An architectural rendering of a modern multi-story residential building. The building features a mix of light-colored facades and dark window frames. A central courtyard contains a rectangular swimming pool with a wooden deck, surrounded by lounge chairs and small trees. The building has multiple balconies and a glass-enclosed walkway on the ground floor. The overall style is contemporary and urban.

*Appendix 4.2-2:
Historical Resources Assessment*



TECHNICAL MEMORANDUM

To: Greg Tsujiuchi and Lisa Kranitz, City of Gardena

From: Jessica Mauck and Rita Garcia

Date: November 2, 2023

Subject: **Historical Resources Assessment Report, 16911 South Normandie Avenue, Gardena, Los Angeles County, California Peer Review**

Kimley-Horn has conducted a third-party peer review of the Project's Historical Resources Assessment Report (SWCA Environmental Consultants, Inc., October 2023) on behalf of the City of Gardena. The August 2023 Assessment Report meets the applicable provisions of CEQA and the State CEQA Guidelines and is adequate for inclusion in the Project EIR.

Please do not hesitate to contact Rita Garcia at 714.786.6116 or rita.garcia@kimley-horn.com with any questions.

Historical Resources Assessment Report,
16911 South Normandie Avenue,
Gardena, Los Angeles County, California

October 2023

PREPARED FOR
16911 NORMANDIE ASSOCIATES, LLC

PREPARED BY
SWCA Environmental Consultants

**HISTORICAL RESOURCES ASSESSMENT REPORT,
16911 SOUTH NORMANDIE AVENUE, CITY OF GARDENA,
LOS ANGELES COUNTY, CALIFORNIA**

Prepared for

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SWCA Project No. 66768

October 20, 2023

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1. INTRODUCTION

16911 Normandie Associates, LLC (project applicant) retained SWCA Environmental Consultants (SWCA) to complete an intensive-level historic resources assessment for the proposed 16911 South Normandie Project (also known as the Normandie Crossing Specific Plan Project) (proposed project) in Gardena, California. The project site is located at 16829, 16835, 16907, and 16911 South Normandie Avenue on a 5.25-acre site (see Figure 1 and Figure 2). The site is currently occupied by one- and two-story warehouse buildings with accessory office uses and a paved parking lot.

Bound by South Normandie Avenue (east), West 170th Street (south), Brighton Way (west), and West 169th Street (north), the project site includes four separate Los Angeles County Tax Assessor Parcel Numbers (APNs). Each parcel is zoned either M-1 (Industrial) or M-2 (General Industrial), with surrounding land uses consisting of a variety of zoning designations, including R-1 (single-family residential), and R-2 (low density multi-family residential).

The project applicant proposes to construct a 403-dwelling unit multi-family residential development divided into two subareas. Subarea A, in the northern portion of the project site, would contain 328 apartment units in one seven-story building and associated open space and amenities. Onsite vehicle parking (approximately 399 spaces) and bicycle parking (173 spaces) are proposed in the building's first two levels. Subarea B, in the southern portion of the project site, would contain 75 townhome-style units in nine three-story buildings, and open space and amenities. Parking would include 150 spaces in attached garages, and 10 guest spaces. The City of Gardena (City) is the lead agency for the project.

From north to south, the parcels within the project site, and their corresponding addresses, are listed below (APN #6106-030-016 does not contain any buildings or structures and is not discussed further).¹

1. APN #6106-030-011
16829 South Normandie Avenue, Gardena
(Includes 16831 South Normandie Avenue, Gardena)
Date/s of Construction and Additions:
 - 1963 (880 square feet)
 - 1976 (10,000 square feet)
2. APN #6106-030-015
16835 South Normandie Avenue, Gardena
(Includes 16837 and 16839 South Normandie Avenue)
Date/s of Construction and Additions:
 - 1957 (9,600 square feet)
3. APN #6106-030-017
16911 South Normandie Avenue, Gardena
(Also 16907 South Normandie Avenue)
Date/s of Construction and Additions:
 - 1952/1956 (8,520 square feet)
 - 1953/1958 (14,940 square feet)
 - 1967 (50,636 square feet)
 - 1952 (87,000 square feet)
 - 1987 (20,848 square feet)

¹ Parcel data from Los Angeles County Assessor records. Available at <https://assessor.lacounty.gov>. Accessed April 2023.

This study provides the substantial evidence necessary under the California Environmental Quality Act (CEQA) to determine the historical resource status of the properties within the project site and to inform the analysis of potential impacts in accordance with Appendix G of the CEQA Guidelines.

Figure 1. Regional vicinity

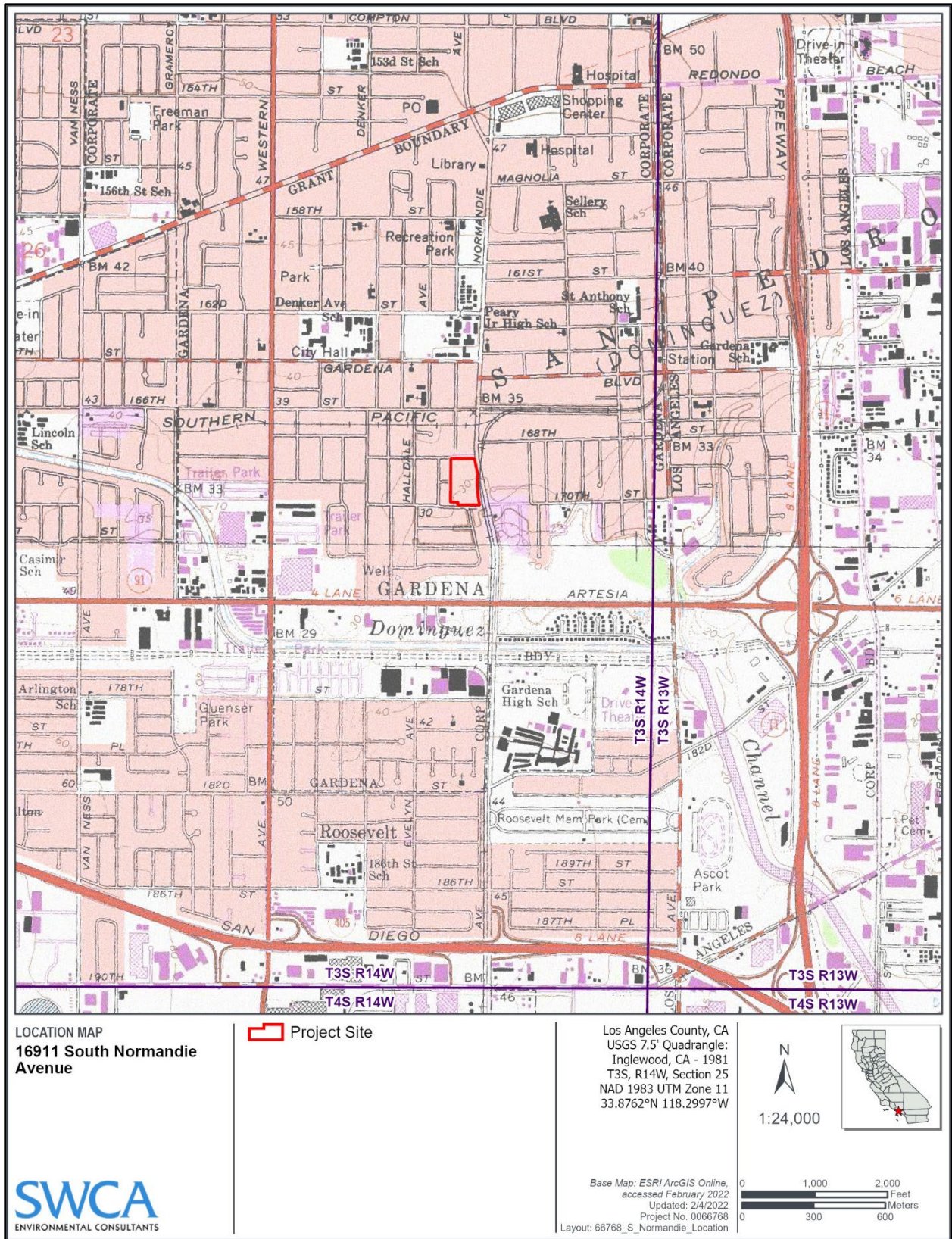


Figure 2. Project site location and boundaries, 16911 South Normandie Avenue project



Project Methodology

This evaluation was completed in accordance with the best practices promulgated by the State Office of Historic Preservation and *Secretary of the Interior's Standards and Guidelines* for historic preservation, including standards for identifying, evaluating, and documenting historic resources.

Following pre-field research and literature review, an intensive-level survey of the subject property was conducted in April 2023. Digital photography, along with field notes, documented the existing conditions and character of each of the properties and their setting. Building interiors were not accessed.

Research considered a wide variety of available online and print sources. A package of historic aerial and topographic maps, Sanborn Fire Insurance Maps, and city directory research for the property was acquired from Environmental Data Resources (EDR). Additional property-specific research was conducted utilizing the collections of ProQuest Historical newspapers, California Digital Newspaper Collection, Ancestry.com, the historic Los Angeles Times, and Los Angeles Public Library (including the California Index). Building-specific research was conducted to characterize the construction and ownership histories of the properties. Materials consulted included available City building permits, city directories, newspaper articles, census/voter registration records, building permits, and other records. (The present scope of work did not include a title search.)

