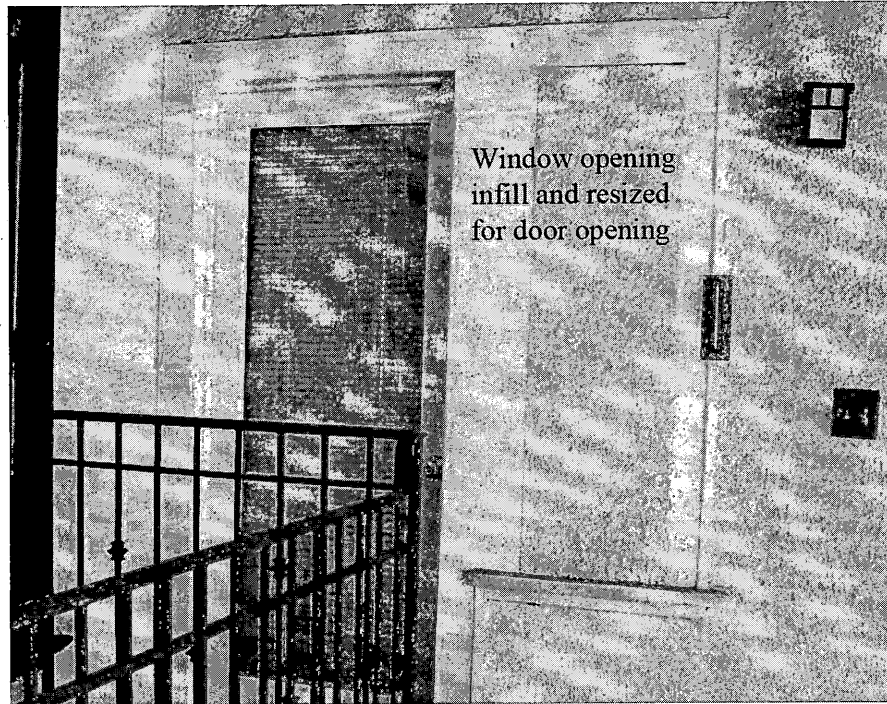


Figure 9. Looking north, south elevation of rear upper story, window opening infill and resized for door opening; 1994 alteration permit.

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.

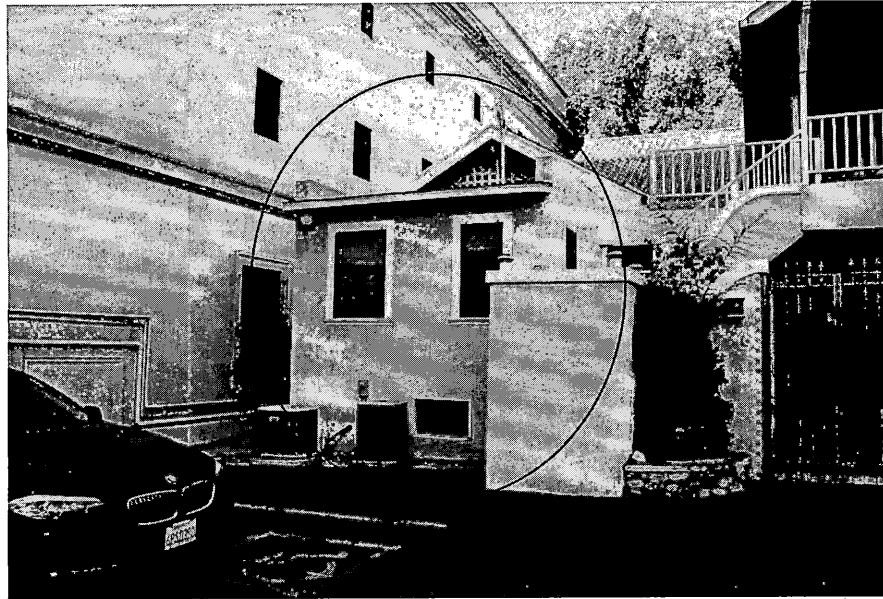


Figure 13. Looking southwest at the addition to the southeast corner of building.

