



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 580 Arbor Street

Project Name: 580 Arbor Street

Project Description: (Please describe demolitions, alterations and any new construction) Historic Landmark Designation

Zoning Designation: RS-4 HD (single-family hillside) General Plan Designation:

Valuation (Cost of Project):

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Sarah Gavit & Andre de Salis

Telephone: [] (626) 584-0946

Address: 580 Arbor Street

Fax: []

City Pasadena State: CA Zip: 91105

Email: sarahangavit@gmail.com

CONTACT PERSON: John LoCascio, Historic Resources Group

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City Pasadena State: CA Zip: 91105

Email: john@historicresourcesgroup.com

PROPERTY OWNER NAME: Sarah Gavit & Andre de Salis

Telephone: [] (626) 584-0946

Address: 580 Arbor Street

Fax: []

City Pasadena State: CA Zip: 91105

Email: sarahangavit@gmail.com

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

- ADJUSTMENT PERMIT
AFFORDABLE HOUSING CONCESSION OR WAIVER
CERTIFICATE OF APPROPRIATENESS
CERTIFICATE OF EXCEPTION
CHANGES TO APPROVED PROJECT
CONDITIONAL USE PERMIT
DESIGN REVIEW
DEVELOPMENT AGREEMENT
EXPRESSIVE USE PERMIT
FLOOR AREA RATIO (FAR) INCREASE
GENERAL PLAN AMENDMENT
HEIGHT AVERAGING
HILLSIDE DEVELOPMENT PERMIT
HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN)
HISTORICAL RESEARCH/EVALUATION
LANDMARK TREE PRUNING
MASTER DEVELOPMENT PLAN
MASTER SIGN PLAN
MINOR CONDITIONAL USE PERMIT
MINOR VARIANCE
PLANNED DEVELOPMENT ZONE
PRELIMINARY PLAN CHECK
PREDEVELOPMENT PLAN REVIEW
RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT
SIGN EXCEPTION
TENTATIVE PARCEL/TRACT MAP
TEMP. CONDITIONAL USE PERMIT
TREE PROTECTION PLAN REVIEW
TREE REMOVAL
VARIANCE
VARIANCE FOR HISTORIC RESOURCES
ZONE CHANGE (MAP AMENDMENT)
OTHER:

Note: Space for signature is on reverse side

MAP -- Master Application REVISED.doc1/20/11

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: _____ **Date:** _____

<p><u>For Office Use Only</u></p> <p>PLN # _____ CASE # _____ PRJ # _____</p> <p>DATE ACCEPTED: _____ DATE SUBMITTALS RECEIVED: _____ RECEIVED BY (INITIALS): _____</p> <p>FEES: BASE FEE: \$ _____ 3% RECORDS FEE: \$ _____ TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES NO PUBLIC ART REVIEW REQUIRED? YES NO TRANSPORTATION REVIEW REQUIRED? YES NO INCLUSIONARY HOUSING REQUIRED? YES NO</p>	<p><u>REVIEW AUTHORITY:</u></p> <p><input type="checkbox"/> STAFF <input type="checkbox"/> HEARING OFFICER <input type="checkbox"/> PLANNING COMMISSION/BZA <input type="checkbox"/> DESIGN COMMISSION <input type="checkbox"/> HISTORIC PRESERVATION COMMISSION <input type="checkbox"/> CITY COUNCIL</p> <p><u>TAXPAYER PROTECTION</u></p> <p><input type="checkbox"/> DISCLOSURE REQUIRED <input type="checkbox"/> NOT REQUIRED</p>	<p><u>CEQA REVIEW:</u></p> <p><input type="checkbox"/> EXEMPTION <input type="checkbox"/> INITIAL STUDY <input type="checkbox"/> EIR</p> <p><u>CEQA REVIEW STATUS:</u></p> <p><input type="checkbox"/> PENDING <input type="checkbox"/> COMPLETED</p>	<p><u>Design & Historic Preservation:</u></p> <p><u>TYPE OF HISTORIC PRESERVATION REVIEW:</u></p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED) <input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p><u>TYPE OF DESIGN REVIEW:</u></p> <p><input type="checkbox"/> CONCEPT <input type="checkbox"/> FINAL <input type="checkbox"/> CONSOLIDATED <input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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Note: In addition to this application, a completed **Planning Division Master Application Form** is also required.

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	580 Arbor Street
2. Property Address:	580 Arbor Street
3. Date of Original Construction	1961
4. Original Owner	Bro-Ke Inc.
5. Architect / Builder:	John L. Pugsley

DESIGNATION CATEGORY

(CHECK APPROPRIATE BOX—SEE CRITERIA ON PAGES 2 & 3 FOR MORE INFORMATION):

HISTORIC MONUMENT

LANDMARK

HISTORIC SIGN

LANDMARK TREE

BRIEF DESCRIPTION OF PROPERTY

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings or objects on the site are included in the nomination) or if the nomination is for an object, sign or tree. A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

(See attached)

SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the nominated resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.



LEGAL DESCRIPTION

Attach a copy of the most recently recorded legal description for the property (usually in the deed for the property or other documents when the property was purchased—also available from a title company).

CRITERIA FOR DESIGNATION

Check the box under the category checked on first page that corresponds to the criterion under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable.

CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT (May include significant public or semi-public interior spaces and features)	
<input type="checkbox"/>	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.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	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.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

CRITERIA FOR DESIGNATING A LANDMARK	
<input type="checkbox"/>	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.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.



CRITERIA FOR DESIGNATING A HISTORIC SIGN

<input type="checkbox"/>	A. It is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period. Historic sign materials shall include metal or wood facings, or paint directly on the façade of a building. Historic means of illumination shall include incandescent light fixtures or neon tubing on the exterior of the sign. If the sign has been altered, it must be restorable to its historic function and appearance.
<input type="checkbox"/>	B. It is integrated with the architecture of the building.
<input type="checkbox"/>	C. It demonstrates extraordinary aesthetic quality, creativity, or innovation.

CRITERIA FOR DESIGNATING A LANDMARK TREE

<input type="checkbox"/>	A. It is one of the largest or oldest trees of the species located in the City.
<input type="checkbox"/>	B. It has historical significance due to an association with a historic event, person, site, street, or structure.
<input type="checkbox"/>	C. It is a defining landmark or significant outstanding feature of a neighborhood.

DESIGNATION PROCESS (INFORMATION ONLY; NO ACTION REQUIRED)

§17.62.050 Pasadena Municipal Code:

1. A preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation.
2. If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. If not, the applicant may appeal the determination of ineligibility to the Historic Preservation Commission or it may be called for review by the Historic Preservation Commission or City Council.
3. If the Historic Preservation Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council.
4. At a noticed public hearing, the Council then determines whether to approve or disapprove the application.

DESCRIPTION OF PROPERTY

Legal Description¹

APN: 5714-013-019

Lot 13 of Tract No. 25039, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 647, page(s) 99 and 100 of Maps, in the office of the County Recorder of said County.

Site Description

The property at 580 Arbor Street is located in the western portion of the City of Pasadena, just east of the Arroyo Seco and south of the Ventura Freeway (State Route 134). The property is situated on the south side of Arbor Street, between California Terrace on the west and South Grand Avenue on the east. The immediately surrounding properties contain mid-century single-family residences, primarily one story with flat roofs and horizontal emphasis, designed in the Mid-Century Modern or Modern Ranch architectural styles. The property at 580 Arbor Street is compatible in style and massing with surrounding properties. The topography consists of relatively steep hillsides, with residential development organized around a strict street grid, resulting in a pattern of largely uniform lots and setbacks.

The property at 580 Arbor Street contains a single-family residence situated on a downward-sloping site. The lot is generally rectangular and spans 0.34 acres, measuring approximately 104 feet wide at the street and 160 feet deep. The building is three stories overall, with a two-story residence over a two-car garage set in the descending slope. Additional site features include a rectangular concrete and tile swimming pool with spa; a concrete patio with built-in barbeque and wood-panel storage units; a long asphalt and concrete driveway extending from the street to the garage at the rear of the residence; scored concrete block walls and planters; and extensive landscaping. There is a cast concrete bas-relief in the planter along the east side of the driveway.

Architectural Description

The property at 580 Arbor Street is occupied by a two-story single-family residence above a one-story garage designed in the Mid-Century Modern style by Pasadena architect John L. Pugsley. It was constructed in 1961 by owner/builder Bro-Ke, Inc.² The residence has a T-shaped plan and a concrete foundation, and is of exposed wood post-and beam construction. It has multiple flat roofs with built-up roofing and wide overhanging eaves with plaster soffits

¹ See Grant Deed to Sarah Gavit and Andre de Salis, dated February 8, 2002 (attached).

² The City of Pasadena original building permit, dated June 16, 1961.

and recessed light fixtures. Exterior walls are finished with sand-textured cement plaster, with scored concrete block walls along the foundation.

The residence is oriented around a rectangular swimming pool. Large expanses of floor-to-ceiling windows and sliding glass doors overlook the pool and surrounding deck. Fenestration consists of flush-mounted wood- and aluminum-frame windows of various types, including fixed, sliding, and jalousie. Floor-to-ceiling windows have wood fascias at their heads and sills that continue the lines of the structural beams. Windows are often set in groups or spaced with alternating plaster panels, emphasizing the residence's overall horizontality. A cantilevered deck with concrete flooring and wood balustrade extends along the west and north facades. The deck is accessed via two "floating" steel and concrete staircases. There is an exterior concrete block chimney with a metal flue on the north façade. Additional features include projecting heavy wood beams set on wood or metal posts, and decorative globe light fixtures, including suspended pendants and wall-mounted sconces. The garage has two side-by-side overhead sectional metal garage doors framed by scored concrete block piers. The northernmost portion of the garage, formerly an open carport, has been partially enclosed by a panel of glass block. A low metal balustrade encloses the swimming pool. The property's main entrance is secured by a low metal gate and illuminated by a globe pole light.

Interior finishes include painted plaster walls and ceilings, and wood parquet or tile flooring. Exposed wood beams are visible throughout. The first floor interior is characterized by an open-plan living room/dining area and kitchen. The living room has a scored concrete block fireplace. The kitchen has stained and painted wood casework with countertops of laminate or resilient sheeting and wood trim. An island and a breakfast bar had tile countertops. A built-in wet bar occupies a corner adjacent to the kitchen. A sitting room with built-in shelving occupies a former study. A pocket door leads to a laundry room with built-in wood casework, resilient sheet flooring, and laminate countertops. An original bathroom has painted wood casework, laminate countertops, and an updated shower stall. An additional bathroom and master bedroom with dressing area were added in 1995. A "floating" staircase – with wood treads, metal balusters, and wood handrails – leads to the second story.