Project Personnel

This HRER was prepared by Debi Howell-Ardila, MHP, SWCA Senior Team Lead for Architectural History and a preservation specialist with over 17 years of experience in preservation policy and practice. SWCA Architectural Historian Susan Zamudio-Gurrola conducted field work and background research in support of this study and serve as coauthor. Ms. Howell-Ardila and Ms. Zamudio-Gurrola meet and exceed the Secretary of the Interior's Professional Qualifications Standards for architectural history and history. Copies of this report are on file with SWCA's Pasadena office and the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.

2. REGULATORY SETTING

This regulatory framework section identifies the federal, state, and local laws and guidelines that govern the identification and treatment of cultural resources as well as the analysis of potential impacts to cultural resources. The lead agency must consider the provisions and requirements of this regulatory framework when rendering decisions on projects that have the potential to affect cultural resources.

Federal Regulations

National Historic Preservation Act of 1966

Enacted in 1966 and amended in 2000, the National Historic Preservation Act (NHPA) instituted a multifaceted program, administered by the Secretary of the Interior, to encourage sound preservation policies of the nation's cultural resources at the federal, state, and local levels. The NHPA authorized the expansion and maintenance of the National Register of Historic Places (NRHP), established the position of State Historic Preservation Officer and provided for the designation of State Review Boards, set up a mechanism to certify local governments to carry out the goals of the NHPA, assisted Native American tribes to preserve their cultural heritage, and created the Advisory Council on Historic Preservation.

National Register of Historic Places

As codified in 36 Code of Federal Regulations [CFR] 60.2, the NRHP was established by the NHPA of 1966 as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”

The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B: It is associated with the lives of persons who are significant in our past;
- Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or
- Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, and properties that are primarily commemorative in nature, are not considered eligible for the NRHP, unless they satisfy certain conditions. In general, a resource must be 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance.

In addition to meeting these criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance.”² To retain integrity, a

² National Park Service (NPS). 1990. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*, p. 44. Washington, D.C.: U.S. Department of the Interior, National Park Service.

property must possess several, if not all, of these seven qualities, which are defined in the following manner in National Register Bulletin 15:

1. Location – the place where the historic property was constructed or the place where the historic event occurred;
2. Design – the combination of elements that create the form, plan, space, structure, and style of a property;
3. Setting – the physical environment of a historic property;
4. Materials are 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.
5. Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
6. Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time;
7. Association – the direct link between an important historic event or person and a historic property.

State Regulations

The policies of the NHPA are implemented at the state level by the California Office of Historic Preservation, a division of the California Department of Parks and Recreation. The Office of Historic Preservation is also tasked with carrying out the duties described in the PRC and maintaining the California Historic Resources Inventory and California Register of Historical Resources (CRHR). The state-level regulatory framework also includes CEQA, which requires the identification and mitigation of substantial adverse impacts that may affect the significance of eligible historical resources.

California Register of Historical Resources

Created in 1992 and implemented in 1998, the CRHR is, according to PRC Sections 21083.2 and 21084.1, “an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.” Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historical resources surveys or designated by local landmarks programs, may be nominated for inclusion in the CRHR.

According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

- Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- Criterion 2: It is associated with the lives of persons important in our past;
- Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values;
- Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.

California Environmental Quality Act

CEQA requires a lead agency to analyze whether historical resources may be adversely impacted by a proposed project. Under CEQA, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. Answering this question is a two-part process: first, the determination must be made as to whether the proposed project involves historical resources. Second, if historical resources are present, the proposed project must be analyzed for a potential substantial adverse change in the significance of the resource.

According to CEQA Guidelines Section 15064.5, for the purposes of CEQA, historical resources are:

1. A resource listed in, or formally determined eligible for listing in, the California Register of Historical Resources (PRC 5024.1, Title 14 CCR, Section 4850 et seq);
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC;
3. Any building, structure, object, site, or district that the lead agency determines eligible for national, state, or local landmark listing; generally, a resource shall be considered by the lead agency to be historically significant (and therefore a historical resource under CEQA) if the resource meets the criteria for listing on the California Register (as defined in PRC Section 5024.1, Title 14 CCR, Section 4852).

According to CEQA Guidelines Section 15064.5 and PRC Section 5024.1, the fact that a resource is not listed or determined eligible for listing in the California Register or is not included in a local register or survey shall not preclude the lead agency from determining that the resource may be an historical resource. According to CEQA Guidelines Section 15064.5(b), a project with an effect that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment.

SUBSTANTIAL ADVERSE CHANGE TO HISTORICAL RESOURCES

CEQA Guidelines Section 15064.5 specifies that “substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” Material impairment occurs when a project alters in an adverse manner or demolishes “those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion” or eligibility for inclusion in the NRHP, CRHR, or local register. In addition, pursuant to CEQA Guidelines Section 15126.2, the “direct and indirect significant effects of the project on the environment shall be clearly identified and described, giving due consideration to both the short-term and long-term effects.”

CEQA Guidelines Section 15064(d) further defines direct and indirect impacts in the following manner:

1. A direct physical change in the environment is a physical change in the environment which is caused by and immediately related to the project.
2. An indirect physical change in the environment is a physical change in the environment, which is not immediately related to the project, but which is caused indirectly by the project. If a direct physical change in the environment in turn causes another change in the environment, then the other change is an indirect physical change in the environment.
3. An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project.

Local Regulations

City of Gardena General Plan

The historical conservation element of the City of Gardena General Plan, adopted in 2006, includes Land Use (LU) Goal 4, intended to “provide the highest quality of public facilities possible to meet the needs of the City’s residents and businesses and promote the City’s image and cultural heritage.” In support of this goal, eight policies were adopted. Among these, Policy LU 4.5 is to “encourage the preservation of historical and cultural locations and monuments to preserve the heritage of the City.”

The City does not presently have a local historic preservation ordinance with adopted criteria for designation (therefore this evaluation considers only federal and state criteria of significance).

3. FOCUSED HISTORIC CONTEXT AND SETTING

City of Gardena³

The City of Gardena falls within what was once the 43,000-acre Spanish land grant known as Rancho San Pedro. Located in Los Angeles's south bay region, Gardena's path to incorporation began in earnest during the real estate boom of the 1880s. At that time, Spencer Thrope of Ventura reportedly started a settlement near what is now Alondra Boulevard and Figueroa Street, near the intersection of 161st Street. This location was selected for the original townsite because it was believed at the time that, once the much-anticipated Los Angeles and Redondo Railway line (so named as the connecting line between those two cities) was extended south, it would pass along Figueroa Street.

In 1890, when the railroad ultimately extended along nearby Western Avenue instead of Figueroa Street, the original residents of the town were said to have moved the town core to Vermont and 166th Street (which still marks the center of the city).

Another key development in the 1890s that proved decisive for the City's built-environment character was the selection of San Pedro (over Santa Monica) as the site of the official port of the City of Los Angeles. The impact of this designation reverberated through the south bay region in the late 19th and early 20th century. For example, the heightened strategic importance of San Pedro, as the site for the arrival and departure of goods both domestically and internationally, influenced development and settlement patterns through the south bay, since connecting cities and communities became important transit stops and centers as well as prime real estate for industrial and manufacturing plants. (In a reflection of this, the neighboring City of Los Angeles Community Plan Area is named "Harbor Gateway," which includes Normandie Avenue south of the project site.) This expansion in turn helped create vibrant employment centers through south bay communities like Gardena, attracting new residents and the development of housing. The key role of these gateway communities was further heightened with the opening of the Panama Canal in 1914. These shifts in turn influenced the character and patterns of development in Gardena.

In this way, since its earliest years, Gardena has owed its growth and development to its proximity to evolving transportation corridors and lines. Before the advent of the automobile, the most significant advances in this area, in addition to the Los Angeles and Redondo Railroad line, included the 1903 California Pacific Railway line connecting San Pedro and Los Angeles via Gardena, as well as the ubiquitous Pacific Electric Railway Line, or the "Red Cars," which were established through Gardena in 1912.

Through the first quarter of the twentieth century, though, Gardena remained largely agricultural in nature. The town became known as "Berryland," Southern California's berry-growing capital. As the roaring 1920s transformed cities and communities throughout the region, in a rapid influx of new settlers and new construction, Gardena's agricultural character started to shift, as land was increasingly adapted for new development, including new residential, commercial, and institutional expansion.

³ This section draws primarily on histories of the City of Gardena prepared by the City of Gardena (<https://cityofgardena.org/gardena-history/>) and the Los Angeles County Library ("Gardena: Community History." Available at: <http://lacountylibrary.org/garden-local-history/>), among other sources as noted.

Figure 3. Gardena's agricultural origins, as seen in the Strawberry Festival (left) and berry fields at 161st Street, circa 1900



Source: Los Angeles County Library

When the City was incorporated in 1930, Gardena brought together under one jurisdiction the neighboring communities of Moneta and Strawberry Park. At the time, the city largely consisted of an agricultural community with a population of approximately 20,000.