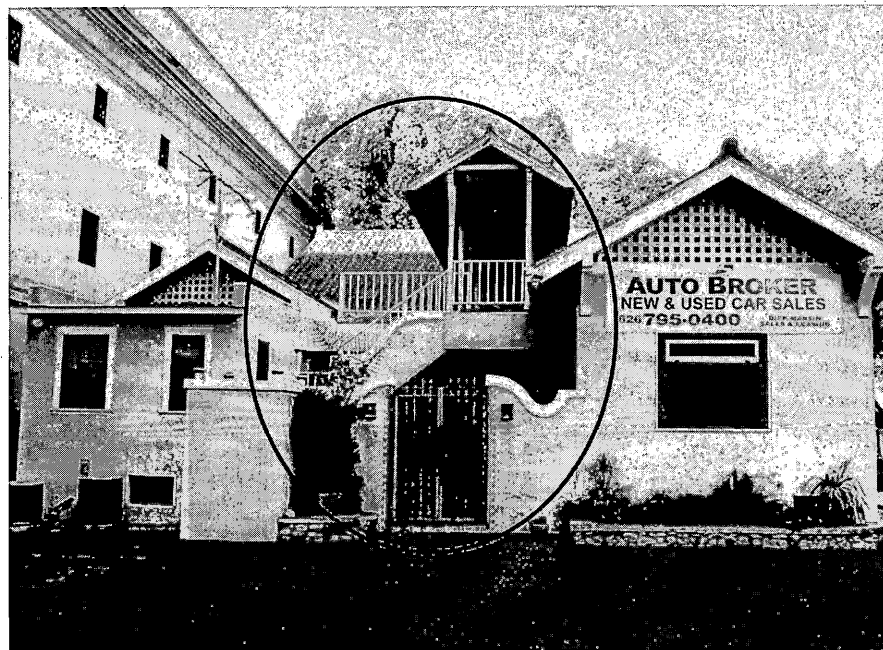


Figure 14. Looking west at the rear yard area showing the addition of stairs, upper porch and porch roof alteration.

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).

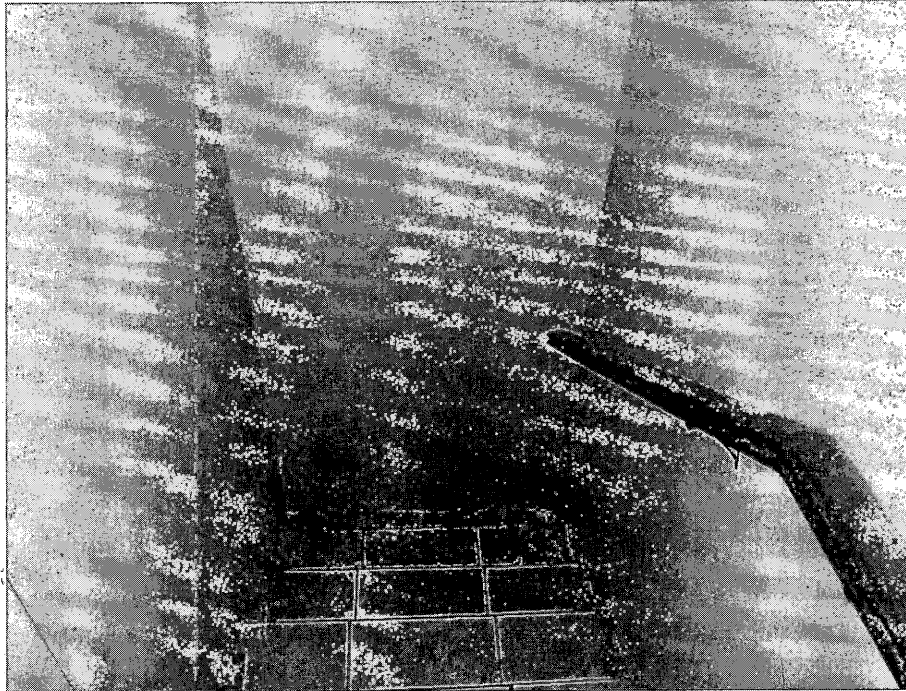


Figure 15. Looking south down the second-story stairs ending in a sealed wall closed off to the first floor.

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 an 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 (site and number building on area map)	S9.37	
2 Photo number	S7-87a-f	Date Feb. 1979
3 Director Name (if known)	Pinney (Roy H.), House	
4 Complete Name	Euclid Avenue, 180 South	
5 Address	180 South Euclid Ave.,	Pasadena 91101
6 Program Activity Area	Survey Area 9	8. Census Tract 4636
7 Legal Description	N 62.5 ft. of Lot 11 and S 10 ft. of Lot 12, Allen Tract	
8 Present Owner or Business	Wm. and C. N. 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 porte-cochere. See Continuation Sheet

10 Year Built 1906 Factual Estimate

11 Architect (if known) C. 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 Renovation of Original Design Altered Major Minor Unaltered

17 Present Use residence Original Use residence

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

Significance

19 Reasons for Significance (check appropriate item(s)) Archeology National Historic Community Development History Cultural History Architectural History Community Design or Aesthetic Form 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 or structure or surrounding area. This Mission Revival bungalow is significant primarily because of the extreme rarity of the style, especially in residential buildings; it is unique in Pasadena. Of the very few other Mission Revival houses in Pasadena, most are on a grander scale than the Pinney House; none are bungalows. The architect, C. W. Buchanan, was one of Pasadena's most prolific in the period, with mixed results. This unusual house can be counted as one of his more successful efforts.

