

**ATTACHMENT B:**  
**Application & Taxpayer Protection Form**



**CITY OF PASADENA  
HISTORIC PRESERVATION COMMISSION**

**APPLICATION TO DESIGNATE A HISTORIC RESOURCE AS  
A HISTORIC MONUMENT OR LANDMARK**

§17.52.050 of the Pasadena Municipal Code sets forth a procedure for designating any historic resource in the City as a historic monument or landmark. 1) The process begins with 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. 3) The Historic Preservation Commission determines if the historic resource meets the criteria for designation as a historic monument or landmark. If the 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 deny the request for designation.

**PART I. PROPERTY PROPOSED FOR DESIGNATION**

1. Name of Property:	
2. Property Address:	2011 N. Raymond Av
3. Date of Original Construction	1914
4. Architect / Builder:	Sherman Mott Quimby
5. Present Owner: (Name)	Pat and Jim Hesterly
(Address)	2011 N Raymond Av
(State/ZIP)	Pasadena CA 91103
(Phone/FAX)	626-347-0490 n/a
(E-mail)	Jim@haltmarklighting.com

**PART II. APPLICANT**

Applicant: (if not property owner)	
(Address)	
(State/ZIP)	
(Phone/FAX)	
(E-mail)	

Date 8/24/05

Signature *Pat Hesterly*

PLN 2005-00473  
9/6/05

Date received: 9/6/05  
Planner: *[Signature]*

**PART III: TYPE OF DESIGNATION**

**PROPERTY TO BE DESIGNATED AS A:**

<b>HISTORIC MONUMENT</b> <input type="checkbox"/>	<b>LANDMARK</b> <input checked="" type="checkbox"/>
A historic monument means any historic resource that is significant at a regional, state or national level, and is an exemplary representation of a particular type of historic resource.	A landmark means any historic resource that is significant at a local level, and is an exemplary representation of a particular type of historic resource.

**PART IV: 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 on the site). A map may be used for the description. Please also submit recent photographs. Use continuation sheet if necessary.

Refer to continuation sheet, site plan and recent photographs.  
 The house is 1 1/2 story 6 room plus 1 full bath wood frame structure on river rock foundation. There is a 2 deep single wide garage with barn style doors. There is a brick out building, supposedly a smoke house behind the house. The structure is intact as originally built in 1914. All the windows and glass are original. There are wooden screens. The kitchen is larger than most homes of the era. The 2 toilets remain in separate, small "water closets." Doors and hardware are original. Soapstone kitchen countertop

**PART V: SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY.** (See continuation sheet)

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 historic resource.

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

Attached is biography of the house, including bibliography, listing the owners prior to our current ownership.

## CRITERIA FOR DESIGNATION

### CRITERIA FOR DESIGNATING A HISTORIC MONUMENT

<input type="checkbox"/>	1. 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"/>	2. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	3. 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"/>	4. 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.

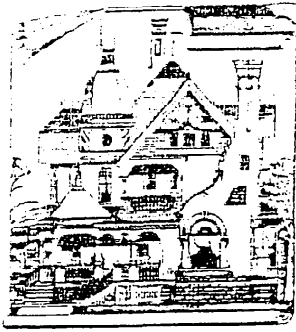
### CRITERIA FOR DESIGNATING A HISTORIC LANDMARK

<input type="checkbox"/>	1. It is associated with events that have made a significant contribution to the broad patterns of the history of the city.
<input type="checkbox"/>	2. It is associated with the lives of persons who are significant in the history of the city.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	4. It has yielded, or may be likely to yield, information important locally in prehistory or history.

stone from California, no longer found in the state. The property has multiple fruit trees which are very old and still bearing delicious fruit.

The original claw-foot bathtub is used daily. The only apparent change has been enclosing the sleeping porch which now serves as a laundry room. This room's walls are made from the same bead board as the kitchen cabinets.

The garage has a concrete space in the floor which allows a car's motor oil to be changed from underneath the car.



THE BUILDING  
BIOGRAPHER  
TIM GREGORY  
❖ Building Histories  
❖ Cultural Resource Studies  
❖ Historic Resources Surveys  
❖ Local, State, and National Landmarking  
❖ Historic Preservation and Archival Consulting

2011 NORTH RAYMOND AVENUE

PASADENA

**Style:** Craftsman (California Bungalow)

**Year Completed:** 1914

**Original Building Permit:** #4251A, issued by the City of Pasadena on September 3, 1914 for a 1 ½-story, 6-room dwelling and garage. The house was to measure approximately 27 by 47 feet, with a maximum height of 24 feet. It would have a stone foundation, wood-frame walls, a shingled roof, and wood floors.

A copy of this permit is attached.

**Cost to Build:** \$2,500—a fairly large sum for a new house in 1914, especially one that was owner-built.

**Builder and First Owner:** Sherman Mott Quimby, a retired building contractor, who built it as a home for himself and his wife Mary Abbot Quimby. He purchased the vacant lot from Mary E. Davison who lived two doors south of 2011 and owned four undeveloped lots to the north of her parcel.