Through the early twentieth century, Gardena became home to a robust Japanese-American community, with a renewed wave of settlement following the World War II internment era. Japanese-Americans and recent Japanese immigrants were “a key part of Gardena’s farm community” during the early years.⁴ The forcible removal of Japanese-Americans from Gardena to relocation camps took place in 1942. By the postwar era, however, the enclave established by Japanese-Americans in Gardena was such that the City became known as the “the ultimate Japanese American suburb” and rivalled other similar cohesive communities, such as Monterey Park’s cohesive Chinese-American community.⁵ According to US Census records, until 2014, Gardena retained the highest concentration of Japanese-Americans in California. The existence of such cohesive, long-time ethnic enclaves reflects a history of past segregation and discrimination, as well as focal points for enduring cultural traditions and diversity.

One nearby example of a Japanese-American business in the vicinity of the project area is the parcel north of the subject property, at 16819 Normandie Avenue, which was home to a Japanese nursery known as Fuji Nursery from 1954 to 1975 and as Maru Miya Stone Lantern-Bonsai Nursery from 1975 to 1995. (There do not appear to be extant traces of the nursery; the parcel is occupied with a recently constructed multi-family residential building.)

Through the twentieth century, restrictive housing practices and discrimination, both official and unofficial, limited the options for members of ethnic groups to live in the areas of their choosing. At the same time, Gardena, as well as other neighboring areas in the south bay, were more open in this respect, with more options for families and residents of color to purchase property and establish a home. As settlement increased, in part due to this relative openness, Gardena became multicultural, with robust African-American, Latino, and Asian-American communities making a home in the City.

⁴ Los Angeles County Library, n.d., “Gardena: Community History.” Available at: <http://lacountylibrary.org/garden-local-history/>.

⁵ Reft, Ryan, 2014, “Redefining Asian America: Japanese Americans, Gardena, and the Making of a Transnational Suburb,” August 22, 2014, KCET. Available at: [http:// https://www.kcet.org/history-society/redefining-asian-america-japanese-americans-gardena-and-the-making-of-a-transnational-suburb](http://https://www.kcet.org/history-society/redefining-asian-america-japanese-americans-gardena-and-the-making-of-a-transnational-suburb).

Figure 4. Japanese-American farm workers in Gardena, in 1912 (left) and 1924 (right)



Source: Los Angeles County Library

Following the era of the railroads, Gardena continued to serve as an important transportation hub and juncture between regional corridors, even with the rise of the automobile. The character of Gardena's growth over the years reflected its location, between the employment and commercial centers of Los Angeles and the shipping and transport centers south, at ports in Long Beach and San Pedro.

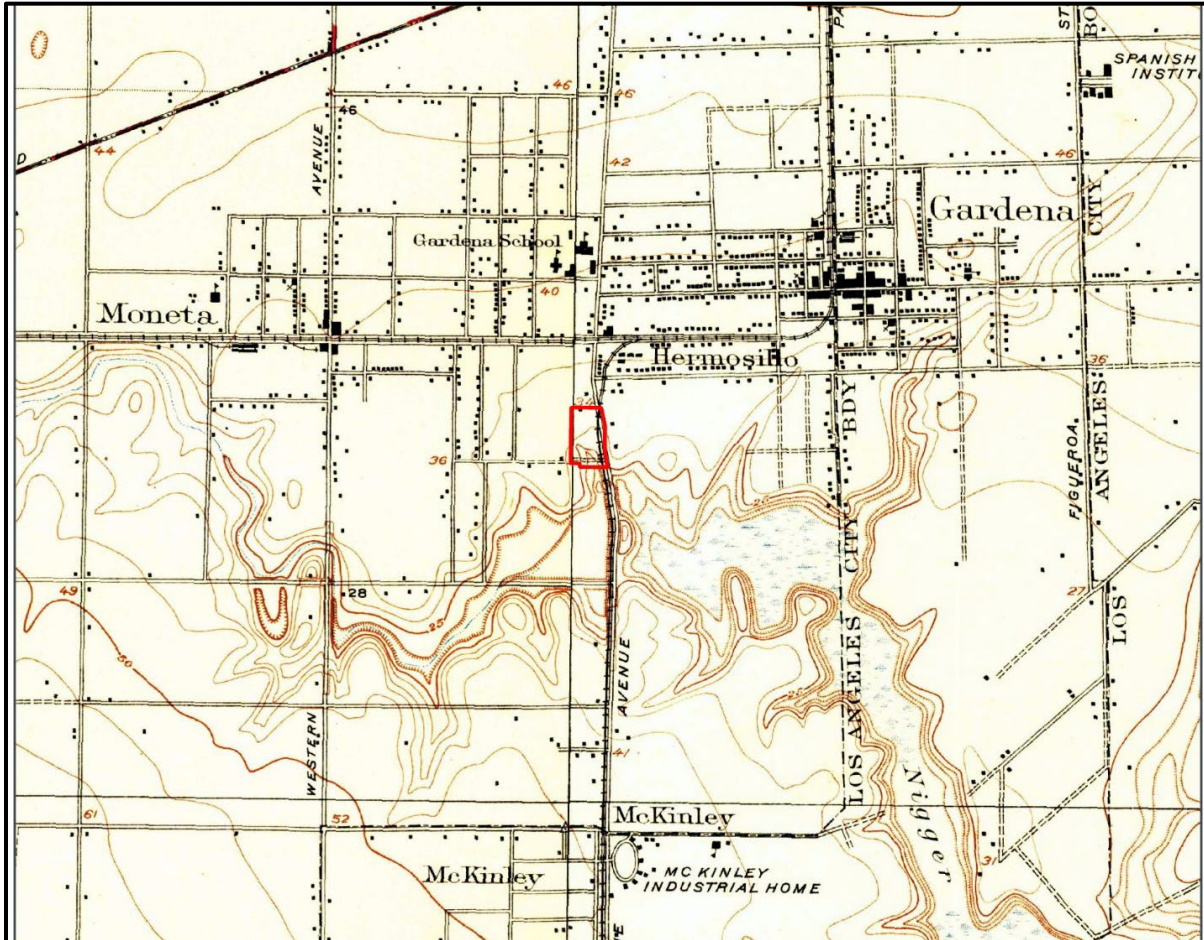
In terms of development trends during World War II and in the postwar period, industrial expansion was particularly pronounced in Gardena, as it was through the south bay, in particular through the inland north-south swath connecting Los Angeles with the ports in San Pedro and Long Beach. During World War II, a range of defense-related industries became the focus for new expansion. Through the postwar years, defense-related industries shifted to peace-time operations, and new companies opened to serve the needs of a growing population. This expansion of manufacturing concerns in Gardena was noted (and celebrated) in the local newspaper, *The Gardena Valley News*, in 1952, which published a 22-article series "introducing Gardena industries" that were "bringing payrolls and prosperity to the community."⁶

In the years following World War II, Southern Californian cities experienced a dramatic construction and population boom on par with that of the roaring 1920s. Gardena was no exception in this regard. The City's population more than doubled in just one decade, between 1940 and 1950, from approximately 5,900 to 14,400. From 1950 to 1960, the population expanded at a similar pace, up to nearly 36,000 by decade's end. As construction and new settlement accelerated, the city's remaining agricultural lands continued to make way for new tracts, housing, commercial centers, and other development. Historical aerial photographs (shown in the next section) illustrate this change in and around the project area. By the end of the war, large swaths of the City were still occupied by agricultural fields and open land. The 1950s and 1960s in particular brought widespread expansion of new construction, in particular through those areas of the City further from the original townsite.

The City's proximity to early railway and street-car lines, then its location at the juncture between the Artesia, Harbor, and San Diego freeways to the south, east, and west, respectively, made Gardena an attractive location for postwar industrial, manufacturing, and commercial development as well as residential settlement. In fact, this location between major thoroughfares has earned Gardena the nickname "Freeway City." Freeway construction in the postwar period also helped catalyze expansion of industrial concerns in the city, in a trend that was heralded as a boon for the local economy and workforce.

⁶ "Introducing Gardena Industries: Canning Plant Locates Here," 14 August 1952, *The Gardena Valley News*. Available at: <http://www.newspapers.com>.

Figure 5. Gardena and environs as of 1924, with project site enclosed in red; Normandie Avenue served as an important north-south corridor, as the location of the Pacific Electric line



Source: Environmental Data Resources, Inc., 2023

Figure 6. Aerial views of downtown Gardena, as of 1968, looking southwest (left) and west (right); images illustrate the level of build-out of the City in the 1950s and 1960s



Source: Los Angeles County Library

Construction Chronology of Project Site

Until the 1950s, most of the proposed project site, which is southwest of the City's original townsite, remained largely undeveloped. Even so, early advances in transportation close to the project site had a notable influence in its ultimate development and character. The 1890s establishment of the Southern Pacific Railroad to the north of the project site, for example, spurred residential, commercial, and manufacturing expansion in the City as well as near the project site. In addition, when Henry Huntington's famous Pacific Electric Railway, also known as the Red Car system, arrived in Gardena in 1912, the line traversed Normandie Avenue, which helped spur residential and commercial development.

As these shifts started to shape the built environment of the project area, in the opening decades of the twentieth century, the areas around the project site were subdivided and developed into blocks with residential buildings. The project site itself was primarily devoted to manufacturing/industrial uses, with some residential development in the pre-World War II era. Surrounding blocks consisted largely of residential neighborhoods with some commercial properties such as garages and theaters, as well as some institutional development.

