

**ATTACHMENT A:**  
**Application Materials**



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 500 S. El Molino Ave. Pasadena 91101  
Project Name: Cournish Court  
Project Description: (Please describe demolitions, alterations and any new construction) \_\_\_\_\_

Zoning Designation: RM General Plan Designation: \_\_\_\_\_  
Valuation (Cost of Project): \_\_\_\_\_

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Ronnie Garofalo  
Address: 511 Pasqual Ave  
City San Gabriel State: CA Zip: 91775

Telephone: [67] 688-5600  
Fax: [ ] \_\_\_\_\_  
Email: rgarofalo@coldwellbank

CONTACT PERSON: Ronnie Garofalo  
Address: same as above  
City \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: [ ] \_\_\_\_\_  
Fax: [ ] \_\_\_\_\_  
Email: \_\_\_\_\_

PROPERTY OWNER NAME: Ronnie Garofalo  
Address: same as above  
City \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: [ ] \_\_\_\_\_  
Fax: [ ] \_\_\_\_\_  
Email: \_\_\_\_\_

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

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

Note: Space for signature is on reverse side

**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: Ronnie Barofalo

Date: 5-3-12

|   |  |  |  |
|---|--|--|--|
| <p><b>For Office Use Only</b></p> <p>PLN # <u>2012-00286</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>7/10/12</u></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): <u>RS</u></p> <p>FEES:</p> <p>BASE FEE: \$ <u>0</u></p> <p>% RECORDS FEE: \$ <u>0</u></p> <p>TOTAL: \$ <u>0</u></p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES/NO</p> <p>PUBLIC ART REVIEW REQUIRED? YES/NO</p> <p>TRANSPORTATION REVIEW REQUIRED? YES/NO</p> <p>INCLUSIONARY HOUSING REQUIRED? YES/NO</p> | <p><b>REVIEW AUTHORITY:</b></p> <p><input type="checkbox"/> STAFF</p> <p><input type="checkbox"/> HEARING OFFICER</p> <p><input type="checkbox"/> PLANNING COMMISSION/BZA</p> <p><input type="checkbox"/> DESIGN COMMISSION</p> <p><input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION</p> <p><input type="checkbox"/> CITY COUNCIL</p> <p><b>TAXPAYER PROTECTION</b></p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input checked="" type="checkbox"/> NOT REQUIRED</p> | <p><b>CEQA REVIEW:</b></p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p><b>CEQA REVIEW STATUS:</b></p> <p><input checked="" type="checkbox"/> PENDING</p> <p><input type="checkbox"/> COMPLETED</p> | <p><b>Design &amp; Historic Preservation:</b></p> <p><b>TYPE OF HISTORIC PRESERVATION REVIEW:</b></p> <p><input checked="" type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p><b>TYPE OF DESIGN REVIEW:</b></p> <p><input type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input checked="" type="checkbox"/> PRELIMINARY CONSULTATION</p> |
|---|--|--|--|



Note: In addition to this application, a completed Planning Division Master Application Form is also required.

**PROPERTY PROPOSED FOR DESIGNATION**

|                                  |                                     |
|----------------------------------|-------------------------------------|
| 1. Name of Property:             | Cournish Court                      |
| 2. Property Address:             | 500 S. El Molino Ave Pasadena 91101 |
| 3. Date of Original Construction | 1923                                |
| 4. Original Owner                | N/A                                 |
| 5. Architect / Builder:          | F.L. Petrequin                      |

**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.

Property has nine buildings. Eight bungalows, and a two story fourplexes.

**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.  |

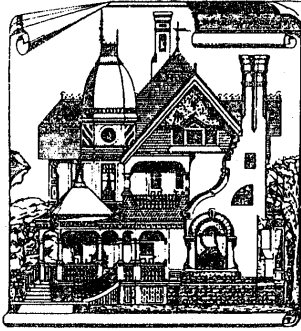
**CRITERIA FOR DESIGNATING A LANDMARK TREE**

|                          |  |
|--------------------------|--|
| <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.