Mr. Quimby was born in Curtis, Steuben County, New York on February 14, 1865 and married his wife in 1895. They would have two children. After re-locating to California in the 1890s, Mr. Quimby settled in Wilmington where he made his home in the old Drum Barracks. A successful builder and real estate investor by this time, he evidently became very active in civic affairs, for he was subsequently elected mayor of Wilmington. He is best remembered for the construction of Harbor Boulevard (nicknamed “Truck Boulevard”), a major highway which linked Wilmington to Los Angeles in the days before the Harbor Freeway. In 1900, he and his wife moved to Long Beach where Mr. Quimby built a number of hotels, business buildings and schools. He was the first to build a concession business on the Long Beach Pike and was responsible for the construction of the Long Beach Bathhouse. He also built brick commercial buildings elsewhere, including Corona.

Tel: (626) 792-7465 ❖ Fax: (626) 793-5219  
E-mail: timgregory@sbcglobal.net

Mr. and Mrs. Quimby moved to Pasadena after his retirement in 1913 where they were both active in the Washington Street Methodist Church. An inveterate traveler, Mr. Quimby was said to have become familiar with every trail, road, and national park from Canada to Mexico. Mrs. Quimby, a native of Garden Springs, Washington, died on February 21, 1924. She was only 46 years old.

After his wife's death, Mr. Quimby sold their Raymond Avenue home and moved elsewhere in Pasadena. He would re-marry in 1926. Sherman Quimby died on July 26, 1938 at the age of 73. A copy of his obituary from the *Pasadena Star-News* is attached.

**Architect:** The "architect" blank on the building permit was not filled in, indicating Mr. Quimby either designed the house himself or may have purchased or "borrowed" the plans and specifications. A number of houses appear to have been influenced by designs published in house pattern-books and popular magazines including *Good Housekeeping*, *The Ladies' Home Journal*, and *House and Garden*. Depending on the whims and skills of the persons doing the building and the availability of local building materials, creative detailing would often be added to these houses, giving them a certain degree of uniqueness.

However, commercial plans were not always used. Many experienced and talented builders, such as Sherman Quimby, did their own design work. A builder who had worked with a number of well-known architects might "borrow" stylistic elements that he fancied or felt were marketable and incorporate them into his own designs. Some builders were known to consult with established architects who, for a set fee, might quickly sketch out a few ideas for the builder to enlarge upon, without taking credit for the actual design. In other instances, a builder might engage the services of a non-professional designer or perhaps an un-licensed architect who, for one reason or another, wished to remain anonymous. Some very successful builders employed architects on their staffs, but unfortunately their names were rarely included on the plans. Often these were designers just starting their careers who would later set up their own private practices. Many important Southern California architects, such as Wallace Neff and Paul Williams, began their professional lives working for builders and real estate developers.

**Other Building Permits Found in Historical Files:** A new sewer-line was installed in November 1930. A plastering job occurred in April 1932.

In January 1949, an electric range was installed. The following October, the house was re-sided with asbestos siding at a cost of \$1,190.

A permit was issued in January 1973 to remove fire damage and repair affected areas. The cost was estimated at \$6,000. Creed Construction Company was the contractor. The following month, the house received new electrical service.

Copies of some of these permits are attached.

**Assessor's Records:** The Pasadena City Assessor first visited the property on November 3, probably in the year 1915, and recorded a single residence and garage. The house had a cobblestone foundation, walls covered in rustic shakes on the first floor and wood siding on the second floor, a cut-up roof with five gables, and plain wood trim. There were eleven plumbing fixtures. Over-all construction quality of the house was rated "good"—the highest category on the Assessor's form.

The Assessor estimated the square footage at 1,730. On the first floor were two living rooms (one was probably a dining room), one bedroom, one bathroom, a kitchen, and a cement porch. The second floor contained two bedrooms. The garage measured approximately ten by thirty feet and had a cement floor, plaster walls, and a shingled roof. Also on the property was a six-by-eight-foot shed with a cement floor, board-and-batten walls, and a shingled roof.

A copy of the Assessor's record is attached.

(Note: The Pasadena City Assessor's Office ceased operations in 1974. Their square footage totals often exceeded those of the Los Angeles County Assessor's Office, since they frequently included garages, terraces, patios, etc. in their computation. It is advisable to rely on the County Assessor's square footage figures since they are more up-to-date and consistent.)

**Other Owners and Residents:** Mrs. Mary C. Gilbert purchased the property from Mr. Quimby in 1924. The widow of Charles Gilbert, she shared the house with her son Marna W. Gilbert who then worked as an auto mechanic. By 1931, he was employed as a driving instructor with the William E. Smith Ford dealership located at 707 East Colorado. However, around 1936, he resumed his old profession of auto mechanic, employed by Shetler's Ford Repairing at 70 West Green. By 1940, Mr. Gilbert had married Frances Helen Gilbert and was working as a mechanic for Myron R. Long at 30 West Green.