A long hallway spans the full length of the second floor along the north façade. The second floor includes the original master bedroom, with built-in floor-to-ceiling closets and a skylight. Two bathrooms feature updated shower stalls; one includes wood casework with laminate countertop. A wall separating two adjacent bedrooms has been removed to create an office with seating area. The office includes floor-to-ceiling built-in cabinetry. A former sewing room is now used as a workout studio.

Alterations

The property at 580 Arbor Street has undergone some alteration since its original construction in 1961.³ At some point before 1995, the original covered entrance walkway along the east side of the living room was enclosed to create a wet bar, wine closet and storage room, and the entrance was relocated to a sliding glass door on the west façade. In 1995, a one-bedroom/one-bathroom addition was added to the rear (south) side of the first story, the single carport was enclosed as a garage, and the garage was expanded to accommodate two cars.⁴ Additional alterations include the replacement of some jalousie windows with fixed or sliding units; the installation of some greenhouse windows; deck extension over the garage doors; addition of skylights; kitchen and bathroom remodels; and removal of a partition between two bedrooms.

Character-Defining Features

Character-defining features are those visual aspects and physical features or elements constructed during the property's period of significance that give the building its character. In general, a property that retains its character-defining features continues to convey its significance, and therefore retains integrity as an historic resource. Character-defining features can include setting and site; form and massing; roof and related features, such as chimney or skylights; projections, such as balconies or porches; recesses or voids, such as galleries or arcades; windows and doors and their openings; materials, with their distinguishing textures, finishes, colors and craftsmanship; and interior features, materials, finishes, spaces and spatial relationships. Removal or alteration of one character-defining feature does not necessarily alter the integrity of an historic resource. Impacts to historic integrity can result from a single major change or from many incremental changes over time.

580 Arbor retains significant character-defining features of its original Mid-century Modern architectural design:

- Two-story residence over semi-subterranean garage
- T-shaped plan
- Simple geometric forms
- Asymmetrical façade and horizontal emphasis
- Exposed post-and-beam construction
- Flat roof with wide overhanging eaves and plaster soffits with recessed light fixtures
- Sand-textured cement plaster exterior wall cladding

³ Note that alterations have been determined to the extent possible based upon available documentation – including the original 1960 building plans, the 1995 building addition plans, and city permits – as well as visual observation.

⁴ The City of Pasadena building addition permit, dated August 10, 1995.

- Unadorned wall surfaces
- Cantilevered deck spanning the west- and north-facing facades
- Flush-mounted wood- and aluminum-frame windows, including fixed, sliding, and jalousie
- Floor-to-ceiling windows with heavy wood fascia above and below
- Aluminum-frame sliding glass doors
- Exterior floating stairways
- Scored concrete block accents, including chimney/fireplace, foundation walls, retaining walls, and planters
- Globe pendant lights and wall sconces
- Swimming pool⁵
- Open plan on the first floor
- Plaster interior walls and ceilings
- Exposed interior wood beams
- Original wood casework, including built-in cabinetry and shelving
- Interior floating staircase
- Sliding pocket doors
- Original built-in shelving

HISTORIC SIGNIFICANCE

580 Arbor Street is eligible for designation as a City of Pasadena Landmark under Criterion C because *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.*⁶ The property is eligible as an excellent example of Mid-Century Modern residential architecture in Pasadena. More specifically, the property represents the “Pasadena Style” of Modernism that emerged out of the USC School of Architecture in the 1950s and early 1960s. The property is also significant as the work of noted Pasadena architect John L. Pugsley. The period of significance is 1961, the date of the residence’s original construction.

The property at 580 Arbor Street reflects important contexts identified in the 2007 *Cultural Resources of the Recent Past* Historic Context Statement. Specifically, it meets the registration

⁵ The original 1960 building plans call out this space for a future swimming pool and pool deck. Permit records indicate that the current pool may have been constructed in 1976 (City of Pasadena swimming pool permit, dated June 4, 1976). However, because a swimming pool in this location was an integral part of the property’s original design, it is a character-defining feature.

⁶ *City of Pasadena Zoning Code Section 17.62.040.*

requirements for properties that are eligible for their architectural merit under the theme “Architect-Designed Single Family Residential Development.”⁷ There are concentrations of architect-designed residential properties from the postwar period primarily along the Pasadena’s western and southern edges, including the neighborhood in which 580 Arbor Street is situated.

The property was surveyed as part of Pasadena’s 2006 *Cultural Resources of the Recent Past* historic resources survey. This survey found 580 Arbor Street to be eligible for designation as a contributing structure to a potential Arbor Street Landmark District. Developed between 1954-1961, the potential Arbor Street Landmark District is composed of 17 single-family residences designed in the Mid-Century Modern and Modern Ranch styles. While most of the houses are single-story, 580 Arbor Street is called out as one of the few multi-story residences in the district.⁸

Mid-Century Modernism & the Pasadena Style⁹

580 Arbor Drive is an excellent example of Mid-Century Modern architecture in Pasadena, specifically the local iteration of the style as interpreted by area architects from the USC School of Architecture in the 1950s and early 1960s. The property retains significant character-defining features of the Mid-Century Modern style, and therefore continues to convey its historic significance.

Mid-Century Modern is a term used to describe the postwar iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-Century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently-built, moderately-priced homes. The Mid-Century Modern house is characterized by its clear expression of structure and materials, large expanses of glass, and open interior plan, all of which are evident at 580 Arbor Street.

⁷ City of Pasadena’s *Cultural Resources of the Recent Past Historic Context Report*, prepared by Historic Resources Group and Pasadena Heritage, October 2007. (39-41) This document defines the architect-designed single-family residence as a “custom-built detached residential structure, typically one or two stories in height, designed by a licensed architect or building designer for a specific client and a specific site.” The term “architect-designed” was used to distinguish high-style, site-specific residences from the simpler tract houses that proliferated primarily in large-scale residential developments after World War II.

⁸ “580 Arbor Street,” State of California DPR 523A form (Primary Record), recorded April 4, 2007, and “Arbor Street Landmark District” State of California DPR 523D form (District Record), recorded August 10, 2007. City of Pasadena 2006 *Cultural Resources of the Recent Past* historic resources survey. Accessed via the City’s online California Historical Resources Inventory Database (CHRID).

⁹ The following text has been largely excerpted from the City of Pasadena’s *Cultural Resources of the Recent Past Historic Context Report*, prepared by Historic Resources Group and Pasadena Heritage, October 2007. (31-34, 67)

Practitioners of the style in Southern California included prewar International Style architects like Rudolph Schindler, Richard Neutra, Gregory Ain, and Harwell Hamilton Harris; as well as second-generation Modernists like Ray Kappe, Buff & Hensman, Ladd & Kelsey, Smith & Williams, Carl Maston, and A. Quincy Jones.

The Pasadena Style is a local interpretation of the Mid-Century Modern style, primarily by architects from the USC School of Architecture in the 1950s and early 1960s. The term “Pasadena Style” (or “USC style”) was coined by architectural historian Esther McCoy, and reflects the profound impact that graduates of the University of Southern California School of Architecture, many of whom lived and worked in Pasadena, had on the architectural landscape of the region. The Pasadena Style reflects the unique combination of factors that contributed locally to the City’s postwar architecture, as summarized by historian Alson Clark:

The postwar Pasadenans managed to combine, successfully, creatively, the post-and-beam rationalism which ultimately came from Neutra, the Arts-and-Crafts tradition of Wright and the Greenes, and the high standards of design and technique perpetuated here by architects like Myron Hunt, Reginald Johnson and Roland Coate into a fresh, convincing expression of residential architecture.¹⁰

USC was the first architecture school in Southern California, founded in 1916. It rose to prominence following World War II, led by Arthur B. Gallion who became Dean in 1945 and transformed the program. Gallion recruited notable local architects and landscape architects to teach design classes, including A. Quincy Jones, Gregory Ain, Robert Alexander, Harwell Hamilton Harris, and Garret Eckbo. Carl Maston, Edward Killingsworth, Craig Elwood, Richard Neutra, and Pierre Koenig also lectured and taught design classes during the postwar years. During this period, USC was much more than just the local architecture school; it was “the region’s flashpoint for the agile curiosity...[during] a heady, exhilarating time.”¹¹ The circumstances in postwar Southern California provided these young, eager, and mutually-supportive architects the opportunity to develop a new design direction and construction system that continues to influence architecture today.¹²

Though largely ignored in architectural history until recently, local post-and-beam architecture of the 1950s and early 1960s is “one of the major contributions of California to American architecture and lifestyles.”¹³ Among the most influential architects in Pasadena during this

¹⁰ Alson Clark, “The Golden Age of Modernism: Pasadena’s Contribution,” unpublished, for Pasadena Heritage, 1991.

¹¹ Barbara Lamprecht, “Pasadena Modern,” Pasadena Heritage tour brochure, March 2005.

¹² Shelly Kappe, “Idiom of the Fifties: What Really Happened in Los Angeles,” *Architecture California*, November/December 1986. (15)

¹³ Paul Gleye, The Architecture of Los Angeles, Los Angeles: Rosebud Books, 1981. (147)

period were the firms of Buff, Straub & Hensman; Smith & Williams; and Ladd & Kelsey. Having studied and taught at USC under Gallion's leadership, these architects epitomized the "Pasadena Style," exploring how the principles of modernism could respond to a regional context that had been heavily shaped by the tradition of the preceding architectural philosophy of the Arts & Crafts Movement. The style emphasized simple forms and honest structure integrated into the landscape. Post-and-beam construction allowed for large expanses of glass. Almost every room is directly connected to the outdoors, through ample fenestration, private patios or gardens, and cantilevered wooden decks overlooking the landscape.

580 Arbor Street embraces the simple geometric forms, smooth wall surfaces, and absence of exterior decoration that are the hallmarks of Mid-Century Modernism. Its horizontal emphasis, exposed wood post-and-beam construction, and honest expression of natural materials reflect the influences of the local Arts & Crafts tradition. Thus, the property is an excellent example of the combined stylistic and philosophical influences that characterize the Pasadena Style.