CONTINUATION SHEET - PAGE ONE

Item No. 9 - Description

the sturdy eave brackets, the exposed rafters, the large porch and the stone porch walls which are hallmarks of the bungalow. The cap at the top of the front dormer gable (repeated on side and rear gables) adds an Oriental touch to the design.

Page 1 of 1

Resource Name or #: Pinney House

Continuation Update

P2. Location: 180 South Euclid Avenue

B10. Significance:

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

Year of Construction: 1906

Architect: C. W. Buchanan

Builder: unknown

P5b. Description/Date of Photo: View of the west elevation/April 29, 1998



P8. Recorded by: Leslie Heumann, PCR, 233 Wilshire Blvd., Suite 130, Santa Monica, CA 90401

P9. Date Recorded: August 30, 2000

*Charles J. Fisher, Historian
140 S. Avenue 57
Highland Park, CA 90042
Phone: 323/256-3593 Fax: 323/255-0041
Email: arroyoseco@hotmail.com*

April 19, 2013

City of Pasadena
Department of City Planning,
Historic Preservation Section
175 N. Garfield Avenue (Counter #4)
Pasadena, CA 91109

Attn: Kevin Johnson,
Historic Preservation Planner

RE: Pinney House, 180 S. Euclid

Dear Mr.,

I am writing this letter to provide clarification of the level of historic/architectural significance of the Mission Revival residence located at 180 S. Euclid Avenue, in the City of Pasadena, historically known as the "Pinney House".

The house is called out in a Detailed Property Record (DPR) form that was prepared by historian Leslie Heumann for PCR Services Corporation of Santa Monica on August 30, 2000 and was an update to an earlier (1979), which also documented the house. It should be noted, however, that the 2000 survey gives the property a rating of 5S2, noting it as eligible for a local listing as an individual landmark.

The writer is a professional historian with extensive experience in property research and historic preservation, dating from the mid 1980's. This background includes the research, preparation and/or advocacy of over 130

Historic Cultural Monument Nominations for the City of Los Angeles as well as two designated monuments in Ventura County, along with over 80 Mills Act applications in Los Angeles and other locations, as well as research and documentation of numerous other historic structures. In addition, I have evaluated a good number of structures within the various Los Angeles Community Redevelopment Agency districts, including seven within the Hollywood CRA district.

Other qualifications include work as a past president and board member of the Highland Park Heritage Trust, past co-chair of the Cultural Resources Committee of the Los Angeles Conservancy, president of the Heritage Coalition of Southern California and 28 years doing property research for Transamerica Real Estate Tax Service. I am currently serving as Vice-Chairman of the Los Angeles Conservancy Modern (ModCom) Committee.

The structure in question, which was built in 1906, is located outside of any designated historic district. On the surface, based on the survey analysis, it appears to meet the qualifications under criteria "C" for local landmark designation based on its architecture and the architect who is of local merit.

However, in order to adequately vet the resource, I have done an initial study of the construction, architecture and history of the structure in accordance with national state and local guidelines as follows:

To be eligible for listing in the National Register, the resource must normally be at least 50 years of age and must possess significance in American history and culture, architecture or archeology. To be considered significant, a property must meet one or more of the following four established criteria:

- A. It must be associated with events that have made a significant contribution to the broad patterns of our history; or
- B. It must be associated with the lives of persons significant in our past; or
- C. It must embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that it possess high artistic values, or that it represents a significant and distinguishable entity whose components may lack individual distinction; or

- D. That it yield, or may be likely to yield, information important in prehistory or history.

The resource must also have integrity so that, according to National Register Bulletin #15 on How to Apply the National Register Criteria for Evaluation, "to be eligible for the National Register, a property must not only be shown to be significant under National Register criteria, but it must also have integrity", which is the ability of the resource to convey its significance. In other words, a property must not be so altered from the condition during the period of significance that it fails to show the reasons for that significance.

A resource should also be significant within a historic context to be eligible for listing. According to National Register Bulletin #15, historic contexts are "those patterns, themes or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear." The significance of a historic property can be determined only when it is evaluated within its historic context. The resource must represent an important aspect of the area's history or prehistory and still have the integrity to convey that aspect to qualify for the National Register.

To be eligible for listing in the California Register, the resource must normally be at least 50 years of age and must possess significance the local, state or national level, under one or more of the following four criteria:

- 1.) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- 2.) It is associated with the lives of persons significant to local, California or national history; or
- 3.) It embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that it possess high artistic values; or
- 4.) It has yielded, or has the potential to yield, information important in prehistory or history of the local area, California, or the nation.

Local Designation Programs:

In addition there are four Pasadena City Historic- Monument Criteria. Designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. The Cultural Heritage Ordinance establishes criteria for designation; these criteria are contained in the definition of a Monument in the Ordinance. A historical or cultural monument is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Pasadena, such as historic structures or sites:

The City of Pasadena has established an historic preservation program in order to promote "the identification, evaluation, rehabilitation, adaptive use, and restoration of historic structures."