The post-World War II boom in construction and settlement brought the most significant, rapid changes to the project site. Three of the six subject property in the project area were constructed in the 1950s, at a time when Gardena was expanding (and actively promoting) its industrial and manufacturing base. Advances in transportation, including the shift from rail to auto travel and transport, further catalyzed this shift to industrial expansion in and near the project site, which runs parallel to the Harbor Freeway, connecting Los Angeles with the port cities of Long Beach and San Pedro.

By 1960, the project site had been developed with office and industrial buildings. By 1971, all but two of the buildings currently occupying the project site were present, with one previous building having been demolished and removed. Further warehouse construction occurred in the mid- to late twentieth century, and by the end of the twentieth century the entire area was either developed or paved over.

As shown in Figure 7, the earliest extant buildings on the project site occupy the center parcels. Building #4, constructed in 1952 as a canning plant/food manufacturer at 16907 South Normandie Avenue, is the earliest extant property in the project site. This canning plant grew quickly and expanded in 1953 with the construction of Building #5, at 16911 South Normandie Avenue. The parcel to the north was soon developed in 1957, with the construction of Building #3 at 16835 South Normandie Avenue, for use as a general contracting company.

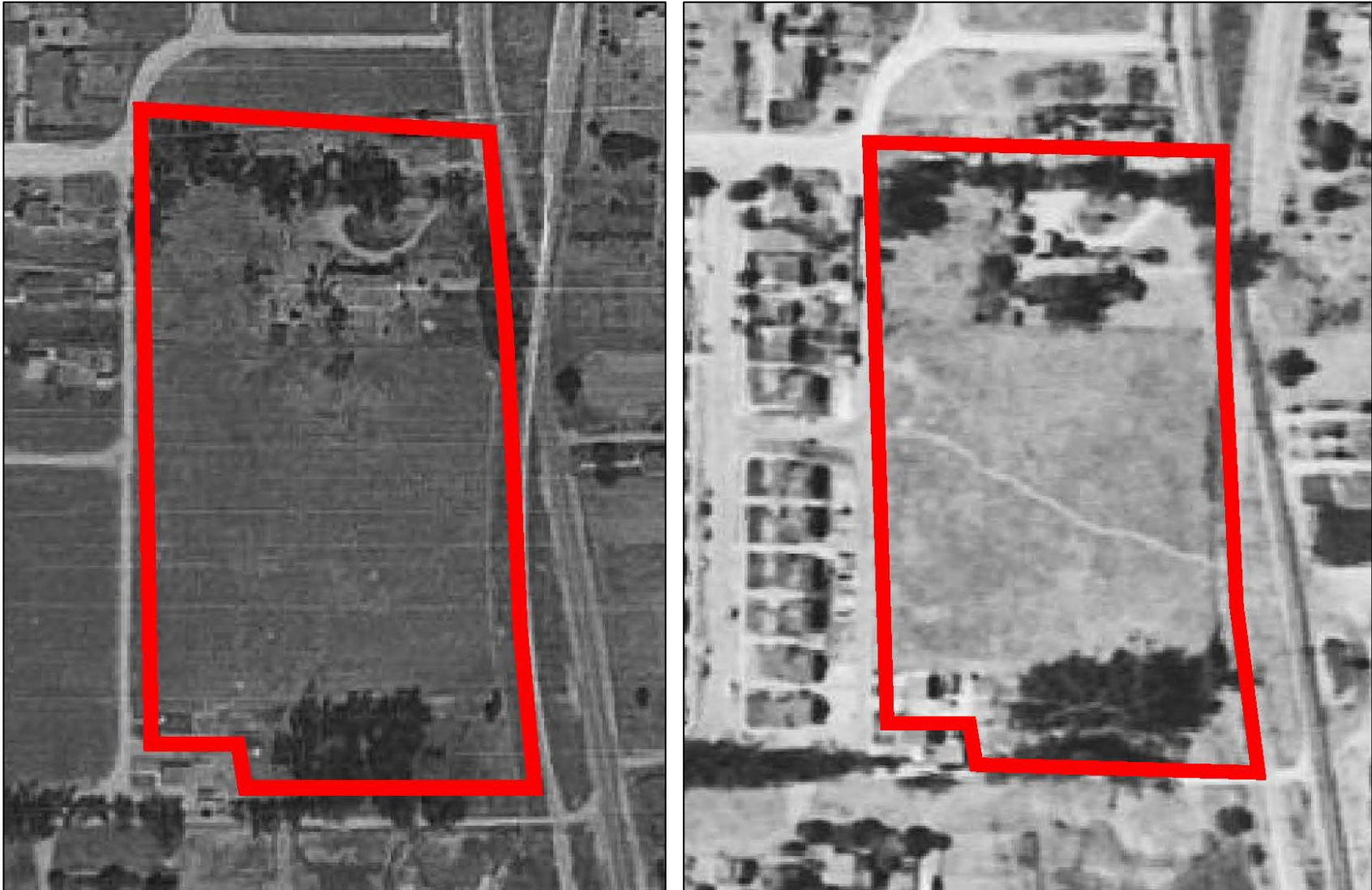
The next additions in the project site were Buildings #2 and #6, in the north and south portions of the project site in 1963 and 1967, respectively. Building #1, the warehouse at the north of the project site, was added in 1976. Additional changes and additions over the years have taken place, as well, with new construction as well as removal of ancillary buildings and structures.

Following Figure 7 below, a series of historic aerial photographs provide a visual overview of the construction chronology of the project site.

Figure 7. Project site and subject properties, development chronology



Figure 8. Project site, as of 1938 (left) and 1947 (right), still largely undeveloped, with some adjacent residential areas by the postwar era



Source: *Environmental Data Resources, Inc., 2023*

Figure 9. Project site, as of 1952 (left), with earliest of the extant buildings in center parcel, and 1963 (right), with new buildings on the project site to the north and south



Source: Environmental Data Resources, Inc., 2023

Figure 10. Project site, as of 1972 (left), and 1979 (right), with all six subject properties extant



Source: Environmental Data Resources, Inc., 2023

Figure 11. Project site, as of 1981 (left) and 1994 (right), showing further additions and changes on the site



Source: Environmental Data Resources, Inc., 2023

4. ARCHITECTURAL DESCRIPTIONS AND OWNERSHIP HISTORY

This section provides architectural descriptions and building/ownership histories for the six subject properties in the project site. The six properties occupy three assessor's parcels, 6106-030-011, 6106-030-015, and 6106-030-017. For ease of review, this section describes the subject properties according to APN, from north to south. Figure 7, in the section above, shows the corresponding building numbers, locations, addresses, and construction dates for each property. All photos, unless noted otherwise, were taken by SWCA in 2023.

16829 South Normandie Avenue | APN 6106-030-011 (Includes 16831 South Normandie Avenue)

Building #1

Located at the northern edge of the project site, Building #1 is associated with the addresses 16829 and 16831 South Normandie Avenue. Rectangular in plan, the building is a large-scale warehouse with limited ornamentation and wall openings. High, vehicle-sized roll-up doors on the south and west elevations, along with the utilitarian, program-driven design of the building, reflect its industrial and manufacturing use. The building is capped with a flat roof with no roof eaves.

Resting on a concrete foundation, the building is made of concrete-block construction. Encircling the building is a series of simple, full-height pilasters. The principal elevation, which is located on the south, displays nine pilasters, the shorter side elevations, on the east and west, have two.

The east elevation has pedestrian access, provided by a single metal door, flanked by square windows with slender surrounds. The entrance porch includes a concrete ramp and a pent roof sheltering the door. As on the east elevation, the west elevation displays concrete-block construction accented with a progression of pilasters. The central bay contains a metal roll-up garage door, and the adjacent bay to the north contains a secondary entrance consisting of a metal door. Two pairs of narrow, rectangular, recessed windows are located on the second story. (Because of their height, the window material was not visible.)

The north elevation, which faces West 169th Street, does not have window or door openings. The building is in fair repair and exhibits few visible alterations.

Building #2

Located at the northeast corner of the project site, Building #2 is associated with the address 16829 and 16831 South Normandie Avenue. Fronting Normandie Avenue and 169th Street, the one-story building is set on a concrete foundation and has a rectangular footprint. The building is capped with a flat roof with varying eaves depending on the elevation. The north elevation displays no roof eaves, the east elevation has moderately overhanging, closed eaves, and the south elevation has broadly overhanging eaves with exposed rafter tails.

A narrow roof extension on the west side of the building connects to Building #1 to create a short, covered walkway. Located on the south elevation, the primary entrance appears to be a solid wood or metal door. A similar door is located on the west elevation facing Building #1. A decorative stone-clad wall is located at the northeast corner of the building, and a short, concrete walkway extends from the east elevation to the sidewalk. It appears that a door opening was enclosed at this location. Fenestration consists of vinyl-sash picture and sliding windows. The building is in fair repair.

The following sections provide a photographic overview of Buildings #1 and #2.