John L. Pugsley, AIA

The residence at 580 Arbor Street was designed by Pasadena architect and USC School of Architecture graduate John L. Pugsley, AIA. John Lawrence Pugsley was born on December 9, 1927 in Regina, Saskatchewan, Canada. He attended Balfour Technical High School in Regina before moving to Vancouver, British Columbia to attend the University of British Columbia where he majored in architecture and engineering. He became an American citizen in 1952 and transferred to the University of Southern California, where he received his Bachelor of Architecture (B.Arch.) in 1953. Pugsley honed his skills as a designer and draftsman working for various architectural firms in Pasadena – including Bennett & Bennett (1951-1954), Breo Freeman (1954-1956), and John F. Galbraith (1956-1960) – before establishing his own practice in 1960. Pugsley's office occupied various addresses in Pasadena, including 3468 East Foothill Boulevard, 170 East California Boulevard, and 425 East Green Street. Pugsley also resided in Pasadena, at 574 La Loma Road. He was a career-long member of the American Institute of Architects (AIA), having been granted membership in the Pasadena Chapter in 1962, and was licensed to practice in three states: California, Nevada and Arizona. In 1973, he moved with his family to Coronado, transferring his AIA membership to the San Diego Chapter. Pugsley continued his architectural practice until his retirement in 1993. He died on April 25, 2009.¹⁴

¹⁴ "John Lawrence Pugsley (1927-2009)," American Institute of Architects Archives website, accessed July 2017, <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1036108.aspx>; "John Lawrence Pugsley," *Coronado Eagle & Journal*, May 21, 2009.

580 Arbor Street is characteristic of much of Pugsley's work of the late 1950s and early 1960s, during which time he designed a number of custom-built single-family homes in and around Pasadena, all in a Modernistic style.¹⁵ Three of these are located in the immediate vicinity of 580 Arbor Street: 603 Arbor Street (1960); 641 Arbor Street (1959); and 360 California Terrace (1959). Additional Pasadena examples include the residences at 150 Linda Vista Avenue, in the Linda Vista neighborhood (1960);¹⁶ 1241 Encino Drive, in the Oak Knoll neighborhood (1962);¹⁷ 1451 South El Molino Avenue, also in Oak Knoll (1963);¹⁸ and 1450 Capinero Drive, in the San Rafael Hills neighborhood (1963). Somewhat unusual in Pugsley's portfolio is Cravens Court, a 20-unit French-inspired townhouse complex designed in 1964 along the "Millionaire's Row" stretch of South Orange Grove Boulevard in western Pasadena.¹⁹ John Pugsley was also identified in the City of Pasadena's 2007 *Cultural Resources of the Recent Past Historic Context Report* as a known architect working in Pasadena between 1935 and 1965.²⁰

The majority of the architects working in Pasadena during this period are not well known outside of the city.²¹ Probably the most successful in reaching some level of acclaim were the firms of Buff, Straub & Hensman; Smith & Williams; and Ladd & Kelsey. However, these more familiar names were just some of the cadre of innovative Modernist architects who came out of the USC School of Architecture and designed thoughtful and original designs in Pasadena during the postwar period. Pasadena's Mid-Century Modern residential architecture, therefore, is characterized not by individual genius, but by the collective excellence of the architects who worked there after the postwar. Pasadena architect and USC School of Architecture graduate John L. Pugsley fits into this tradition, and his design for 580 Arbor Street is reflective both of his architectural training and the region in which he practiced.

¹⁵ All of these residences have been previously classified as International Style or Mid-Century Modern, except for the residence at 641 Arbor Street, which was identified in the city's *Recent Past* survey as Modern Ranch.

¹⁶ Architecture For Sale website, accessed July 2017, <http://articles.architectureforsale.com/150-linda-vista-avenue-pasadena-ca-91105-john-lawrence-pugsley-a-i-a/>.

¹⁷ "Noted Architects and Their Work in the Oak Knoll Neighborhood," Oak Knoll Neighborhood Association website, accessed July 2017, <http://theokna.org/new-page-3/>.

¹⁸ Pauline O'Connor, "1960s Mod with Published Pool in Pasadena," April 13, 2011, CurbedLA website, accessed July 2017. This source identifies the architect as "John Jack Pugsley," while other sources list him as "Jack Pugsley."

¹⁹ Dan MacMasters, "Condominiums," *Los Angeles Times*, April 17, 1966. Sotheby's International Realty website, accessed July 2017, http://emarketing.sothebyshomes.com/marketing_public.php?contact_id=74929643&user_id=53219&newsletter_id=3822600&brokerage_id=50.

²⁰ *Cultural Resources of the Recent Past Historic Context Report*, City of Pasadena, prepared by Historic Resources Group and Pasadena Heritage, October 2007.

²¹ The following text has been largely excerpted from the City of Pasadena's *Cultural Resources of the Recent Past Historic Context Report*, prepared by Historic Resources Group and Pasadena Heritage, October 2007.

Integrity Analysis

Despite alterations over time, the property at 580 Arbor Street retains all aspects of historic integrity – location, design, setting, materials, workmanship, feeling, and association – as outlined below.²² Therefore, it retains its ability to convey its significance as an excellent example of Mid-century Modern architecture in the local tradition, designed by notable Pasadena architect John L. Pugsley.

- *Location is the place where the historic property was constructed or the place where the historic event occurred.* The property at 580 Arbor Street remains on its original site. Therefore, it retains integrity of location.
- *Design is the combination of elements that create the form, plan, space, structure, and style of a property.* The property at 580 Arbor Street retains the majority of the exterior character-defining features of its original Mid-Century Modern style, including its simple massing and horizontal emphasis; exposed post-and-beam construction; flat roof with overhanging eaves; cement plaster cladding with unadorned wall surfaces; cantilevered deck; flush-mounted wood- and aluminum-frame windows (some floor-to-ceiling) and sliding glass doors; scored concrete block accents; floating stairways; and globe light fixtures. Interior character-defining features include an open-plan first floor; plaster walls and ceilings; exposed wood beams; wood casework; and a floating staircase. The residence's primary exterior alteration, the single-story bedroom/bathroom addition, occurs at the rear of the house, while the garage addition sits underneath the residence and partially below street level, minimizing the visual impact of these modifications. Despite alterations over time, the property retains the elements that create its overall architectural character and style. Therefore, it retains integrity of design.
- *Setting is the physical environment of a historic property.* The vicinity of the property at 580 Arbor Street remain essentially the same as when the property was originally constructed. The residence sits within a low-density single-family residential neighborhood, surrounded by other mid-century single-family homes of similar size and scale. This upscale neighborhood is largely characterized by its hillside topography, generous lots, and lush landscaping, much as it was when it was originally developed in the late 1950s and early 1960s. Therefore, the property retains integrity of setting.

²² When considering applications to designate a historic monument, landmark, historic sign, landmark tree or landmark district, the Historic Preservation Commission shall apply the criteria...according to applicable National Register of Historic Places Bulletins for evaluating historic properties, including the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, association *National Register of Historic Places Bulletin #15: "How to Apply the National Register Criteria for Evaluation"*.

- *Materials* is the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The property at 580 Arbor Street retains a majority of its original exterior materials, including its sand-textured cement plater wall cladding; wood- and aluminum-frame windows and sliding glass doors; scored concrete block accents; and metal globe light fixtures. It also retains interior many interior materials, including plaster walls and ceilings; a scored concrete block fireplace; and some original wood casework. Therefore, the property retains integrity of materials.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. The property at 580 Arbor Street retains a majority of its exterior materials and features, and some interior materials and features, that reflect the craftsmanship of mid-20th century Mid-Century Modern residential design and construction. Therefore, it retains integrity of workmanship.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. The property at 580 Arbor Street retains integrity of location, design, setting, materials and workmanship, and therefore continues to express the overall aesthetic of Mid-Century Modern residential architecture from the period. Therefore, it retains integrity of feeling.
- *Association* is the direct link between an important historic event or person and a historic property. The property at 580 Arbor Street retains integrity of location, design, setting, materials, workmanship and feeling, and therefore continues to convey its association with mid-20th century residential development and design in Pasadena. Therefore, it retains integrity of association.

CONCLUSION

The property at 580 Arbor Street is eligible for listing as a City of Pasadena Landmark under Criterion C. Designed by Pasadena architect John L. Pugsley in 1961, it represents the tenets of the Pasadena Style, a local iteration of Mid-Century Modernism as interpreted by area architects from the USC School of Architecture in the 1950s and early 1960s.

Pugsley's design employs the simple geometric forms, smooth wall surfaces, and absence of exterior decoration that are the hallmarks of Mid-Century Modernism generally, while its horizontal emphasis, honest use of natural materials, and clear expression of structure reflect the influences of the local Arts & Crafts tradition. The adaptation of these elements to the temperate Southern California climate, along with new building technologies that allowed for the development of the hilly topography surrounding the Arroyo Seco, resulted in custom