The criteria for the designation of historic monuments, landmarks, historic signs, landmark trees, or landmark districts are applied "according to applicable National Register of Historic Places Bulletins for evaluating historic properties." These criteria are excerpted below from Section 17.62.040 of the Pasadena Zoning Code. 11

Historic Monuments:

A historic monument shall include all historic resources previously designated as historic treasures before adoption of this Chapter, historic resources that are listed in the National Register at the State-wide or Federal level of significance (including National Historic Landmarks) and any historic resource that is significant at a regional, State, or Federal level, and is an exemplary representation of a particular type of historic resource and meets 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 region, State, or nation.
- b) It is associated with the lives of persons who are significant in the history of the region, State, or nation.
- c) It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style, or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, State, or nation, or that possesses high artistic values that are of regional, State-wide or national significance.

d) It has yielded, or may be likely to yield, information important in prehistory or history of the region, State, or nation. A historic monument designation may include significant public or semi-public interior spaces and features.

Landmarks:

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.

The structure at 180 S Euclid is of the Mission Revival design, which evolved during the 1890s, partly due to a wave of nostalgia for the earlier California Mission period. These structures, which were originally constructed of adobe, were the staple of the early Spanish and later Mexican period of California church buildings. The adobe construction was adopted by settlers due to its practicality in the dry climate of the Southwest. However, the later revival are usually constructed of wood frame with a stucco exterior, which is the case of the subject property.

The house here, which was originally constructed in 1906 as a single family residence, was designed by local Pasadena architect Charles Wesley Buchanan (1852-1921). As previously noted, this house was documented in two historic

resource surveys in 1979 and later in 2000. There is no contractor noted in either of the forms, but it is possible that it was Buchanan himself. Trained as a carpenter by his father in Indiana, Buchanan arrived in Pasadena during the great land rush of 1885-1889. He designed at least one fire station for the city during that period and went on to work his career in the city. He was noted as a contractor in the 1892 voter registration listing, but as an architect in the 1900, 1910 and 1920 United States Censuses.

The City of Pasadena only has building permits on file beginning in 1930. However, permits were issued as far back as the late 19th Century. The original 1906 permit for the house was published in the Los Angeles Builder and Contractor and is documented in the two DPR forms. No search has been made for any permits issued between 1906 and 1930 in the publication.

There appears to be a misconception that the house is potentially eligible for individual listing on the National Register of Historic Places, which would have shown a status code of 3S on the survey form. However, the house really shows a rating of 5S3, which views it as ineligible for even a local listing as an individual landmark, but does call for special consideration by the local planning department when performing review.

This is an important distinction, as the house is not the same as it was when constructed in 1906. Changes include alterations to the front porch and the roof that are not immediately noticed, but have made an impact to the visual integrity of the structure. In addition, the interior of the house has been drastically reconfigured to a point that very little of the original single family nature of the home exists today, granted that many of the changes replicated or relocated many of the historic interior elements.

The original clay tile roof was removed in 1940, when it was replaced by a composition roof. It was later replicated by the current owner's father, William Lusvardi, using steel pieces curved to imitate the clay tile and painted the terra cotta color. From the street, this roof gives the impression of being of the original materials, but it was clearly an attempt to bring back the original look of the house on a budget.

Another major change, which is not documented with a permit (as it may have been done during the 1920s, a period after the death of the original owner, Roy H. Pinney), appears to be the replacement or covering over of the river rock, or "arroyo stone" porch surface with a black stone known locally as "Mt. Wilson quartz". The fireplace mantel was also redone and covered with this material, giving it an oversized look. The fireplace also appears to have been relocated to

a position on a wall in the entry foyer, a rather awkward location in a formal setting that the house appears to have had at one point.

The rear porch and exposed foundation both exhibit the use of arroyo stone, which is another indication that the surface of the front porch and mantle have been changed. The two surfaces appear very different and do not blend, leaving a very odd impression as to why any architect would design a house using these two very different stone treatments for similar locations.

Records indicate that a pergola structure at one time existed over the Southwest portion of the porch. This structure has left remnants, including a ghost image of a column atop one of the porch pylons.

The front and rear porches have also been repaved with a terra cotta colored Mexican paver tiles, which the owner states were added by his father in 1994.

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. In reality the sealing up of the stairway eliminates a way out in case of an emergency and could easily cause someone who is not familiar with the closure to be caught in the stairwell during a fire.

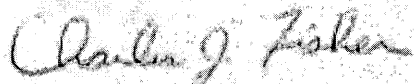
The interior has been completely reconfigured in order to make it more in keeping with a commercial use. The only existing room that appears relatively intact is the historic dining room, which has a couple of added doors and is partitioned into office space, but retains its overall configuration. The foyer, living room and parlor have all been redone with walls moved and the space having lost its original flow and spatial feeling. As noted before, the added walls retain replicated historic features, creating a false sense of history.