**THE BUILDING  
BIOGRAPHER  
TIM GREGORY**

- ❖ Building Histories
- ❖ Archival Consulting
- ❖ Cultural Resource Studies
- ❖ Historic Resources Surveys
- ❖ Local, State and National Landmarking

**500 SOUTH EL MOLINO AVENUE  
("Cornish Manor" Court)**

**PASADENA**

**Former Address:** 490-508 South El Molino Avenue

**Style:** English Tudor Revival

**Year of Completion:** 1923

**Original Building Permits:** #2910C through 2916C, issued by the City of Pasadena on August 2, 1923 for eight four-room units and one sixteen-room four-plex. Each building would have a concrete foundation, frame-and-stucco walls, a shingled roof, and wood floors. The maximum height of the one-story units would be 17 feet, while the two-story four-plex would be 30 feet tall. Electrical fixtures were from the Acme Electrical Company.

Copies of those permits that still exist are attached. (The originals are no longer on file and the microfilmed copies are difficult to read.)

**Cost to Build:** \$34,000 total (\$3,000 for each of the eight smaller units and \$10,000 for the four-plex).

**Builder and Probable Designer:** Fred L. Petrequin, Pasadena. Mr. Petrequin is identified as the builder on the building permits but is listed as the architect on just one of them. The "architect" line on the remainder of the permits was left blank.

Frederick Louis Petrequin was born in October 1876 in Oakland, California, one of five children of a French-born father who worked as a carpenter. By 1900, the family had moved to Detroit where Fred assisted his father in the business of "real estate building." Following his marriage to his wife Grace Edna Menzies around 1906, Fred Petrequin remained in Detroit, now identified as a "building contractor." In 1919, Mr. and Mrs. Petrequin, their daughter Virginia Marie, and his mother moved to Pasadena, living first at 1074 North Los Robles Avenue and, by 1923, at 853

North Hill Avenue, a house Mr. Petrequin had built for himself. (Another documented Petrequin-built house is a Colonial Revival at 885 North Hill, constructed in 1922.) By 1930, the Petrequins were living at 1561 East Mountain Street. Mr. Petrequin was identified as a "building contractor" during all of these years. His primary hobby was evidently flower-raising: his chrysanthemums won several awards in local flower shows. Mrs. Petrequin (1884-1952), a native of Michigan and a member of the Shakespeare Club, was known for her club and philanthropic activities in Pasadena.

Fred Petrequin died at the age of 66 in August 1943. A copy of his obituary from the *Pasadena Star-News* is attached.

**First Owner:** Charles Cornish Williams (1889-1976), a Pasadena real estate salesman and investor. Before coming to Pasadena, Mr. Williams had worked in Detroit as a foreman in an automobile manufacturing plant. After settling in Pasadena around 1920 with his wife, the former Stella May Gauld (whom he had married in Ontario, Canada in 1914), Mr. Williams entered the real estate business. The Williams lived with their two sons William John and Robert M. at 862 North Hill Avenue. In the 1970s, they moved to Coronado, California.

Residents of Cornish Manor in 1925, the first year of full occupancy, are listed below.

Ward Rubendall, a real estate salesman with the William Wilson Company, and his wife Katherine.

Mrs. Henrietta Duff, a widow, and a Christian Science practitioner.

Sewell P. Gillam, a salesman, and his wife Helen.

William W. Holmes, a traveling salesman, and his wife Maude.

Cale R. Jones, a newspaper reporter, and his wife Susan.

Mrs. Margaret Stiles, the wife of a carpenter.

Miss Jean B. Telfair, who lived with her partner Clara J. Stedman.

Miss Alice Twohy, described in the census as an "invalid."

Miss Clara L. Upton, who lived with a "lodger" Margaret F. Howe.

Howard A. Top, an architect, and his wife Margaret.

Almon Victor Woods, an insurance agent.

An article in the *Los Angeles Times* of December 15, 1929 reported that Mr. Williams was selling Cornish Court for \$100,000 to Henry T. Kles of Oak Park, Illinois. A copy of the illustrated article is attached. However, City Assessor's records show Mr. Williams as continuing to own the property

**Other Building Permits:** Cornish Manor appears to have changed very little since the time of its construction.

Circuits for electric ranges were provided in 1948.