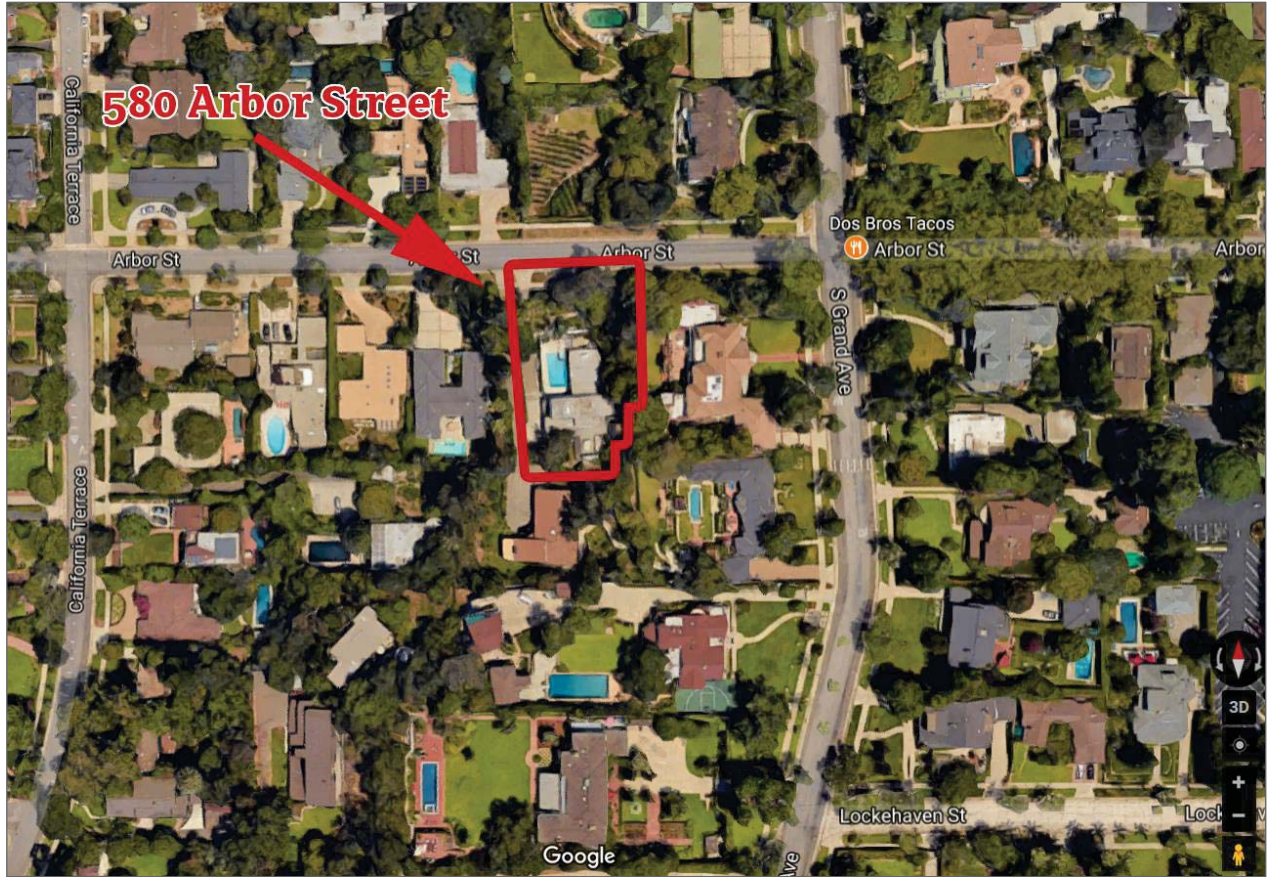
residential designs throughout western Pasadena in the postwar era. The post-and-beam construction of 580 Arbor easily accommodates the sloping site, while also allowing for an open plan and large expanses of glass. Nearly every room is connected to the outdoors, either directly through decks and patios, or visually through the ample use of fenestration. Heavy roof beams are carried through and extend beyond the house itself, further blurring the line between indoor and outdoor space. Pugsley's design for 580 Arbor Street is a site-specific response to a unique hillside site, accommodating not only to the needs of a particular client, but also the particular circumstances of postwar Pasadena.

Despite alterations over time, the property retains the majority of its character-defining features from the period of significance, as well as all aspects of historic integrity, and therefore continues to convey its historic significance. The property embodies the distinctive characteristics of a type, architectural style, period, and method of construction; it represents the work of an architect whose work is of significance to the City of Pasadena; and it possesses artistic values of significance to the City. For all of these reasons, the property at 580 Arbor Street is eligible for listing as a City of Pasadena Landmark.

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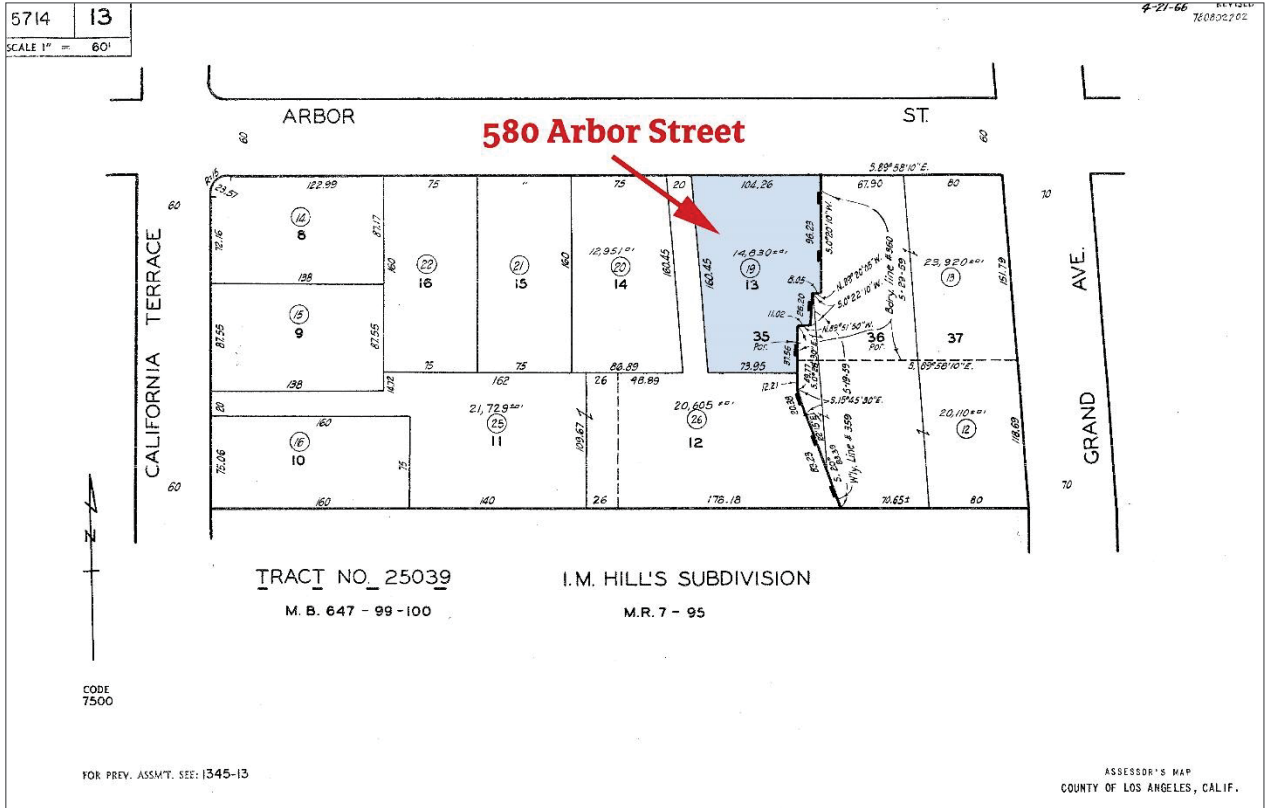
LOCATION MAP



Base Map: Google Maps © 2017.

PARCEL MAP

Los Angeles County Tax Assessor Map, Tract No. 25039.



GRANT DEED TO SARAH GAVIT AND ANDRE DE SALIS, dated February 8, 2002

MAR 12 2002

EQUITY

3

RECORDING REQUESTED BY:
EQUITY TITLE - LOS ANGELES

AND WHEN RECORDED MAIL TO:

Sarah Gavit and Andre DeSalis
580 Arbor Street
Pasadena, CA 91105

02 0593028

Order No.: LA0240408
Escrow No.: PA-02398-SC
A.P.N.: 5714-013-019

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX IS \$ 935.00 CITY TRANSFER TAX IS \$
[xx] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] unincorporated area [xx] City of Pasadena AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James T. Helsper, Trustee and Carolyn Helsper, Trustee of The James T. Helsper and Carolyn Helsper Revocable Trust dated 4/29/83

hereby GRANT(S) to

Sarah Gavit and Andre de Salis, Wife and Husband as community property with right of the following described real property in the County of Los Angeles, State of California: survivorship

Lot 13 of Tract No. 25039, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 647, Page(s) 99 and 100 of Maps, in the office of the County Recorder of said County.

Dated: February 8, 2002

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On FEBRUARY 19, 2002 before me
DEBRA J. WALLACE-IRVING
a Notary Public in and for said County and State,
personally appeared
JAMES T. HELSPER and
CAROLYN HELSPER

SS. The James T. Helsper and Carolyn Helsper Revocable Trust dated 4/29/83

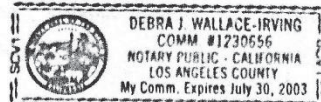
By: James T. Helsper, Trustee

By: Carolyn Helsper, Trustee

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Debra J. Wallace-Irvine
Signature of Notary
Commission Expiration Date: July 30, 2003



(This area for official notarial seal)

5714-013-019

PERMIT HISTORY²³

Date	Permit No.	Permit Type	Owner	Description
Dec 8, 1960	31094	Light and Power		Temp. power
Jan 11, 1961		Electrical	Bro-Ke Inc.	
Jan 31, 1961	33834	Electrical	Bro-Ke Inc.	
Jun 16, 1961	4738-6	Building	Bro-Ke Inc.	Residence & att. carport
Jun 4, 1976	65675	3–Swimming Pool	Dr. James Helsper	Pool size 17x31’
Jun 11, 1976	65826	8–Electrical	James T. Helsper	
Jul 15, 1976	66465	8–Electrical	Hilsberg	
Jul 19, 1976	66517	7–Heating, Ventilating, Air-Conditioning or Refrigeration	Dr. & Mrs. Helsper	Furnace
Aug 31, 1977	75745	1–Alteration	J. Helsper	Reroofing residence using built-up materials
Aug 16, 1979	92883	6–Plumbing	Helsper	Change out water heater
1981 (?)	(not legible)	1–Alteration	James T. Helsper	New kitchen cabinets, expand dining area.
Jan 1, 1982	(not legible)	6–Plumbing	Helsper	Bar sinks
Aug 10, 1995	95-04183	Building	James T. and Carolyn Helsper	Const. bed/bath add @ 432 s/f & new garage 336 s/f
Aug 10, 1995		Building	James Helsper	Add bedroom, bath, garage
Jan 16, 1996	95-04183	Building	James T. and Carolyn Helsper	Const. bed/bath add @ 432 s/f & new garage 336 s/f
(none)	8473	8–Electrical	Mr. Tyler	

²³ Permits accessed via the City of Pasadena Planning & Community Development Department’s Building & Safety Division.

Project Address: 580 Arbor Street
 Project Name: 580 Arbor Street

Application for Historic Designation
 July 2017

BUILDING PERMITS (SELECTED)

Original building permit, June 16, 1961.