In conclusion, I note that the current condition of the house, with its exterior alterations may still have enough integrity for local listing, however, especially the radical reconfiguration of the historic interior, which the ordinance calls out as a criteria for designation, may have rendered it ineligible for local landmark listing. While it could be considered a contributor to a district, the neighborhood has substantially changed in recent years with the replacement of other early buildings with modern apartments and commercial buildings,

leaving only the Pinney House and the adjacent Pasadena Masonic Temple as historic structures in the area.

I concur with the 5S2 rating that was assigned to the property in 2000, as it was based on exterior observation only, but would place it at a 5S3 rating if the extensive interior compromises are to be taken into consideration for a local listing. The 5S3 rating notes the resource to be ineligible for local listing, but does call for a special consideration by the City Planning Department.

Respectfully submitted,



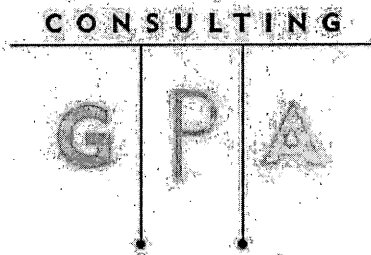
Charles J. Fisher,
Historian

**180 SOUTH EUCLID AVENUE
PASADENA, CALIFORNIA**

Historic Resource Report



Prepared by:



November 26, 2013

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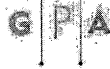
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Appendix A: DPR Form from 2000 Survey



EXECUTIVE SUMMARY

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

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

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

1. INTRODUCTION

1.1 Purpose and Qualifications

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

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

1.2 Methodology

In conducting the evaluation, GPA performed the following tasks:

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

2. REGULATORY ENVIRONMENT

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

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

2.1 Pasadena Landmark Criteria

A Landmark shall include all properties previously designated a Landmark before adoption of this Chapter and any historic resource that is of a local level of significance and meets one or more of the criteria listed below.

A Landmark may be the best representation in the City of a type of historic resource or it may be one of several historic resources in the City that have common architectural attributes that represent a particular type of historic resource. A Landmark shall meet one or more of the following criteria:

- a. It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or state.
- b. It is associated with the lives of persons who are significant in the history of the City, region, or state.
- c. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.
- d. It has yielded, or may be likely to yield, information important locally in prehistory or history.

In addition to these criteria, the City's ordinance states that the seven aspects of integrity defined by *National Register of Historic Places Bulletin #15* shall be applied when determining Landmark eligibility. Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."¹ 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.

¹ 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.