Figure 12. Building 1 (16829 South Normandie Avenue, APN 6106-030-011), south and east elevations, view northwest



Figure 13. Building 1 (16829 South Normandie Ave., APN 6106-030-011), south and west elevations, view northeast



Source: Google, 2023

Figure 14. Building 1 (16829 South Normandie Ave., APN 6106-030-011), north elevation, view southwest



Figure 15. Building 1 (16829 South Normandie Ave., APN 6106-030-011), west elevation, view southeast



Figure 16. Building 2 (16829-16831 South Normandie Ave., APN 6106-030-011), south and east elevations, view northwest



Figure 17. Building 2 (16829-16831 South Normandie Ave., APN 6106-030-011), east elevation, view southwest



Figure 18. Building 2 (16829-16831 South Normandie Ave., APN 6106-030-011), north elevation, view southeast



Figure 19. Building 2 (16829-16831 South Normandie Ave., APN 6106-030-011), west elevation, view southeast



Construction and Ownership History

The earliest building on this parcel, Building #2, was constructed in 1963; Building #1 was constructed in 1976. Available building permits show few documented changes to either building. The most substantial among them was a remodel, and replacement of eight windows, in 2016; in 2018, re-roofing took place of one or both of the buildings (which are addressed in one set of building permits, as seen below).

Similarly, in terms of occupants, available sources show a unified data set for Buildings #1 and #2, which are connected via a covered walkway on the west elevation of Building #2.

The earliest occupant of 16829/16831 South Normandie Avenue listed in available city directories was Bjerke-Nicholson Construction Company, a California-based company founded in 1955. Projects carried out by Bjerke-Nicholson Construction Company included the expansion of the Manhattan Beach Community Church (at 303 S. Peck Avenue) and of the Newport Harbor Lutheran Church in Newport Beach in 1960 and 1961, respectively. Bjerke-Nicholson Construction Company occupied the building until at least 1970. Research did not reveal further information on any of these companies and businesses.

One of the longest known occupants of this building, according to available records, was the Owen Machine Company. Established in 1972 by owner Frank W. Owen, this machine company operated at the location from 1977 until 1990. In subsequent years, the building hosted several companies, including the YMD Moving Company (as of 1990), Olympic Van Lines (as of 1990), Avenue Auto Body (as of 1995), and KS Custom Cabinets (as of 2001). Research did not reveal further information on any of these companies and businesses.

Below, Table 1 shows the occupancy history based on available city directory records, and Table 2 provides an overview of available building permits on file with the City of Gardena for the property.

Table 1. Occupancy History, 16829 and 16831 South Normandie Avenue

Approximate Dates of Occupancy	Occupant Name	Source
1964 - 1970	Bjerke-Nicholson Construction Company (16831)	Pacific Telephone
1977 – 1990	Owen Machine Company (16831)	Pacific Bell
1990	YMD Moving Company (16831)	Pacific Bell
1990	Olympic Van Lines	Pacific Bell
1995	Avenue Auto Body	Pacific Bell
2001	KS Custom Cabinets	Haines & Company, Inc.

Table 2. Building permits on file with the City of Gardena for 16829 South Normandie Avenue

Date	Permit Number	Owner	Architect/Engineer	Contractor	Value	Description
5/10/2016	50016-0510	Coyne Development Corporation	Burns Cole Property Two LLC	Coyne Development Corporation	\$75,000	Office tenant improvement – one restroom, reconfigure walls (associated with plumbing, electrical and mechanical permits 60016-0178, 70016-0282, 70016-0322, 80016-0151 and 80016-0168)
5/25/2016	50016-0589	Coyne Development Corporation	Burns Cole Property Two LLC	Coyne Development Corporation	\$3,500	Change out eight existing windows
2/7/2018	50018-0124	Burns Cole Property Two LLC	N/A	America's Best Roofing Company	\$7,000	T/O reroof (13 sqs), install a new double torch roof and cool roof coating

16835 South Normandie Avenue | APN 6106-030-015 (Includes 16837 and 16839 South Normandie Avenue)

Building #3

Located near the northeastern end of the project site, Building #3 is associated with the addresses 16835, 16837, and 16839 South Normandie Avenue.

Fronting Normandie Avenue, the one-story, masonry building is set on a concrete foundation and has a rectangular footprint that is divided into three volumes; each is capped by a slightly domed roof, and the perimeter of the building is edged with a small parapet. The east façade is clad with brick and consists of three identical storefronts, each separated by a concrete block pilaster. Each storefront includes a centered door flanked by recessed, vinyl-frame storefront windows covered with security grilles. Black awnings are mounted on the façade to shelter the doors and windows.

The north and south elevations appear to be painted concrete block; these elevations do not have fenestration. Painted signage reading “Miracle Water” is painted on the south elevation. The west elevation displays three bays with what appear to be garage doors with inset pedestrian doors. A shallow, paved parking lot on the east side of the building exits to Normandie Avenue.

The building is in good repair and exhibits few visible alterations.

The following section provides a photographic overview of Building #3.

Figure 20. Building 3 (16835-16839 South Normandie Ave., APN 6106-030-015), east elevation, view northwest



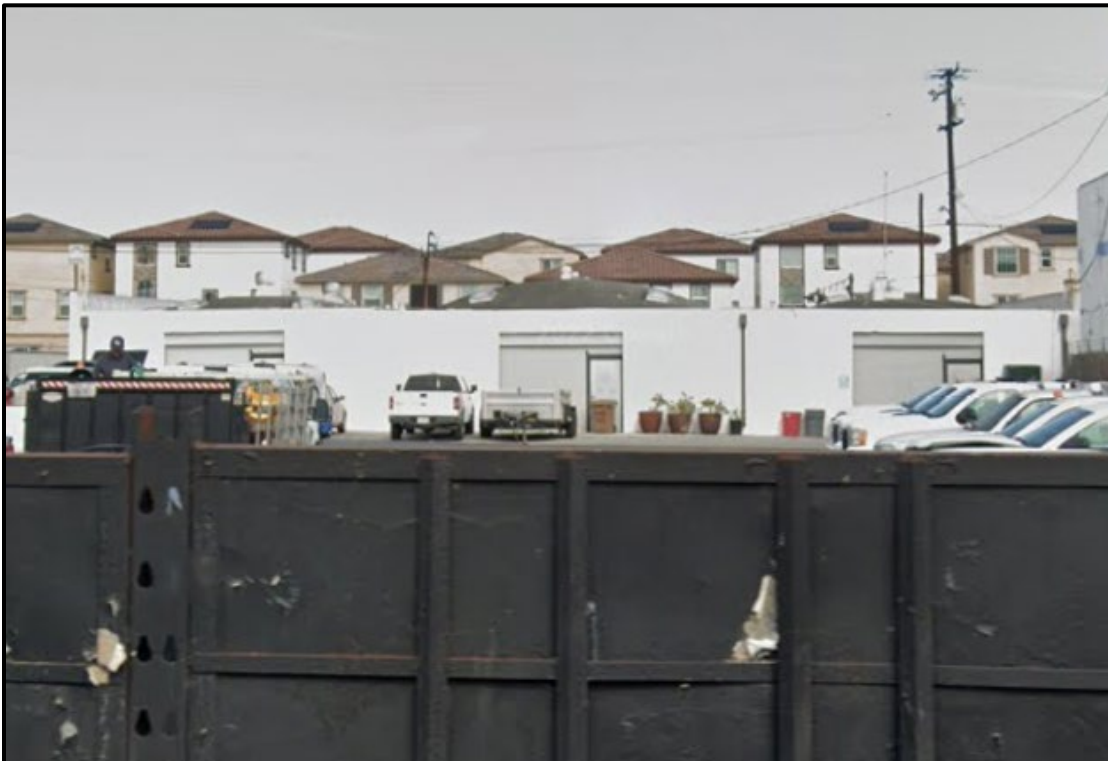
Figure 21. Building 3 (16835-16839 South Normandie Ave., APN 6106-030-015), north elevation, view southwest



Figure 22. Building 3 (16835-16839 South Normandie Ave., APN 6106-030-015), south elevation, view northwest



Figure 23. Building 3 (16835-16839 South Normandie Ave., APN 6106-030-015), west elevation, view east



Source: Google, 2023

Construction and Ownership History

While this parcel encompasses three addresses—moving north to south, 16835, 16837, and 16839 South Normandie Avenue—the single building that occupies the parcel was constructed in 1956/1957 for an estimated cost of nearly \$13,000.

Available building permits show few documented changes to the building since its construction. Alterations have included re-roofing in 1991, interior remodels/changes in 1977, 1983, and in 2015, and the addition of fencing and signage on several occasions over the years.

In terms of occupancy, for 16835 South Normandie Avenue, prior to construction of the extant building on the site, the parcel was improved with a residence owned by Roy R. Jackson, treasurer of Harris & Frank, a men's clothing company based in Los Angeles. Jackson worked at Harris & Frank for 30 years, beginning in 1925. He passed away in 1955, and the residence was demolished a year later in 1956.

Following construction of the subject property, the first listed occupant, in 1958, was Prescon Corporation, a general contracting company. From the 1960s through the 1970s, a variety of other companies are listed at the address, including Fuji Cabinet Works (1964), Riviera Catering (1970), and Gardena Catering (1975 to 1976). The longest occupant reflected in city directory records was Miracle Water Company of Southern California, which occupied the address from 1980 to 1995. In addition, South Bay Miracle Plumbing and Servisoft Water Refiners were listed in the building in 1985 and 1985-1995, respectively. B&M Silkscreening was an occupant as of 1990. Research did not reveal further information on any of these companies and businesses.