ORIGINAL LOCATION OF JOB *SW.*
580 ARBOR ST.
 NUMBER PERMIT No. **4738-0** Final Insp. **JUN 16 1961**

BUILDING
 Department of Building, Pasadena, Calif

LEGAL DESCRIPTION
 DO NOT FILL IN—FOR USE OF ASSESSOR ONLY
Lot 13 - Tr. 25039

Size of Lot 74x160	Size Bldg 2080 sq. ft.	NOV 10 1960
Height, Feet 27	Stories 2	Type R-1

Use **RESIDENCE & ATT. CARPORT**

SET BACK
 Side **22'-0"** Front **69'-0"** Rear **25'-0"** Side **5'-0"**

Owner Name **BRO-KE INC.**
 Street Number **360A Gray Blvd.** City

Arch. Name **John L. Pugsley**
 Street Number **574 LA LOMA** City **PASADENA**

Contractor Name **OWNER** License No. **9-9-2211**
 Street Number **9-1338** City

Contractor's License No. _____
 Signature of Contractor *[Signature]*

	MATERIAL	SIZE
Foundation	CONC.	12" x 8" x 15" x 7"
Exterior Walls	PLST.	1"
Partitions	STUD	2"x4"
Joists	2"x6" @ 8"	2"x6" @ 8"
Rafters	WOOD	2"x6" @ 8"
Roof	TAR & GRAVEL	
Chimney	CONC. BLK	
Fireplace	CONC. BLK	
Fences	BIT	6' x 30

OCT 25 1960
 Special Permit No. _____
 B. A. Fee No. **5683** Checking Fee **25**
 Value **2000** Permit Fee **59.50**
 Including labor, material, wiring, heating, plumbing, etc. Approved *[Signature]*

Swimming pool permit, June 4, 1976.

JOB ADDRESS				
580 Arbor				
NUMBER		STREET		
APPLICATION FOR A				
SWIMMING POOL PERMIT				
DEPARTMENT OF BUILDING, PASADENA, CALIF.				
OWNER	Dr. James Helgeson		TEL. NO.	449-3561
MAILING ADDRESS	580 Arbor - PASADENA			
ENGINEER	Eibar Guiter		STATE LIC. NO.	SE 1122
MAILING ADDRESS	1710 N. Labron			
CONTRACTOR	September Pools		STATE LIC. NO.	594444
MAILING ADDRESS	3546 Mt. View			
	Pasadena		TEL. NO.	792-3841
POOL SIZE	49' x 17' x 31'			
EST. CAPACITY	19,428 GALS.		<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> SEMI-PUBLIC
TYPE FILTER	Swim-o-jet D.F.			
BACKWASH DRAINS TO	P ⁴ Ave			
POOL HEATER	A.O. Smith 300,000 BTU			
RAMP AT DEEP END	No		SHALLOW END	Yes
VALUATION	(NOTE: Include Labor, Material, Electrical, Heating, Plumbing.) \$5,900			
INFORMATION PROVIDED BY ENGR. - ST. DEPT.				
LEGAL DESCRIPTION				
INFORMATION PROVIDED BY BUILDING DEPT.				
USE	R-1		VARIANCE	NO. E-8928
ZONE	NO. E-8928		MODIFICATION	NO.
REQUIRED SET BACKS	FRONT	RIGHT SIDE	LEFT SIDE	REAR
BUILDING AND PLUMBING FEES				
PLUMBING	20.00			
PLAN CHECK	32.18 + 20.00			
PERMIT	49.50 + 50 + 35.40			
TOTAL	105.40			
I have read and examined the above application and know the same to be true and correct. All provisions of the Laws and Ordinances covering building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California.				
SIGNATURE OF OWNER OR AUTHORIZED AGENT				
PERMANENT				

3003

65855 JUN 11 76 SW
 NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE, THIS
 M.O. CASH FOR A SUBSTITUTES A PERMIT TO DO WORK DESCRIBED HEREON.
 PLAN CHECK VALIDATION
 M.O. CASH

Project Address: 580 Arbor Street
 Project Name: 580 Arbor Street

Application for Historic Designation
 July 2017

Building addition permit, August 10, 1995.

CITY OF PASADENA
 PERMITTING DIVISION
 175 NORTH GARFIELD AVENUE, PASADENA, CA 91109
 (818) 405-4200

BUILDING PERMIT APPLICATION

ACTIVITY NO. _____ DATE 8/10/95

ACTIVITY ADDRESS 580 ARBOR ST UNIT _____ ZIP 91105

DESCRIPTION OF WORK ADD BEDROOM BATH, GARAGE VALUATION 73,000

CONTACT PERSON DAVID TORRES PHONE 378 3576 OWNER ANNES WELSPER PHONE _____

MAILING ADDRESS 2245 N. LAKE A. MAILING ADDRESS 580 ARBOR

CITY Pasadena STATE CA ZIP 91101 CITY PAS STATE CA ZIP 91105

CONTRACTOR Alcadeva PHONE _____ ARCHITECT/ENG. SPENCER/HOSKINS PHONE 378 3576

ADDRESS _____ ADDRESS 2245 N. LAKE A.

CITY _____ STATE _____ ZIP _____ CITY Pasadena STATE CA ZIP 91105

STATE LICENSE NO _____ BUSINESS LICENSE NO _____ STATE LICENSE NO _____

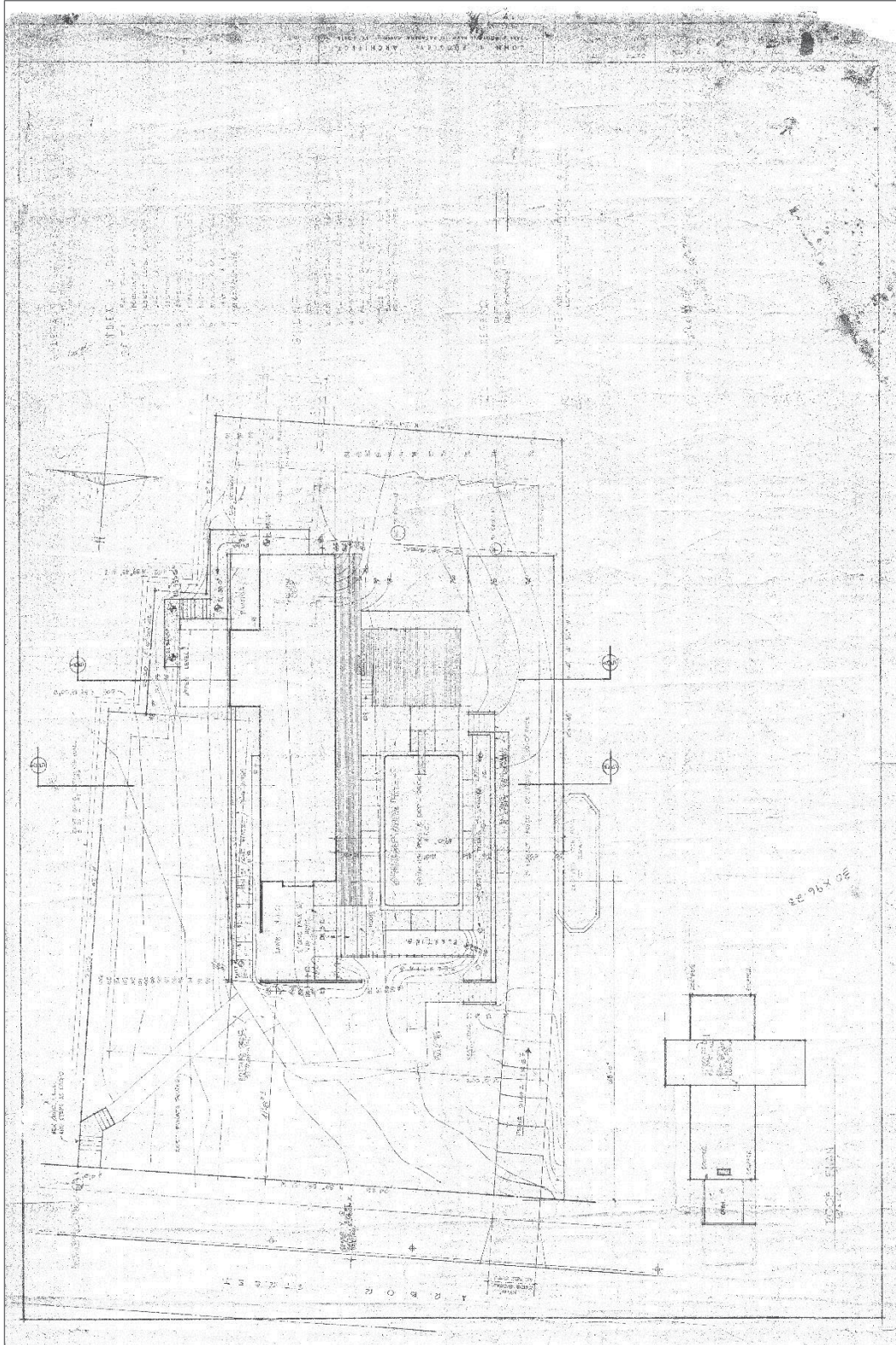
NAME OF TENANT _____ PHONE _____

BUILDING	✓	FEE	MISCELLANEOUS	✓	FEE	ACCESSORY	✓	FEE
NEW	<input checked="" type="checkbox"/>		FIRE PERMITS (FD)			POOL (BC)		
ADDITION	<input checked="" type="checkbox"/>		ALARMS			PUBLIC		
REMODEL			MONITORS			PRIVATE		
CONVERSION			SUPPRESSION			FIXTURES		
FOUNDATION ONLY			SPRINKLERS			MOTOR <1HP		
UNREINFORCED MASONRY			UNDGR. SPRINKLERS			MOTOR <5HP		
SEISMIC			UNDGR. TANK			MOTOR >5HP		
OTHER			TEMPORARY (TE)			SIGN (BC)		
			TENTS (SQ. FT.)			USE		
TYPE OF CONSTR.			STRUCTURES			FIXTURES		
			DEPOSIT			INCANDESCENT		
SQUARE FOOTAGE			GRAND STANDS (TE)			TRANSFORMERS		
			FOR SALE			BALLAST		
EXISTING SQ. FOOTAGE			NOT FOR SALE			SOLAR (BC)		
			TOTAL TOILETS			PASSIVE		
DEMOLISHED SQ. FT.			FEMALE			ACTIVE		
			MALE			ROOF (BM)		
# OF UNITS			RELOCATE INST (RE)			MANUF. NAME		
			OUT SIDE OF CITY?			UL/ICBO #		
# OF BLDGS			# OF UNITS			CLASS A OR B		
			ADDRESS OF STRUCT:			FENCE/WALL (BM)		
DEMOLITION (DE)						CHIMNEY (BM)		
FULL						MASONRY		
PARTIAL						STUCCO		
GRADING (GR)			SPECIAL INV. INSP (SI)			PRE-FAB		
HILLSIDE						MINOR ALTERS		
NON-HILLSIDE						DESCRIPTION:		
EXCAVATION								
ZONING APPROVAL		HIST/DESIGN APPROVAL		FIRE APPROVAL		BLDG APPROVAL		
PLANCHK FEE								
PERMIT FEE								
PROCESSING FEE								
2% SURCHARGE FEE								
SMIP TAX								
CONSTRUCTION TAX								
TOTAL								