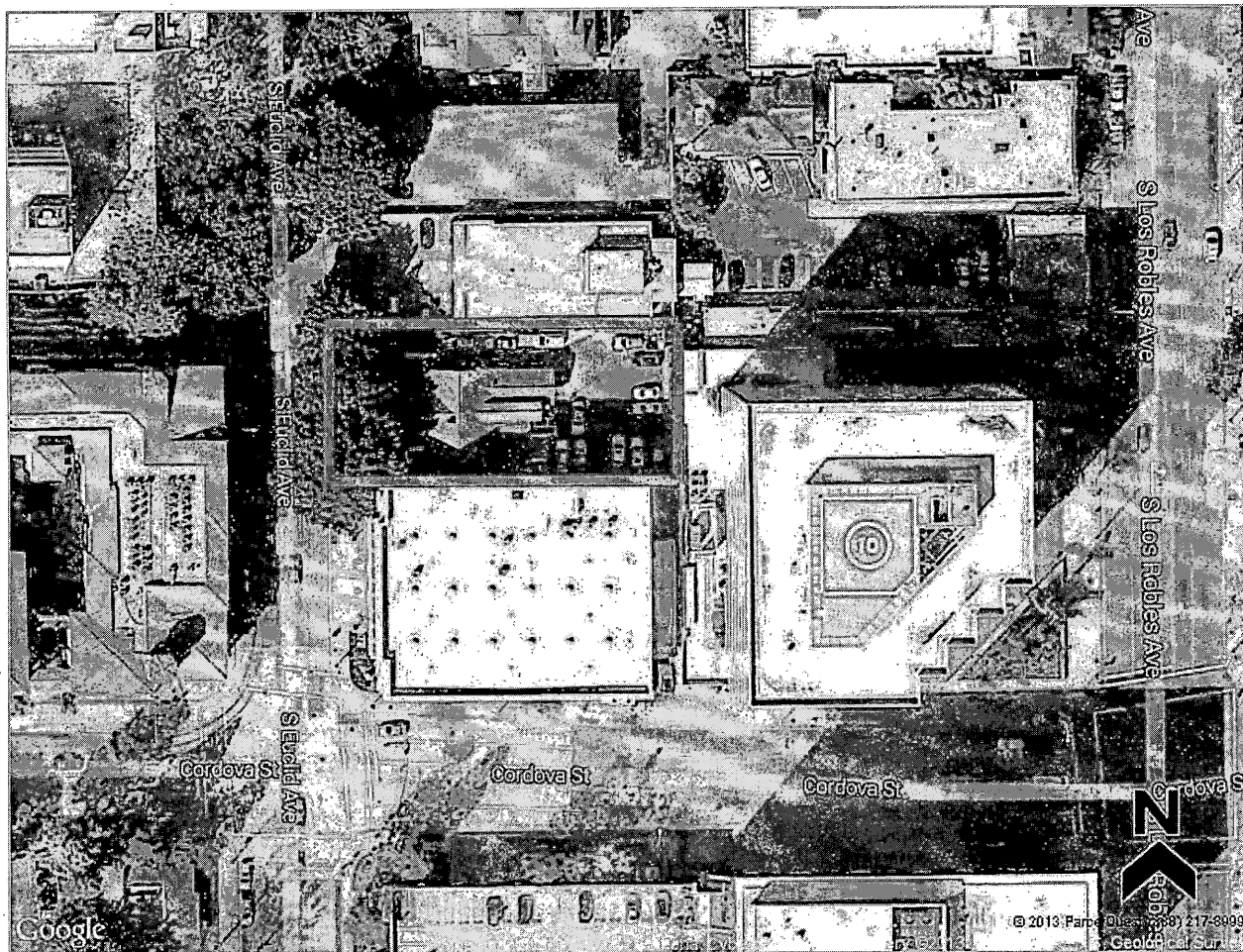


Figure 1: Location Map. Subject Property Outlined in Red. Source: Google Maps and Parcel Quest.

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).² 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).³

² 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."