For 16837 South Normandie Avenue, occupants have included the Silagy Plastering Company (as of 1960), Wright Brothers Manufacturing (as of 1964), Tans Manufacturing (as of 1985), and Robot Machinery Corporation (as of 1990.) Research did not reveal further information on any of these companies and businesses.

For 16839 South Normandie Avenue, occupants have included Pied Pipers Manufacturers (as of 1975), AV Pallets (from 1985 to 2001), and Luis Upholstery (as of 1995). Research did not reveal further information on any of these companies and businesses.

Below, Table 3 shows the occupancy history based on available city directory records, and Table 4 provides an overview of available building permits on file with the City of Gardena for the property.

Table 3. Occupancy History, 16835, 16837, and 16839 Normandie Avenue

Approximate Dates of Occupancy	Occupant Name	Source
1958	Prescon Corporation (16835)	Pacific Telephone
1964	Fuji Cabinet Works (16835)	Pacific Telephone
1970	Riviera Catering (16835)	Pacific Telephone
1975-1976	Gardena Catering (16835)	Pacific Telephone
1980-1995	Miracle Water Company of Southern California (16835)	Pacific Telephone; Pacific Bell
1985	South Bay Miracle Plumbing (16835)	Pacific Bell

*Historical Resources Assessment for the Proposed Development at 16911 South Normandie Avenue,
City of Gardena, Los Angeles County, California*

Approximate Dates of Occupancy	Occupant Name	Source
1985-1995	Servisoft Water Refiners (16835)	Pacific Bell
1990	B & M Silkscreening (16835)	Pacific Telephone
1960	Silagy Plastering Company (16837)	Pacific Telephone
1964	Wright Brothers Manufacturing (16837)	Pacific Telephone
1985	Tans Manufacturing (16837)	Pacific Bell
1990	Robot Machinery Corporation (16837)	Pacific Bell
1975	Pied Pipers Manufacturers (16839)	Pacific Telephone
1985 - 2001	A V Pallets (16839)	Pacific Bell, Haines & Company, Inc.
1995	Luis Upholstery (16839)	Pacific Bell

Table 4. Building permits on file with the City of Gardena for 16835 South Normandie Avenue

Date	Permit Number	Owner	Architect/Engineer	Contractor	Value	Description
11/19/1956	B1451	W. Rowan (illegible)	N/A	Same	0	Dwelling demolished
11/20/1956	B1446	W. Rowan (illegible)	C.H. Clappe ((illegible; possibly Claffe)	Owner	\$12,450	Commercial building, 3,000 sq. ft.
12/11/1968	B14192	Connie Church	N/A	Angelus Fence Co.	\$206	6' chain link with 3 strands of barb wire
8/8/1977	B021916	Adolf Ahl	N/A	Jose Guevarra	\$6,000	Interior partition for office uses
11/22/1978	B23261	Omnithruster, Inc.	N/A	H.G. Reed Constr.	\$3,000	Mobile unit for office, temporary (16835 ½ Normandie)
1/31/1983	B26976	Michael Ahl	N/A	Owner	\$1,000	Add walls for storage
10/5/1984	C-00282	Unknown	N/A	Lamb Signs	\$1,000	Single faced wall sign – illuminated
1/28/1991	3832	Ahl	N/A	Owner	\$3,000	Iron fence 102 x 7
4/15/1991	4012	Yong Ki Kang	N/A	Brother Construction Roofing	\$10,000	Commercial – tear off, reroofing with built up =, 100 sq.
7/15/2015	50015-0657	Coyne Development Corporation (applicant)	Ahl, Michael M. TR	Coyne Development Corporation	\$1,500	Remove interior non-bearing walls in lobby and hallway. Add coffee bar cabinet.
12/9/2015	50015-1261	Coyne Development Corporation (applicant)	Burns Cole Property Two, LLC	Coyne Development Corporation	\$17,000	Repair/replace existing driveline. Replacing V channel in prior location to prior standards. Replace back concrete apron at rear of building.

16911 South Normandie Avenue | APN 6106-030-017 (Includes 16907 South Normandie Avenue)

Building #4

Located near the center of the project site, Building #4 is associated with the address 16907 South Normandie Avenue.

Building #4, which is the oldest building on the project site, consists of the original L-shaped portion of the 1952 building (roughly the western half) and a large addition comprising the eastern half. A small addition was also built perpendicular to the building at its southwest corner. In its entirety, Building #4 extends from Normandie Avenue to Brighton Way. Both the original portion of the building and the addition have varied roof heights. Set on a concrete foundation, the building is capped with a flat roof, areas of which have a parapet wall. The building's exterior appears to be concrete or stucco.

Facing Brighton Way, the building's west elevation displays a louvered window covered by a security grille, and a similarly sized window opening that has been enclosed. The north elevation displays mechanical equipment and conduits mounted on the concrete or stucco walls; no fenestration was observed on this elevation. The small addition projecting from the southwest corner of the building is slightly taller and displays no fenestration on its west elevation. Its south elevation displays a single door and what appears to be a former window opening that has been enclosed.

The east elevation consists of a large addition with a solid metal door accessed via a set of concrete steps lined with a metal pole railing. The addition's south elevation was largely obscured by semi-trailer trucks, but appears to contain a secondary entrance and several loading docks. At the southeast corner of the addition, there is a smaller building element that has a lower roof height and displays large, two-light windows sheltered by fabric awnings, and a single door.

The building exterior appears to be in fair repair and exhibits various additions and alterations; however, the project applicant reports that the building contains approximately 9,324 square feet of industrial floor area that is in poor condition and is not occupiable or currently being used, due to roof and structural support issues.

Building #5

Located near the center of the project site, Building #5 is associated with the address 16911 South Normandie Avenue.

The building is set on a concrete foundation and has a generally rectangular footprint. It is composed of a large domed volume, and one-story sections along the south side of the building, which are capped with flat and shed roofs. On Building #5, the exterior walls include portions constructed with concrete block, and portions sheathed with stucco and corrugated metal panels. The east façade includes a large expanse of wall with no fenestration, and an area at the southeast corner that is framed to define the primary entrance, which consists of commercial metal-frame double doors with full-length glazing. Adjacent to the north of the entrance is a large area of glass block. Fenestration could not be clearly seen from the public right-of-way, but there appears to be a second window near the north end of the façade.

The west elevation does not have fenestration but displays small signs mounted on the upper wall. The south elevation was obscured by materials stored on the site, but primarily encompasses the one-story, flat- and shed-roofed portions of the building and includes mechanical equipment and metal pole railings. The north elevation does not appear to contain windows but has a pedestrian entrance and a larger garage door sheltered by a pent roof.

The building is in fair repair.

Building #6

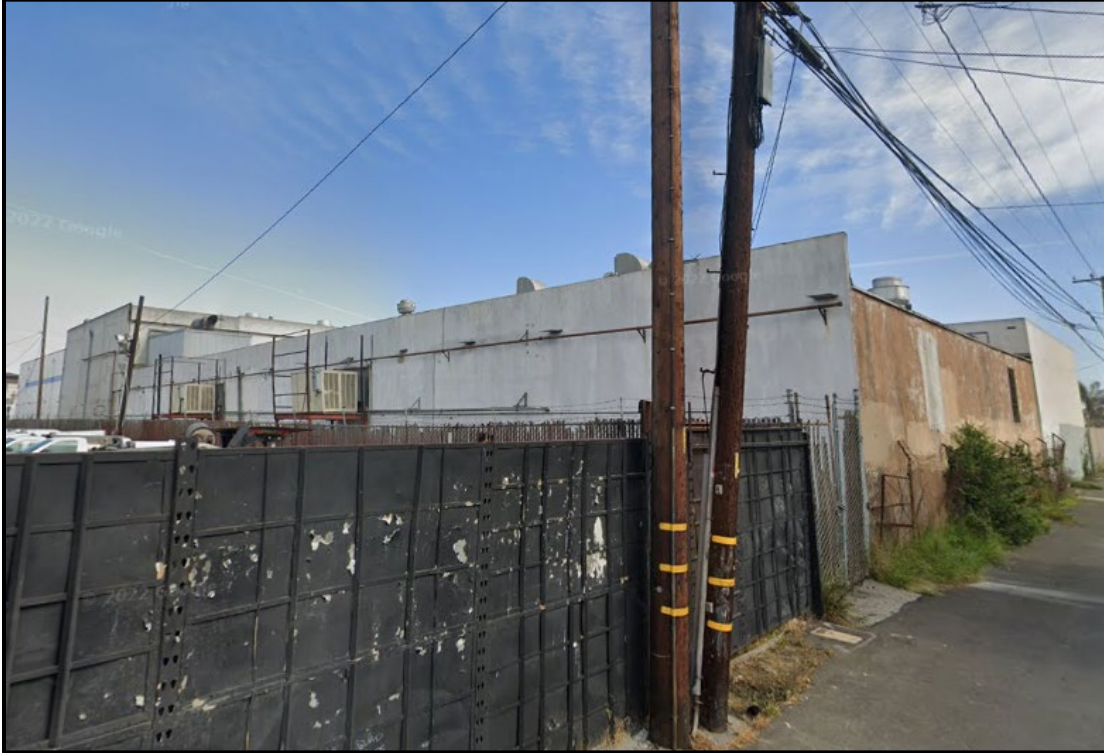
Located at the southern edge of the project site, Building #6 is associated with the address 16911 South Normandie Avenue.