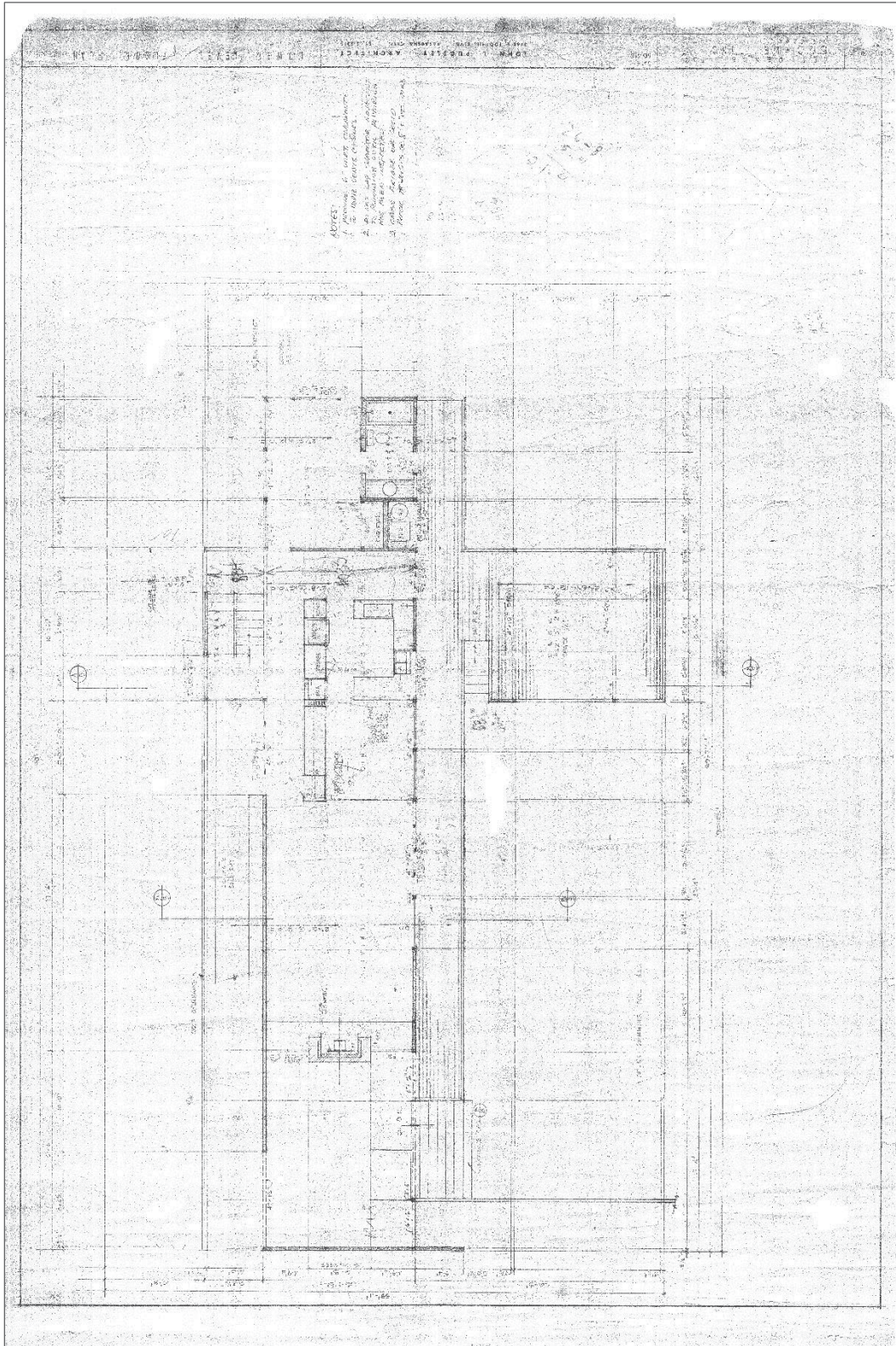
PLEASE COMPLETE REVERSE SIDE

ORIGINAL BUILDING PLANS (SELECTED)

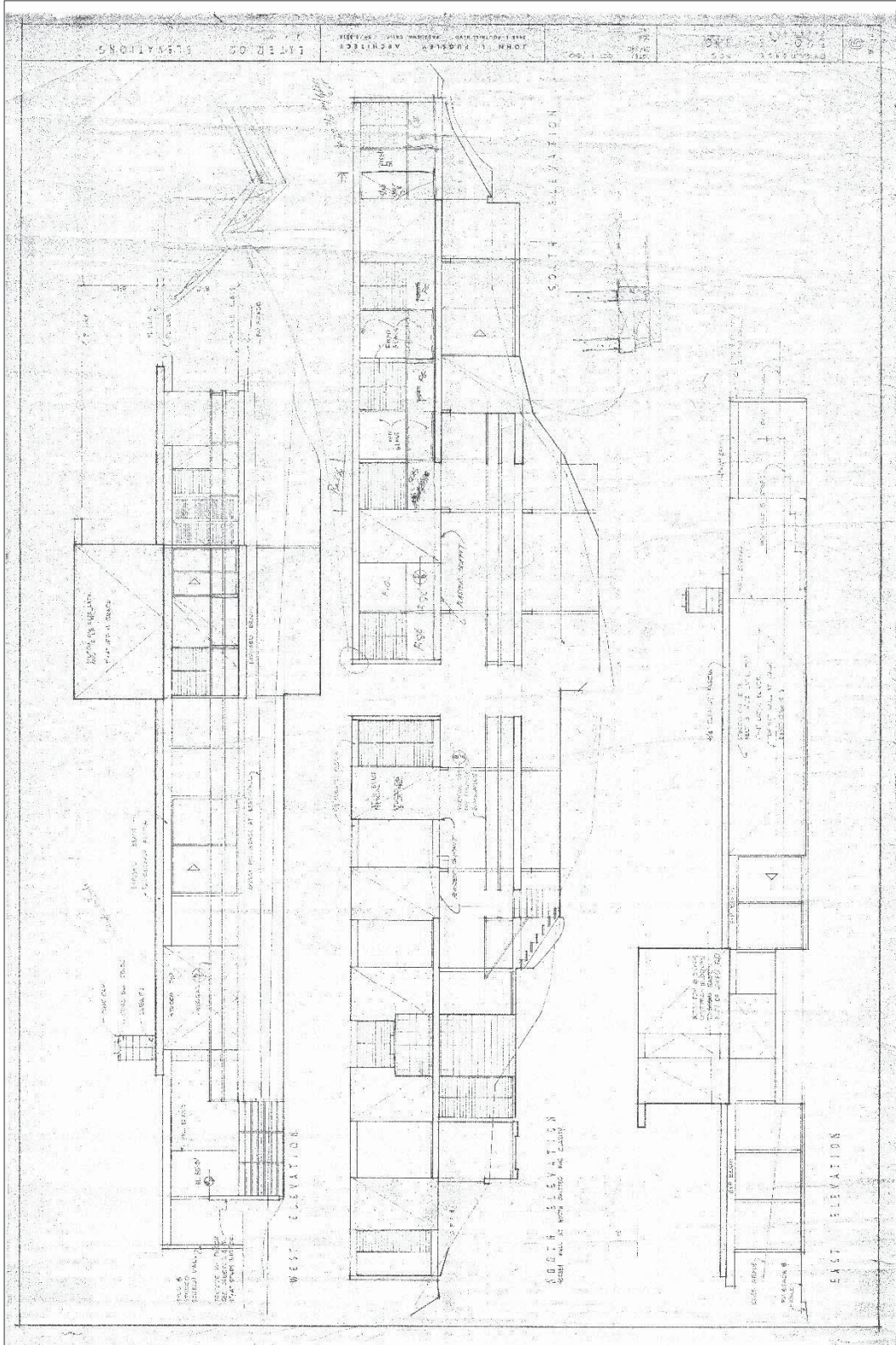
Plot Plan, 1960. *John L. Pugsley, Architect.*



