

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** FEBRUARY 6, 2006

**FROM:** CITY MANAGER

**SUBJECT:** DESIGNATION OF 2011 N. RAYMOND AVENUE AS A  
LANDMARK

## **RECOMMENDATION**

It is recommended that the City Council:

1. Acknowledge that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (§15308);
2. As recommended by the Historic Preservation Commission, find that the house at 2011 N. Raymond Avenue is significant under Criterion c for designation as a landmark (P.M.C. §17.62.40 A) because the property is architecturally intact and an excellent example of a builder-designed Arts and Crafts period house.
3. Approve the designation of the property at 2011 N. Raymond Avenue as a landmark.
4. Adopt the attached resolution approving a Declaration of Landmark Designation for 2011 N. Raymond Avenue, Pasadena, California;
5. Authorize the Mayor to execute the attached Declaration of Landmark Designation for 2011 N. Raymond Avenue, Pasadena, California; and
6. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

## **RECOMMENDATION FROM THE HISTORIC PRESERVATION COMMISSION**

On November 7, 2005, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of 2011 N. Raymond Avenue as a landmark.

## **BACKGROUND**

Property owners Patti and Jim Hesterly submitted the application for designation of 2011 N. Raymond Avenue. Because of the property's integrity and its importance as a representation of builder-designed Arts and Crafts period

residential architecture, the staff and the Historic Preservation Commission have concurred that the property should be designated as a landmark.

## **DESCRIPTION**

Built in 1914, the 1,685-square-foot one and two-story house is sited on a large interior lot on the west side of North Raymond Avenue just south of East Montana Street, near the northern city limit. In addition to the residence, the property has two additional contributing structures: a detached single-car garage and a brick storage structure (which appears to be a root cellar because it is constructed with two rows of bricks, creating a constant cool temperature). The site includes a significant number of fruit trees remaining from what may have been an original orchard on the site.

The one-story house with a two-story element on the southern end exhibits typical Arts and Crafts features including wood-shingle wall cladding on the upper half and second floors and clapboard siding on the first floor (which, according to tax assessor records, have since been reversed), grouped wood casement and wide double-hung windows, Arroyo-stone foundation and porch walls, vented gables, outriggers and extended eaves with exposed rafters. The characteristic horizontal emphasis of Craftsman homes is evident, despite its vernacular design.

The most unique feature of the house is the street-facing elevation consisting of distinct one and two-story portions and three front-facing gables. The central gable of the single story portion extends forward from the two side gables to create the covered front porch. The relatively plain porch posts and purlins (two per gable) create a simpler composition than is typically seen in Arts and Crafts architecture. The detached garage mimics the design of the main house including the roof form, vents and minimal rafters.

## **ANALYSIS**

The property, at 2011 N. Raymond Avenue is eligible for designation under Criterion c, (§17.62.040 PMC) which states:

(The property) embodies the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the city, or that possesses high artistic values that are significant to the city.

Under this criterion, 2011 N. Raymond Avenue is significant as an excellent example of builder-designed Arts and Crafts period residential architecture. The house has a high level of architectural integrity (its ability to demonstrate why it is significant) through its location, design, setting, materials, workmanship, character and association.

The house exhibits many of the typical Arts and Crafts features with the added interest of a unique plan and configuration (distinct one and two-story portions and three front-facing gables). The vernacular design is important as it reflects the craft of the builder, who was also the original owner. The plan, with separate one and two story portions, has been noted locally in at least one other similar Arts and Crafts house (1845 N. Raymond Avenue) which is identified as individually significant.

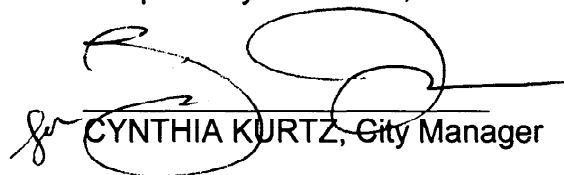
The house, garage and brick accessory structure are of secondary significance for their association with agricultural uses in the context of Pasadena's historical development. The property exhibits characteristics of small-scale farming that predominated in areas outside of the original city limits through the 1910's. Sanborn Maps from 1914 depict the lot extending to Fair Oaks Avenue. The fruit trees and brick accessory structure that remain in the rear appear to have been associated with this former use of the property.

The house was built by Sherman Mott Quimby, a building contractor, for himself and his wife, Mary Abbot Quimby. The original building permit did not indicate an architect. There is no information about the builder in the City's archives or in building permit lists from the Arts and Crafts period.

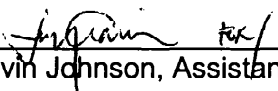
### **FISCAL IMPACT**

Designation of this property does not affect revenues to the City. In some instances, though, owners of designated properties may apply to the City for a Historic Property Contract, which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property tax revenue from this program in 2002 when it adopted a local Historic Property Contract (Mills Act) ordinance.

Respectfully submitted,

  
for CYNTHIA KURTZ, City Manager

Prepared by:

  
Kevin Johnson, Assistant Planner

Approved by:

  
Richard Bruckner, Director of Planning & Development

ATTACHMENT A: Photographs  
ATTACHMENT B: Application & Taxpayer Protection Form  
ATTACHMENT C: Effects of Landmark Designation



**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA  
ADOPTING A DECLARATION OF LANDMARK DESIGNATION FOR 2011 N.  
Raymond Avenue, PASADENA, CALIFORNIA

WHEREAS, the Historic Preservation Commission has found that 2011 N. Raymond Avenue meets criterion c, as set forth in Section 17.62.040(A) of the Pasadena Municipal Code; and

WHEREAS, the house at 2011 N. Raymond Avenue is significant because the property is an architecturally intact representation of builder-designed Arts and Crafts period residential architecture;

WHEREAS, the owners of the property, Patti and Jim Hesterly, nominated the property for Landmark designation; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to designate a Landmark and evidence such approval by adopting a declaration executed by the Mayor pursuant to Subsection 17.62.050 (C) of the Pasadena Municipal Code;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Pasadena that the attached declaration of Landmark designation for 2011 N. Raymond Avenue is hereby adopted.

Adopted at the \_\_\_\_\_ meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2006 by the following vote:

AYES:

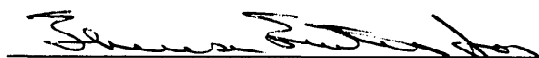
NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Jane Rodriguez, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Michele Beal Bagneris, City Attorney

**DECLARATION OF LANDMARK DESIGNATION FOR:**

2011 N. Raymond Avenue  
PASADENA, CALIFORNIA

Pursuant to the provisions of Section 17.62.070 of the Pasadena Municipal Code, the City Council of the City of Pasadena by this declaration hereby designates as a Landmark certain real property described as:

(See attached Exhibits "A" & "B")

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated Landmarks, except ordinary maintenance and repair, such as but not limited to new construction and additions, exterior alterations, relocation, and demolition, is subject to review by the City of Pasadena Historic Preservation Commission.

DATED: \_\_\_\_\_

ATTEST:

CITY OF PASADENA  
A municipal corporation

Jane Rodriguez, City Clerk

By: \_\_\_\_\_  
Bill Bogaard, Mayor