Building #6 is a large warehouse with an irregular footprint – its eastern elevation is slanted to parallel Normandie Avenue. The building is capped by a flat roof, and its exterior appears to be concrete or stucco. A one-story element is located at the northeast corner of the building – it is capped by a flat roof supported by rods attached to the main warehouse, and is clad with corrugated metal siding. The east elevation displays three evenly spaced corrugated metal roll-up doors. Although largely obscured from view by parked semi-trailer trucks, the north elevation appears to include several loading bays with large roll-up doors, at least one of which is sheltered by a flat roof canopy. The south and west elevations do not display any fenestration.

The building is in good repair and exhibits few visible alterations.

The following sections provide a photographic overview of Buildings #4, #5 and #6.

Figure 24. Building 4 (16907 South Normandie Ave., APN 6106-030-017), north and west elevations, view southeast



Source: Google, 2023

Figure 25. Building 4 (16907 South Normandie Ave., APN 6106-030-017), west elevation, view southeast



Figure 26. Building 4 (16907 South Normandie Ave., APN 6106-030-017), partial view of south elevation, view northeast



Figure 27. Building 4 eastern addition (16907 South Normandie Ave., APN 6106-030-017), partial view of east elevation, view southwest



Figure 28. Building 4 eastern addition (16907 South Normandie Ave., APN 6106-030-017), partial view of east elevation, view southwest



Figure 29. Building 4 eastern addition (16907 South Normandie Ave., APN 6106-030-017), partial view of north elevation, view southwest



Figure 30. Building 4 eastern addition (16907 South Normandie Ave., APN 6106-030-017), south elevation, view northwest



Figure 31. Building 5 (16911 South Normandie Ave., APN 6106-030-017), east elevation, view northwest



Figure 32. Building 5 (16911 South Normandie Ave., APN 6106-030-017), west elevation, view southeast



Figure 33. Building 5 (16911 South Normandie Ave., APN 6106-030-017), partial view of south elevation, view northeast



Figure 34. Building 5 (16911 South Normandie Ave., APN 6106-030-017), partial north and west elevations, view southeast



Source: Google

Figure 35. Building 6 (16911 South Normandie Ave., APN 6106-030-017), north and east elevations, view southwest



Figure 36. Building 6 (16911 South Normandie Ave., APN 6106-030-017), east elevation, view southwest



Figure 37. Building 6 (16911 South Normandie Ave., APN 6106-030-017), west elevation, view southeast



Figure 38. Building 6 (16911 South Normandie Ave., APN 6106-030-017), south elevation, view northwest



Figure 39. Railroad tracks on Normandie Avenue, with spur line entering the subject parcel, view north



Construction and Ownership History

The earliest buildings on this parcel—and within the project area—are Buildings #4 and #5, constructed in 1952 and 1953, respectively. The property was expanded in 1967 with the construction of Building #6. In addition, over the years, building permits and available sources show that several other ancillary structures and buildings were added, with some demolished in subsequent years. This evaluation considers the parcel's three extant of-age properties.

Since the construction of Buildings #4, #5, and #6, a number of alterations and repairs have taken place. For purposes of building permit records with the City of Gardena, two sets of records are available, with a separate set for 16907 and for 16911 South Normandie Avenue; however, the separate records for 16907 South Normandie Avenue stop in 1959, only to restart in 2019, while numerous building permits are recorded for 16911 South Normandie Avenue. Because of the lack of clarity in terms of which building permits pertain to which buildings, this section provides an overview of the most significant among the documented alterations to the buildings of the parcel.

Moving from north to south, for 16907 South Normandie Avenue, most documented alterations took place in the 1950s, when the complex served as a canning plant. Alterations were minimal and included the addition of a platform in the interior (in 1957), the addition of three windows and one door (1959), and the addition of a boiler shelter with a corrugated aluminum roof (1959). The largest-scale alteration took place 60 years later, in 2019, with major structural repairs to multiple buildings on the parcel; these upgrades included repairs to four bow-trusses and replacement of exterior walls, damaged columns, and roof framing. These upgrades were estimated to cost \$450,000.

Building permits for 16911 South Normandie Avenue, which includes Buildings #5 and #6, show the most significant alterations taking place in the 1960s (with a \$30,000 remodel in 1967 and an unspecified alteration costing \$11,000 in 1968) and early 1970s (with a subsequent remodel involving interior walls and ceiling costing \$25,000). In the mid-1970s, an additional major interior remodel took place, including construction of a new steel platform and of a restroom and laboratory.

In the 1980s, the most significant change to the parcel was the addition of a new, 20,825-square-foot building; the new building, which cost an estimated \$194,000, was constructed in 1986 (because it is not 45 years of age, it was not evaluated in this report). Additional changes in the 1980s included addition of interior walls (1985), a limited demolition of an unspecified area of one of the buildings (1986), and interior alterations, costing \$160,000, involving partition walls and a T-bar ceiling frame (1988).

Available city directories appear to group all three buildings of the parcel together in one combined data set. Therefore, this occupancy section deals with the complex overall rather than as separate buildings.

In terms of occupancy, the earliest listed occupant of the property was the Pacific Preserving Company, which included an expansive canning plant and multiple ventures and product lines. As of 1954, for example, one of the lines operating at the property was Campagnola Food Products, Inc., a company that was founded in 1939. Owned by Harold Fische of Beverly Hills, Campagnola Food Products was a packing plant for tomato paste. However, in August 1954, a fire destroyed the plant, and the Campagnola branch of the Pacific Preserving Company does not appear to have re-opened at the site.

From 1952 until circa 1966, the operations of Pacific Preserving Company on the site also included the Pure Foods Corporation. Operated by company president Joseph Fische (and son of Harold Fische, who continued to serve as company secretary), Pure Foods Corporation manufactured a variety of canned fruit juices, fruits, and baby foods.

In August 14, 1952, Pure Foods Corporation was profiled in *The Gardena Valley News*; the article was the 22nd installment in a series on industrial growth in Gardena, which was celebrated for bringing new

jobs and prosperity to the City in the postwar period.⁷ In the article, the elder Mr. Fische described the decision to relocate their food manufacturing concern from Los Angeles to Gardena in 1952: ““We had been at our former location about 19 years, but because of business expansion, the nearness of a railroad line, the availability to the harbor, the very abundant labor market, and the need for more room, we decided to locate here in Gardena,” stated Harold Fische, 57, secretary of the firm and father of Joseph Fische, 26, the corporation’s president.”

The company contracted directly with growers and grower associations from Central and Southern California. Primary products included canned pears, apples, apricots, peaches, plums, and tomatoes, with produce arriving from farming communities throughout California, including Fresno, Yucaipa, Hemet, Santa Clara, and Riverside. The label was known as “Pure Foods” and “Golden Flow” – distributed throughout Southern California as well as Puerto Rico, Hawaii, Cuba, Panama, Mexico, and Venezuela.

As of 1952, the Fisches employed 18 staff members at this location, with plans to expand in 1953 to over 50 employees. In addition, the railroad spur line that is extant on the property was planned and constructed by the Fisches in the 1950s, to receive and ship goods directly to growers and distributors.

Harold and Joseph Fische lived in Beverly Hills; elder Mr. Fische was a native of New York and a veteran of World War I. His son Joseph served in World War II in the Pacific theater with the paratroopers, as a first sergeant; he was a licensed stream engineer. Research did not reveal further information on the Fisches or their overall professional contributions or careers.

From circa 1967 to 1970, an unspecified portion of the manufacturing space on the property was leased to DCA Food Industries, a large-scale food processor and manufacturer, with various divisions and a New York-based headquarters.⁸ As of 1960, the DCA Food Industries president was David Levitt; the company was previously known as the Doughnut Corporation of America.⁹ Research did not reveal further information on Mr. Levitt or DCA Food Industries.

From circa 1972 to 2012, the principal occupant of the manufacturer complex at 16907 and 16911 South Normandie Avenue was Carlin Foods Corporation (also listed in records as Richardson & Holland, a subsidiary of Carlin Foods). Founded in 1983, Carlin Foods is a national supplier of specialty ingredients serving the dairy, baking, and food service industries. Research did not reveal further information on Carlin Foods or its subsidiary Richardson & Holland.

Other recent occupants of the property include the Degussa Flavor and Fruit System (as of 2005), which is a specialty-chemical manufacturer based in Germany. Products developed by Degussa Flavor and Fruit System at the site included lipase enzyme and cheese coagulant product lines. In addition, from 2006 to 2014, Sweet Ovations, a subsidiary of the German company Zentis, occupied at least a portion of the site for its manufacturing operations. The US company Sweet Ovations was acquired by Zentis in 2012. Research did not reveal further information on any of these companies and businesses.

Table 5 provides an overview of the ownership history for each property; Table 6 and Table 7 provide an overview of available building permits.

⁷ “Introducing Gardena Industries: Canning Plant Locates Here,” 14 August 1952, *The Gardena Valley News*. Available at: <http://newspapers.com>. Accessed May 2023.

⁸ “DCA Division Fills Post,” 28 August 1964, *New York Times*. Available at: <http://www.nytimes.com>. Accessed May 2023.