Lower Level Floor Plan, 1960. *John L. Pugsley, Architect.*

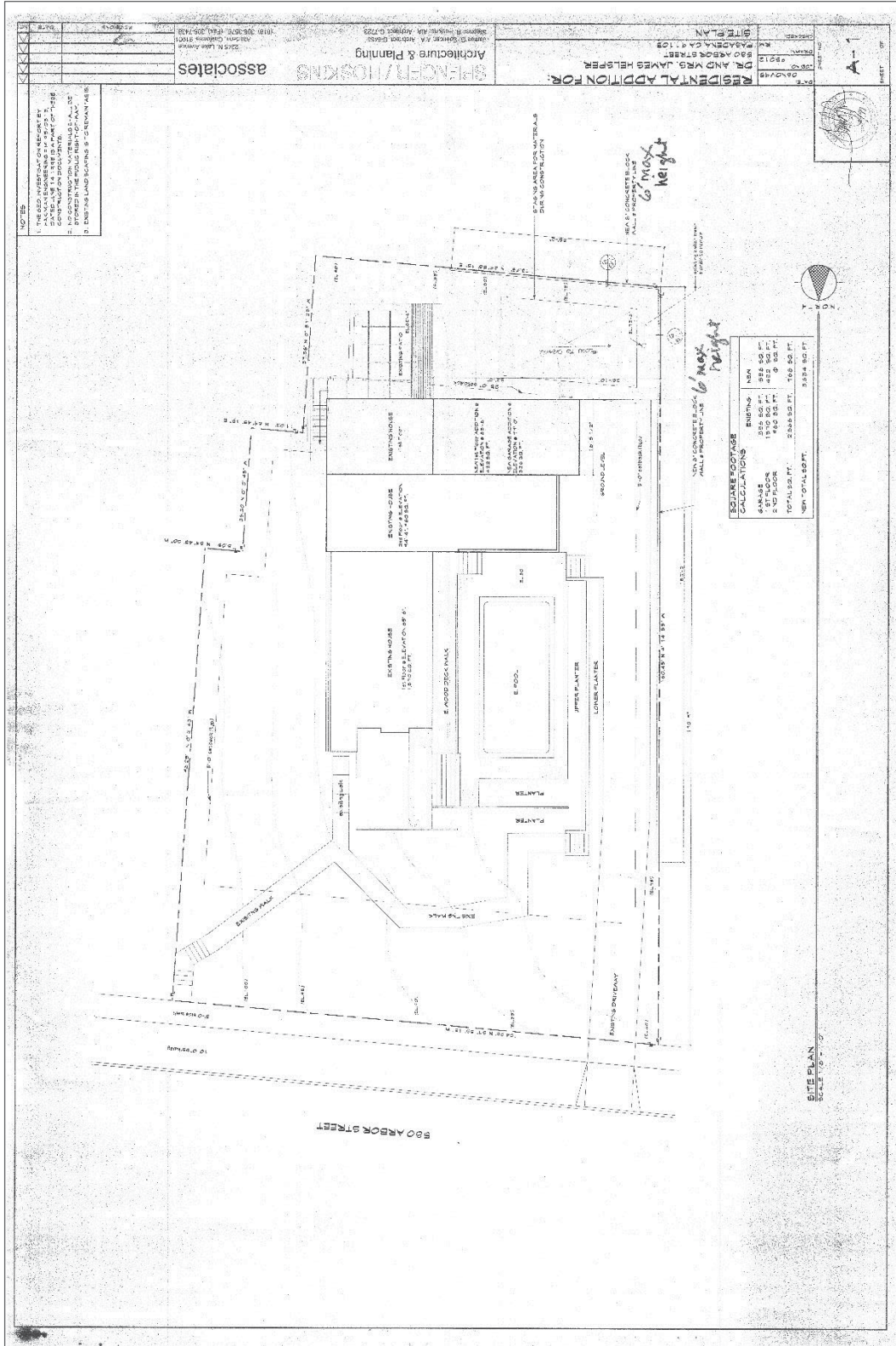


Exterior Elevations, 1960. John L. Pugsley, Architect.

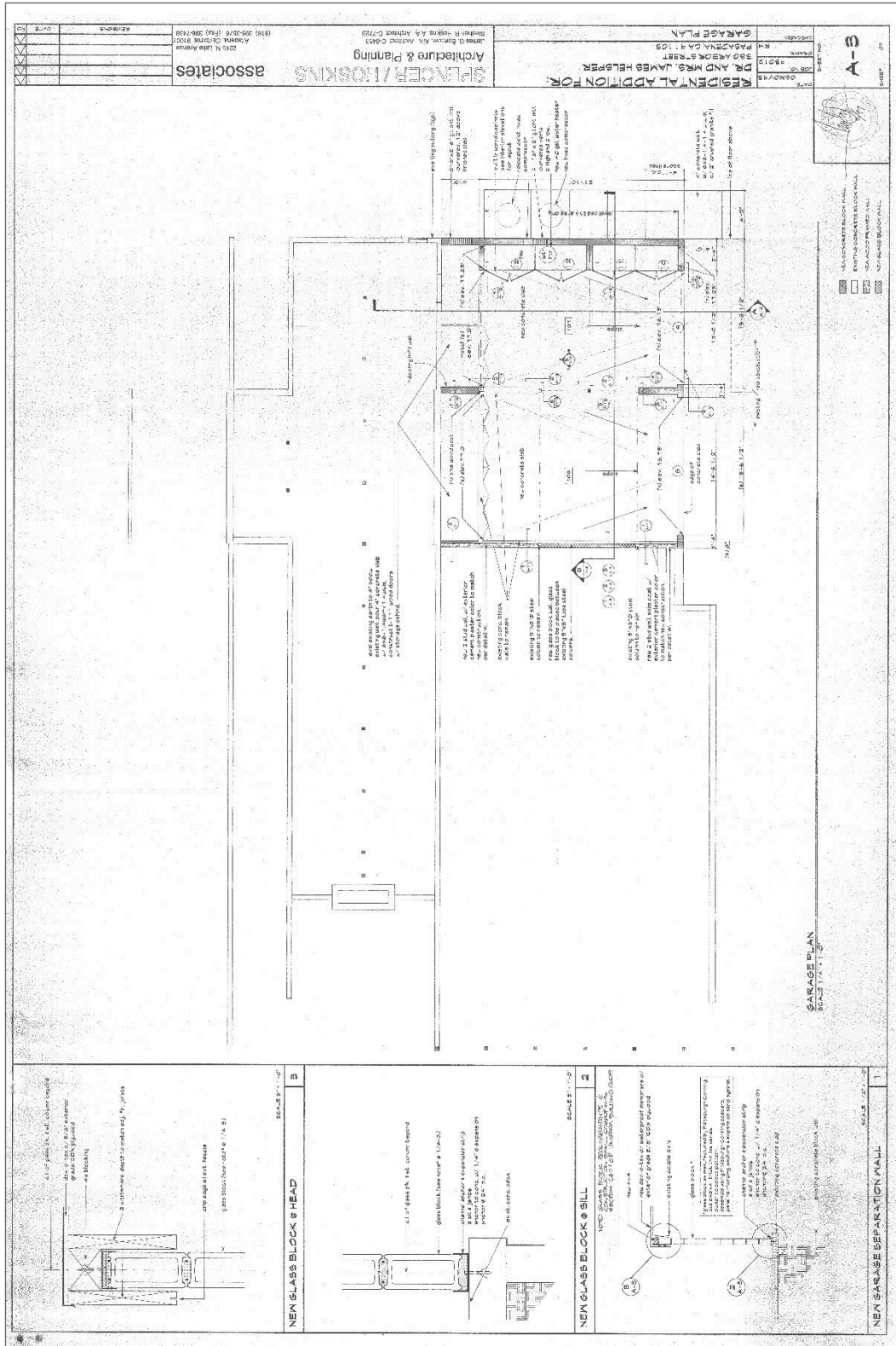


HELPER ADDITION PLANS (SELECTED)

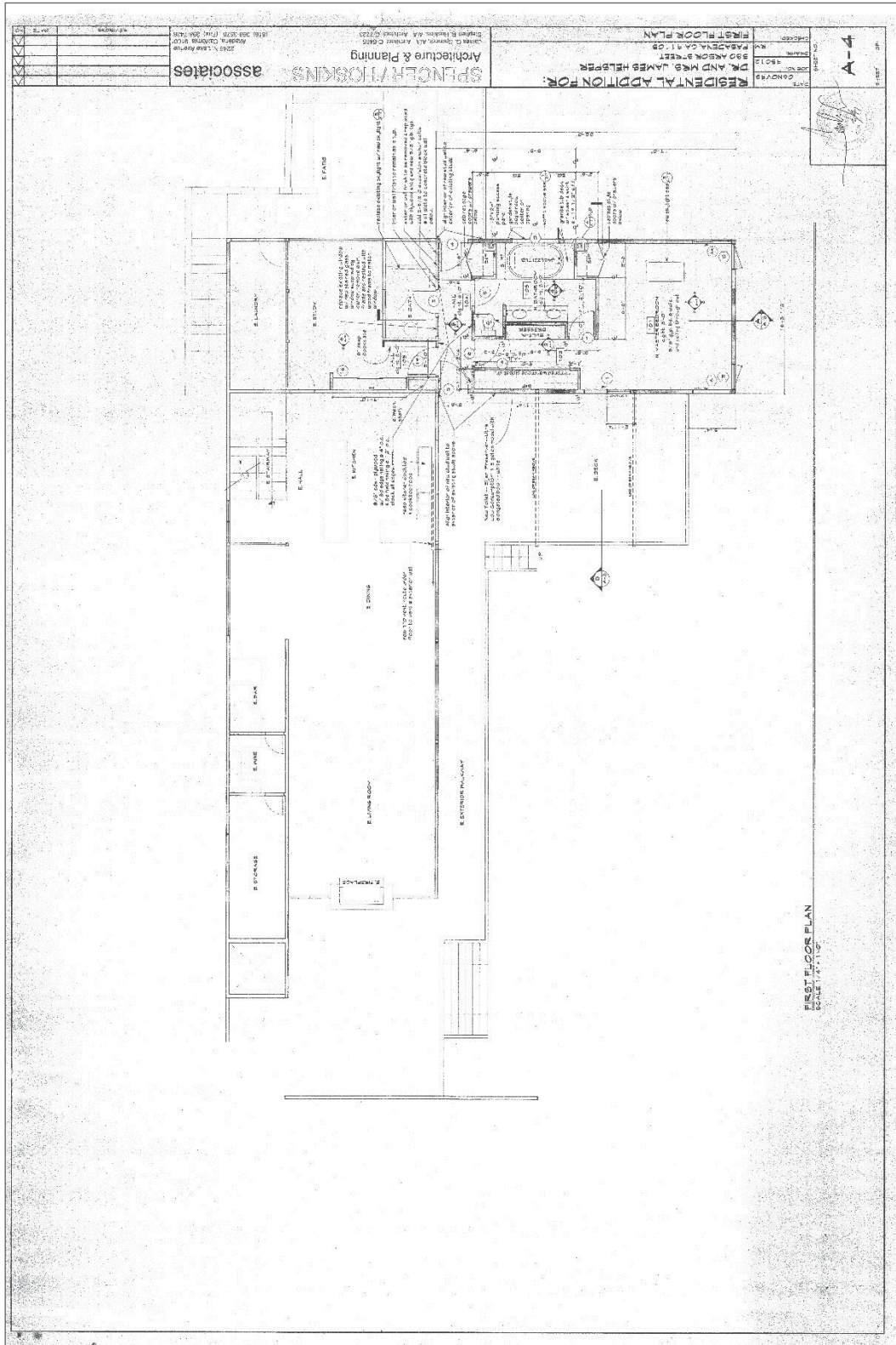
Site Plan, 1995. Spencer/Hoskins Associates.