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

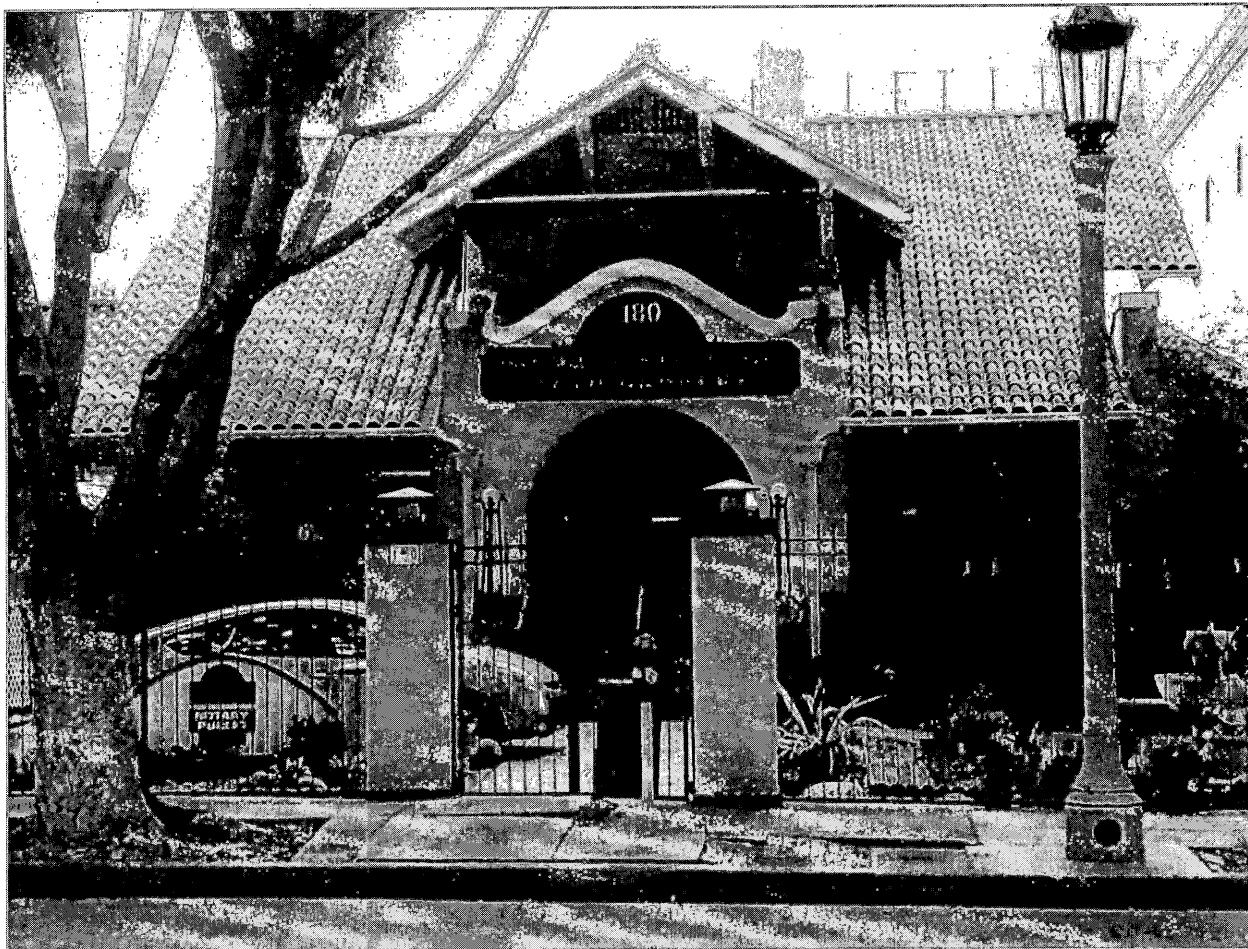


Figure 2: West Elevation. Source: GPA, November 2013.

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).⁴ 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.

⁴ 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 1951.⁵

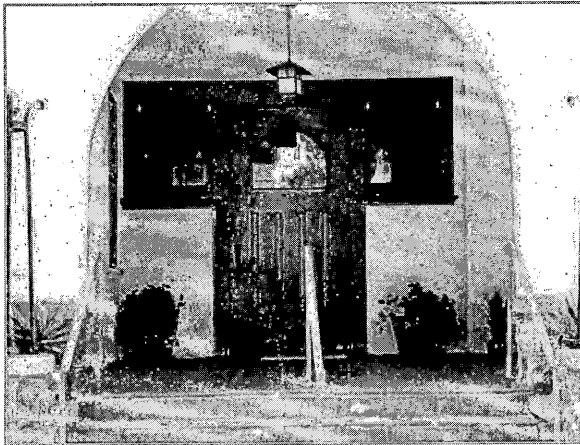


Figure 6: Main Entrance. Source: GPA, November 2013.

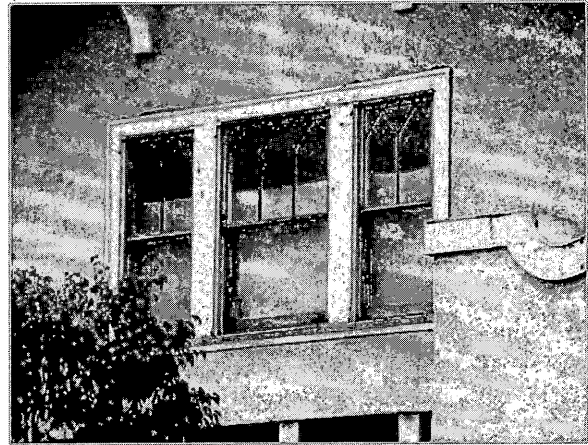


Figure 7: Original Windows on North Elevation. Source: GPA, November 2013.

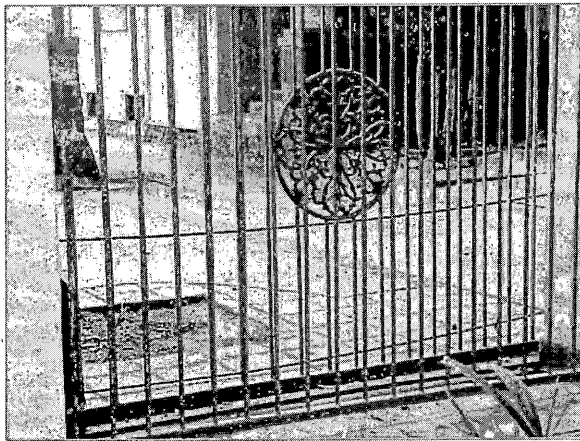


Figure 8: Arroyo Stone on Foundation. Source: GPA, November 2013.



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

⁵ 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 20th 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 20th 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.⁶ 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 20th 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 20th century. The surrounding area does not constitute a historic district as it has been the subject of both modern

⁶ 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.⁷ 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."⁸ 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.⁹

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

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

⁸ Section F, page 28.

⁹ 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 19th and Early 20th Century Development and Architecture in Pasadena" (Late 19th/Early 20th 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 19th/Early 20th 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.¹⁰

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.¹¹ 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.¹² 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.

¹⁰ Section E, page 18, and Section E, page 22, respectively.

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

¹² "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."¹³

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 19th and Early 20th Century Development and Architecture in Pasadena." Multiple Property Documentation Form. City of Pasadena, 2010.

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

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

¹³ http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm#assessing%20integrity, accessed November 26, 2013.



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

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

Pasadena Building Permit Records, various dates.

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

Sanborn Fire Insurance Maps, various dates.