Mary Gilbert died around 1952, but her son and his wife continued to reside at the Raymond Avenue home. During the 1950s, Mr. Gilbert was a mechanical engineer with Consolidated Engineering located at 300 Sierra Madre Villa. Later he was to work as a specialist with Consolidated Electrodynamics in Monrovia. He had retired by the early 1960s and died around 1964. His widow stayed on in the house, having found a job as office secretary for the City Schools. She had retired by the early 1970s.

After almost seventy years of Gilbert family ownership, the property was sold in November 1994 to John G. and Christine Shibata. Mr. and Mrs. Mark J. Farnworth have been the owners since June 1999.

**Significance:** This property is potentially eligible for listing on a local inventory of historically significant parcels due to its association with a regionally-known builder, its good state of preservation, and its contribution to the historical context of the North Raymond Avenue neighborhood.



**Sources:**

Los Angeles Public Library  
City of Pasadena, Planning Department (Design & Historic Preservation Section)  
Pasadena Public Library  
Pasadena Museum of History (Research Library and Archives)

Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*.  
Salt Lake City, Gibbs-Smith, 2003.

McAlester, Virginia and Lee. *A Field Guide to American Houses*.  
New York, Knopf, 1984.

City Directories: 1914-

*Pasadena Star-News*: July 27, 1938

Tim Gregory  
The Building Biographer  
400 East California Blvd., #3  
Pasadena, CA 91106-3763  
Phone: 626-792-7465; Fax: 626-793-5219  
e-mail: [timgregory@sbcglobal.net](mailto:timgregory@sbcglobal.net)

*Copyright*  
November 2004





## TAXPAYER PROTECTION AMENDMENT

Please be aware that the restrictions of Article XVII, Taxpayer's Protection, of the Pasadena City Charter may apply to this application. If your application is approved, the applicant may be considered a "recipient of a public benefit." City public officials who approve or vote to approve this "public benefit" may be prohibited from receiving gifts or other personal benefits with a value in excess of \$50, campaign contributions, or employment from the applicant for a specified period of time. A "recipient of a public benefit" includes individuals, corporations, firms, partnerships, associations or other persons or entities, as well as those individuals who have more than a 10% equity, participation or revenue interest in an entity, or who serve as trustee, director, partner or officer of the entity. Before the City will consider approving this matter, the applicant must in good faith indicate the potential value of the approval sought, and the application must be made in the name of the real party in interest, and not through an agent of any kind. The applicant must further provide written disclosure of all of the foregoing interests, as applicable, to help us comply with the law on the attached form. This disclosure will be considered a public record.

## ATTACHMENT C: EFFECTS OF LANDMARK DESIGNATION

Identifying and designating properties of major significance encourages the preservation and protection of Pasadena's historic resources. The City of Pasadena's Historic Preservation Ordinance provides a process to recognize and protect individual sites and historic districts.

### Designation Process

A property may be nominated for historic designation by any person. Design & Historic Preservation staff then evaluates the property to determine if it meets the criteria for designation. If it appears that the criteria have been met, the staff will prepare a designation report, which describes the property and how it meets the criteria for designation. Once the designation report is complete, the HPC will conduct a public hearing and make a recommendation to the City Council. The City Council may then designate the property as a historic site.

### Alterations/Demolition

Designated historic structures are protected by the Municipal Code. A Certificate of Appropriateness (permit) is required for work to modify the exterior appearance of a designated historic property that is open to public view. A certificate is also required for alterations, additions, new construction, or demolition. This review ensures that any proposed changes are compatible with the character of the individual property and/or historic district. Decisions on proposed alterations are based on the proposed project's compliance with the Secretary of Interior's Standards for Rehabilitation and the City's adopted *Design Guidelines for Historic Districts*, which is based on the Standards.

The Historic Preservation Commission is the decision-maker for major projects affecting designated historic resources, except in the Central District where the Design Commission is the decision-maker for such projects. Staff is the decision-maker for minor projects affecting designated historic resources. Major projects are defined as demolition, relocation, removal of significant features, significant alteration of front or side elevations, additions to street-facing elevations, and new fences or walls in landmark districts. Minor projects are defined as removal of insignificant exterior features, re-roofing, matching replacement doors and windows, demolition of garages, small side/front additions, most rear additions that are not taller than the original building or replacement of exterior cladding with the same cladding material. Projects affecting non-contributing buildings on a site or in a district, or the environmental setting of a site, are reviewed by staff but are subject to the less stringent requirements than contributing buildings.

Staff-level decisions may be appealed to the Historic Preservation Commission, and decisions by the Commission may be appealed to the City Council. The City Council may also "call for review" all decisions by the staff or Commission.

### Incentives

Designated historic properties are eligible for the following incentives, which are evaluated on a case-by-case basis:

- A Mills Act historic property contract to reduce property taxes in exchange for agreeing to maintain the historic character of the property in accordance with established guidelines.
- Use of more flexible provisions in the State Historical Building Code when making modifications,
- Waiver of covered parking requirements, and
- Potential variances from modern development standards for historic properties undergoing adaptive use or relocation.