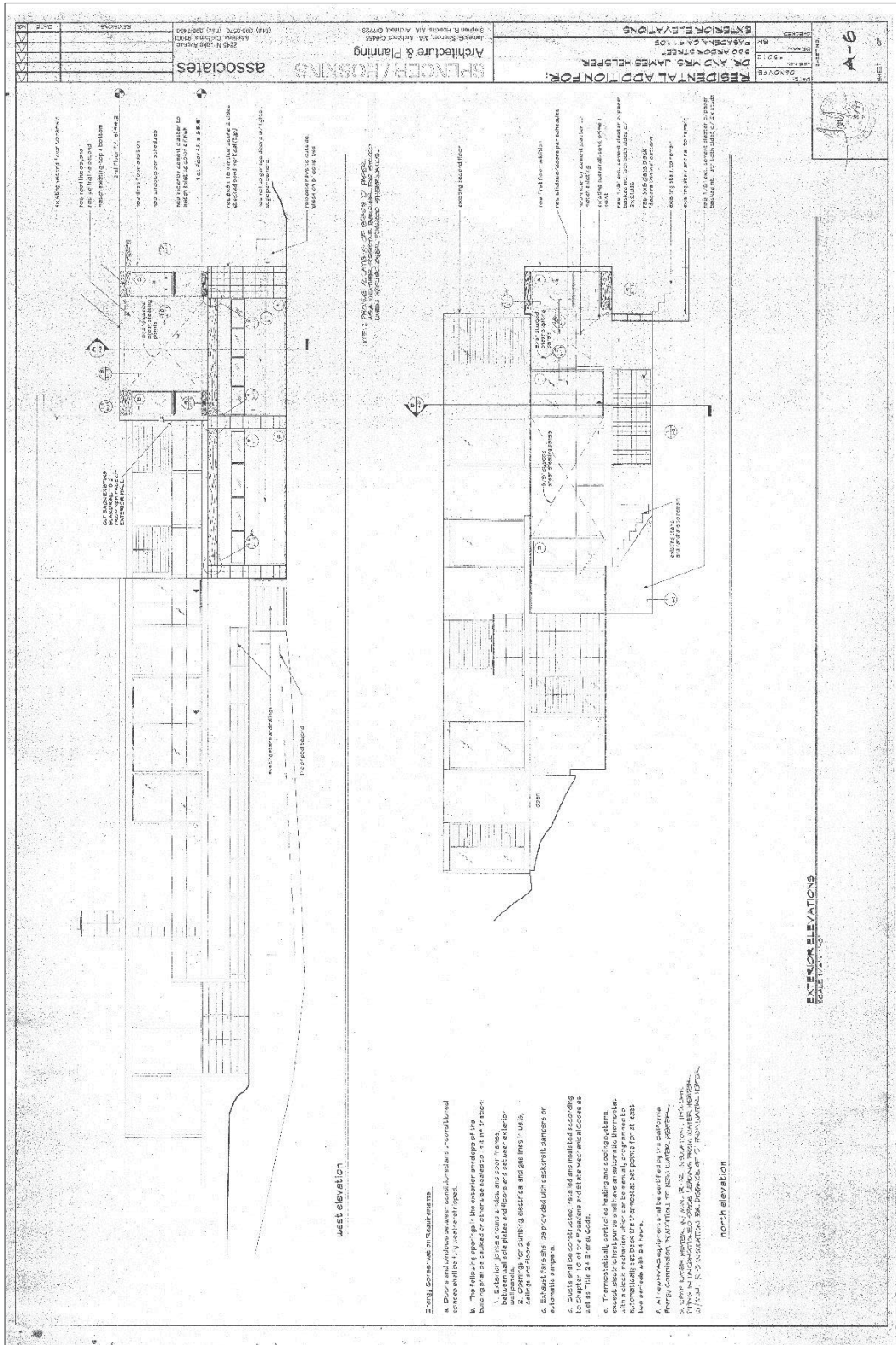
Garage Plan, 1995. Spencer/Hoskins Associates.



First Floor Plan, 1995. Spencer/Hoskins Associates.



Exterior Elevations, 1995. Spencer/Hoskins Associates.



SITE PHOTOGRAPHY

The following photographs of the property at 580 Arbor Street were taken by Robby Aranguren on May 30, 2017.



Description: Exterior, north and west facades
View: Southeast



Description: Exterior, north facade
View: South



Description: Exterior, porch
View: East



Description: Exterior, deck
View: Northwest



Description: Exterior, deck
View: North



Description: Exterior, west facade
View: Northeast



Description: Exterior, west facade
View: Northeast



Description: Exterior, west facade
View: Southeast



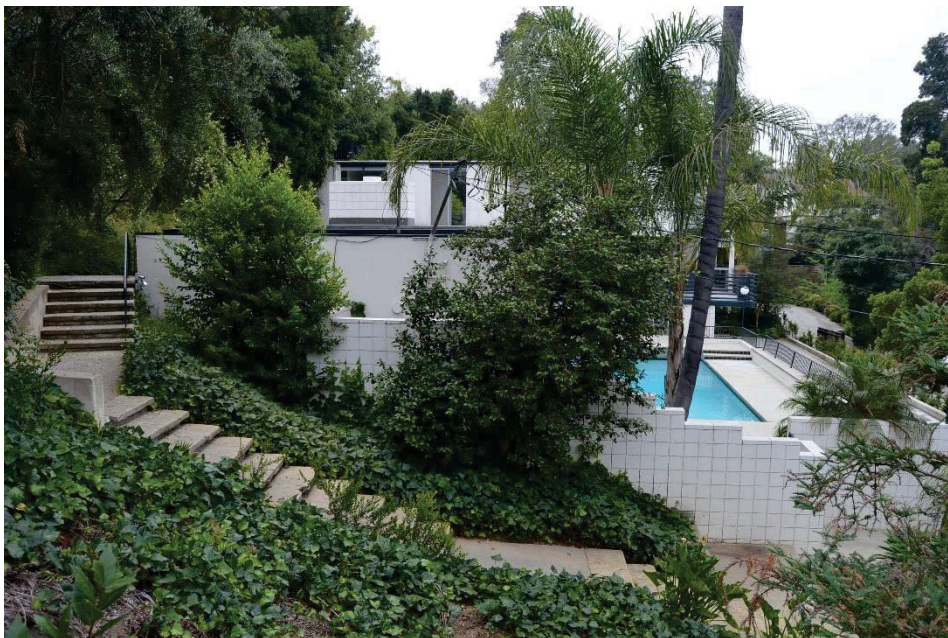
Description: Exterior
View: Southeast



Description: Exterior, north and west facades
View: South



Description: Exterior, porch
View: Southwest



Description: Exterior, north facade
View: South (from Arbor Street)



Description: Exterior, patio
View: Southeast



Description: Exterior, south facade
View: North



Description: Street view
View: Southeast



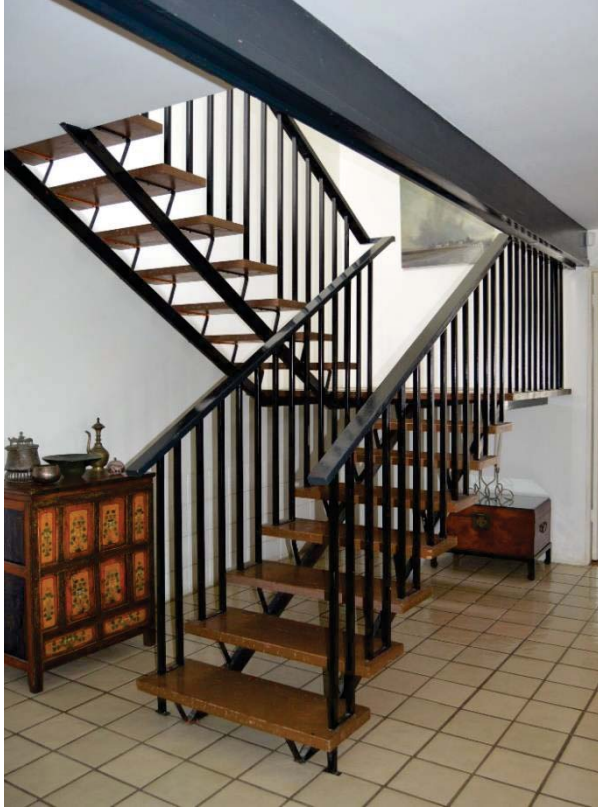
Description: Living room
View: North



Description: Living room & kitchen
View: South



Description: Kitchen
View: Southwest



Description: Staircase
View: Southeast



Description: Sitting room
View: Southeast



Description: Laundry room
View: Northeast view



Description: Bathroom A (first floor)
View: Northeast



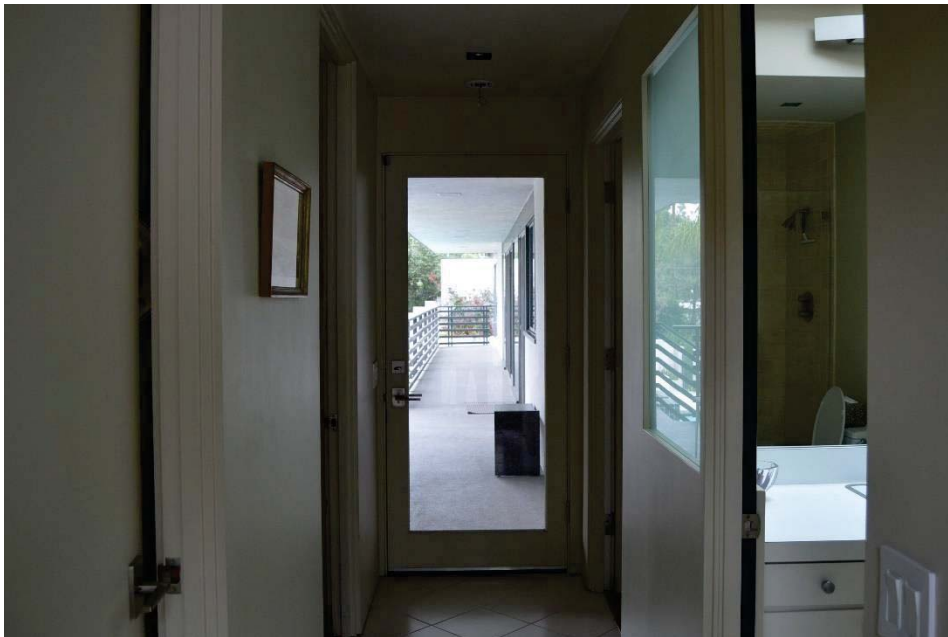
Description: Bathroom B (first floor)
View: East



Description: Bedroom B dressing area (first floor)
View: East



Description: Bedroom B (first floor)
View: Southwest



Description: Hallway (first floor)
View: North



Description: Workout room
View: Southeast



Description: Bathroom A (second floor)
View: East



Description: Hallway (second floor)
View: East



Description: Bedroom A (second floor)
View: Southeast



Description: Bathroom B (second floor)
View: South



Description: Office sitting area
View: Southeast



Description: Office
View: Southwest