A permit was issued in June 1955 to insulate the ceiling of the rear building at a cost of \$167.

New Heatalators were installed in each bungalow in 1957.

In July 1988, the roofs of two three-car garages at the rear of the property were to be re-built.

Two lines of utilities were to be under-grounded, according to a permit issued in December 1989.

In November 2011, a 54-square-foot porch enclosure at the rear of the property was legalized at a cost of \$1,890.

(Note: Permits for very minor alterations, such as water heater replacement, are not included. Also not included are permits missing from the file or whose microfilmed or digital copies are indecipherable and not otherwise recorded or described in Assessor's records.)

**Assessor's Records:** The Pasadena City Assessor first visited the property on November 30, 1923 and recorded eight single bungalows with identical dimensions and footprints. Each house had a concrete foundation, plaster walls, hipped and gabled roofs covered in shingles, plain wood trim, and six plumbing fixtures. Heat was provided by a stove. Interior finishes were described as "plain" and "stock." Each unit had four hardwood floors and a patent (pull-down) bed.

The Assessor estimated the square footage of each bungalow at 755. They each contained two living rooms (one was probably a dining room), one bedroom, a tiled bathroom, and a kitchen.

The Assessor also noted a two-story apartment building containing four units. Like the smaller units, it had a concrete foundation, plaster walls, a gabled shingled roof, and plain wood trim. Heat was provided by stoves and a gas furnace. Interior finishes were described as "plain" and "stock." There was a total of 24 plumbing fixtures, 12 hardwood floors, and 4 patent beds.

The Assessor estimated the square footage at 4,720. Each floor of the building contained four living rooms, two bedrooms, two tiled bathrooms, and two kitchens.

The Los Angeles County Assessor currently estimates the total square footage of all nine buildings as 9,496 with 14 bedrooms and 12 bathrooms. Copies of the City Assessor's building records are attached.

(Note: The Pasadena City Assessor's Office ceased operations in 1974. Their square footage totals often differed from 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:** After almost sixty years of ownership by Charles Williams, title to the property transferred to Robert L. Moore, a Pasadena investor, in June 1972.

In August 1973, Robert S. and Pearl C. Gifford, et. al., became the owners.

Norma Neutzel took possession in April 1974. Title passed to Stephen H. Neutzel, an architect, in April 1996.

In June 2001, Anthony J. Longo was recorded as a co-trustee owner.

Ronnie Garofalo has been the owner since March 2008.

**Notes:** It had been thought it was the court's English-style architecture and its association with the English county of Cornwall that prompted the title "Cornish Manor." However, it has been discovered that the middle name of the original owner, Charles C. Williams, was "Cornish," which was probably the primary inspiration.

Cornish Manor was featured on a tour of bungalow and garden courts by Pasadena Heritage in May 1980.

**Significance:** Cornish Manor was included in a City of Pasadena's Historic Resources Inventory in March 1983. "One of the finest examples of the Twenties Revival style bungalow court in Pasadena," it was described as "unusually spacious" and "one of the two known courts in the city designed in the Tudor Revival style." A copy of the inventory form, which includes a detailed physical description, is attached.

Earlier in 1983, the City had determined that Cornish Manor was eligible for listing on the National Register of Historic Places. It was one of 27 bungalow courts included in a multi-property nomination to the Register but was withdrawn upon the objection of the then-owner. Copies of pages and photographs from the Register nomination are also attached.

An application for City Landmark status was initiated in July 2012.

**Sources:**

Los Angeles County Assessor  
Los Angeles Public Library  
City of Pasadena, Planning and Development 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: 1924-

*Los Angeles Times*: December 15, 1929

*Pasadena Star-News*: August 30, 1943

Internet Resources, including California Index, California Death Index,  
Gale Biography Master Index, Ancestry.com, and Historic *Los Angeles Times*  
Database.

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

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**ATTACHMENT B:**

**Photographs**

## 500 S. El Molino Avenue



View of site from El Molino Avenue

# 500 S. El Molino Avenue



A typical bungalow - front & side views



A typical bungalow - front view

# 500 S. El Molino Avenue



Rear fourplex building - front view



View of rear carport