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

Appendix A: DPR Form from 2000 Survey

Page 1 of 1

Resource Name or #: Pinney House

Continuation Update

P2. Location: 180 South Euclid Avenue

B10. Significance:

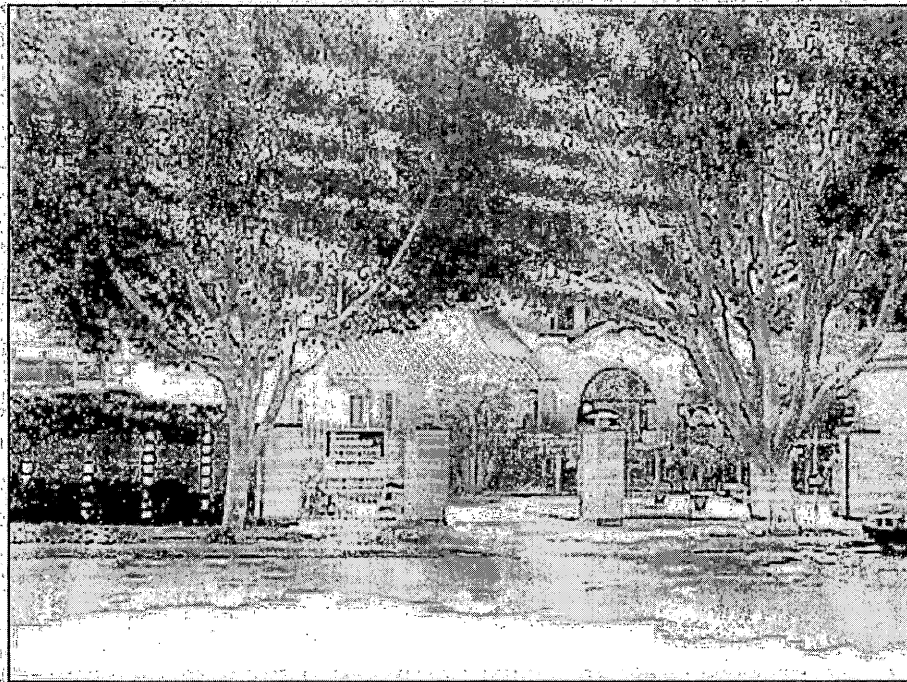
The Pinney House appears to qualify for designation as a local landmark under Criterion 3, as a rare and intact example of residential Mission Revival Style, designed by one of Pasadena's foremost architects of the period, C. W. Buchanan.

Year of Construction: 1906

Architect: C. W. Buchanan

Builder: unknown

P5b. Description/Date of Photo: View of the west elevation/April 29, 1998



P8. Recorded by: Leslie Heumann, PCR, 233 Wilshire Blvd., Suite 130, Santa Monica, CA 90401

P9. Date Recorded: August 30, 2000

Jomsky, Mark

Subject: FW: 180 S. Euclid

From: Johnson, Kevin
Sent: Friday, April 08, 2016 7:55 AM
To: Jomsky, Mark
Cc: White, Leon; Reyes, David
Subject: FW: 180 S. Euclid

Mark,

See comment letter below regarding 180 S. Euclid Avenue. I will be checking into the public notice question that was raised.

Thanks,

Kevin

Kevin Johnson
Design & Historic Preservation Section
City of Pasadena Planning & Community Development Department
(p) 626-744-7806; (f) 626-396-7259
kevinjohnson@cityofpasadena.net

From: Martha Hayes Blackburn [<mailto:gemblack@pacbell.net>]
Sent: Thursday, April 07, 2016 7:28 PM
To: Johnson, Kevin
Subject: 180 S. Euclid

Dear Kevin,
Here is a copy of the letter that I've been trying to print and send to Mayor Tornek and the Council. My printer is not cooperating. Would you see that my communication reaches the Council before Monday evening's meeting?
Thank you so much.
Martha Hayes Blackburn
PS It seems odd that the posted "Notice of Public Hearing" sign was removed last weekend. Don't they usually remain displayed until the day of the vote?

April 6, 2016

Mayor Terry Tornek and Pasadena City Council Members,

In case I'm not able to attend the Council meeting on Monday, April 11 at 7pm, I would like to register an opinion about an item up for consideration on that night. The developer's proposal and appeal to tear down the Pinney House at 180 S. Euclid Av., Pasadena 91101 is an evocative issue for many reasons. I strongly hope that you will deny approval for tearing down this historically and architecturally significant property.

One doesn't have to drive far in Pasadena these days to come upon yet another multi-unit development in the making. Yes, some housing is needed, but maybe there is enough in process now. Do we really need to create further density, which building multiple units at 180 S Euclid would create? This is a relatively small lot, a lot intended for one house. That house was built in 1909 and stands handsomely as a reminder of a time and place which we need to preserve. With my office on the same block, I walk down Euclid almost daily and never fail to look at and appreciate the Pinney House.

Pasadena's heritage is unique in Los Angeles County, and many of us moved here years ago, because we appreciate the reminders of another era. My family is not alone in hoping that your will vote to "preserve", not destroy.

Thank you.

Martha Hayes Blackburn
1767 Casa Grande St
Pasadena, CA 91104

04/11/2016
Item 19