⁹ Pope, Leroy, “Yank Sees Red Economy Spurt Ahead,” 25 August 1960, *The Modesto Bee*. Available at: <http://newspapers.com>. Accessed May 2023.

Table 5. Occupancy History, 16911 and 16907 Normandie Avenue

Approximate Dates of Occupancy	Occupant Name	Source
1954	Campagnola Food Products, Inc.	R.L. Polk & Company
1957 - 1960	Pure Foods Corporation (Pacific Preserving Company)	Pacific Telephone
1957 - 1964	PAC Preserving Company	Pacific Telephone
1964	E W Products Company	Pacific Telephone
1970	Pacific Preserving Division of DCA Food Industries, Inc.	Pacific Telephone
1970	DCA Food Industries, Inc.	Pacific Telephone
1970	Bakers & Confectioners Division of DCA Food Industries, Inc.	Pacific Telephone
1975 - 1986	Richardson & Holland Division (manufacturer), Carlin Foods Corporation.	Pacific Telephone; Pacific Bell
1986 - 2012	Carlin Foods Corporation	Pacific Bell; Cole Information
2005	Degussa Flavor and Fruit System German specialty chemical "giant" – International provider of "value-added ingredient systems" (lipase enzyme and cheese coagulant product lines, for example)	Cole Information
2006 - 2014	(Zentis) Sweet Ovations	Cole Information

Table 6. Building permits on file with the City of Gardena for 16907 South Normandie Avenue

Date	Permit Number	Owner	Architect/Engineer	Contractor	Value	Description
4/17/1957	B2399	Pacific Preserving Co.	N/A	Owner	\$1,548	Addition, slab and roof
4/29/1957	B2470	Pacific Preserving Co.	D.J. Jephcott	Pacific Preserving Co.	\$5,400	Platform in interior of building
6/29/1959	B5542	Pacific Preserving Co.	N/A	Owner	\$400	Add three windows and one door to existing building
8/27/1959	B5802	Pacific Preserving Co.	N/A	Same	\$600	Boiler shelter, corrugated aluminum flat roof
3/17/1958	B3905	Pacific Preserving Co.	D. Jephcott	Owner	\$3,500	Footing for bulk sugar tank
9/25/1959	B5915	Pacific Preserving Co.	N/A	Owner	\$600	Add roof extension, corrugated aluminum
10/3/2019	50019-0957	Unknown	Gregory Miles Panek	Unknown	\$450,000	Structural repairs: Building #1 – four bow trusses repairs and post tensioning and exterior wall replacement. Building #2 – replacement of damaged columns and roof framing for “Zentis.”

Table 7. Building permits on file with the City of Gardena for 16911 South Normandie Avenue

Date	Permit Number	Owner	Architect/Engineer	Contractor	Value	Description
6/29/1959	5543	Pacific Preserving Co.	N/A	N/A	\$150	Add one door to existing building
10/31/1960	B7257	Pacific Preserving Co.	N/A	Hutchinson Fence Co.	\$1,000	Chain link fence 657' x 6' with 3 strands barb wire
11/7/1961	B8261	Pacific Preserving	H.M. Hansen	Steel Flex	\$3,600	Add structure for storage of machinery, 1,820 sq. ft., one story, steel roof
4/23/1965	B11445	Pacific Preserving Co.	H.M. Hansen	Steel Flex	\$8,400	New warehouse for metal drums of preserve, 4,800 sq. ft., one story, metal roof
10/17/1966	B12457	Pacific Preserving Co.	N/A	Lessee, Union Oil	\$1,500	Install plywood fence, 8 ft. high, 700 ft. around temporary drill rig
12/21/1967	B13365	D.C.A. Inc. (leasee)	Butts-Hsu	Hight Const.	\$30,000	Alteration, remodeling, 7,600 sq. ft., one story, offices

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Date	Permit Number	Owner	Architect/Engineer	Contractor	Value	Description
8/24/1967	B13071	James G. Bowie	John R. Anderson	W.E. Cross	0	Grading permit, 49,880 sq. ft. (5 buildings on lot)
2/5/1968	B13458	Jas. Bowie	N/A	March Heating & AC	\$8,000	A.C. installation, office and storage
7/5/1968	B13796	D.C.A Foods	John Mattura	Tomco Const.	\$11,040	Alteration, 1,380 sq. ft.
9/6/1968	B13945	D.C.A. Food Processing	N/A	G.T. Abbotiello	\$1,200	Two (illegible) and ventilating system
10/1/1969	B14861	DCA Food Industries Inc.	Haussler	Imperial Buildings	\$635	Add suspended canopy, 250 sq. ft., one story, aluminum roof
6/5/1970	B15380	D.C.A. Foods	N/A	Tomco Const.	\$2,000	Water cooling tower
8/22/1972	B18171	Richardson & Holland Corp.	N/A	Tomco Const.	\$25,000	Interior remodel of wall and ceiling
8/16/1974	B18940	Richardson & Holland	S. Scholl	Rex Stephens	\$7,500	Add new steel platform – interior of building
12/31/1975	B20176	Richardson & Holland	N/A	Don Engelhorn Gen	\$18,000	Addition of restroom and laboratory to industrial
2/4/1976	B20272	Richardson & Holland	N/A	Don Engelhorn	0	Demolition of portion of structure (approx. 400 sf), industrial building
10/6/1976	B17452	Richardson & Holland	Ed Bovitz	Tomco Const.	\$7,800	Alteration/repair; roof truce
12/20/1985	B-29176	Carlin Foods Corp.	B. Dennis	Advance Contractor	\$20,000	Office – interior alterations (walls for office space)
5/5/1986	B-29418	Carlin Foods	N/A	Ron R. Bunge Construction	\$6,000	Demo – portion of existing building
5/19/1986	B-29419	Carlin Foods Corp.	N/A	Boyd's Const. Co.	\$194,000	Add new 20,825 sq. ft. building; For foundation only.
5/19/1986	B-29443	Carlin Foods Corp.	A. Epstein & Son	Boyd's Construction Co.	\$1,900	Grading - remove black top from parking area, recompact and build pad for new building
5/22/1986	B-29458	Unknown	N/A	West Coast Roofing	\$11,000	Reroof class A fiberglass, 146 sq.
10/13/1986	B-29797	Carlin Foods	S. Ira Grossman/A. Epstein & Sons, Inc.	Ron R. Bunge Construction	\$204,005	New food processing/storage building
10/21/1986	B-29819	Richardson/Holland	N/A	Clarklift of L.A.	\$43,000	Install racks
7/24/1987	511	Carlin Foods	N/A	Brian Construction	\$6,000	Tank foundation

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Date	Permit Number	Owner	Architect/Engineer	Contractor	Value	Description
3/16/1988	1120	Carlin Foods	N/A	Raetec Engineering	\$6,000	Grading for removal of two tanks
3/16/1988	1121	Carlin Foods	N/A	Raetec Engineering	\$6,000	Removal of two underground tanks
10/17/1988	1681	Carlin Foods	N/A	J.B. Bryant	\$160,000	Interior alteration, partition walls, T-bar ceiling frame
6/22/1989	2315	Carlin Food Corp.	N/A	E.H. Brown Gen. Const. Inc.	\$40,000	Add masonry structure for washing fruit containers
2/5/1990	3006	Carlin Foods	N/A	E.H. Brown Gen. Contr. Inc.	\$3,000	Demolish one metal warehouse building, 4,800 sq. ft.
2/20/1991	3876	Bunge Foods	N/A	Newman Backhoe Service	\$9,000	Removal of one U/G tank
5/19/1999	B9905-074	Not listed	Joseph Valancius	Joseph Valancius	\$20,000	Repair post tension of roof trusses
3/14/2003	B0303-037		Mutual Roofing Co. Inc.	Mutual Roofing Co. Inc.	\$51,500	T/O reroof 490 SQS cap sheet
6/17/2004	B0406-048	Not listed	D H Roofing Inc.	D H Roofing Inc.	\$14,000	Reroof over existing roof (front building) 137.5 SQS
6/17/2004	B0406-049	Not listed	D H Roofing Inc.	D H Roofing Inc.	\$14,000	Reroof over existing roof (rear building), offices
5/13/2005	B0505-035	Not listed	Douglas Decastro/Signvert	Douglas Decastro/Signvert	\$2,365	Replace existing three foam letter signs with new foam letter signs for Sweet Ovations
5/11/2011	50011-0252	Unknown	Gardena Sweets LLC	JCS Welding Inc.	\$160,000	Repair roof truss (Sweet Ovations)
6/21/2011	50011-0337	Unknown	D H Roofing Inc.	D H Roofing Inc.	\$24,786	100 SQS, T/O one roof, nail down 28 base hot mop on 2-11
6/15/2016	50016-0687	Unknown	Gardena Sweets LLC	Lucio Construction Inc.	\$35,000	New block wall (8' high x 225 LF) on west rear of property
7/25/2017	50017-0443	Unknown	Alliance Industrial Refrigera(sic)	Alliance Industrial Refrigera(sic)	\$1,000,000	Convert 10,358 SF section warehouse into a fruit cooler

5. EVALUATION

16829 South Normandie Avenue | APN 6106-030-011 Buildings #1 and #2

Criteria A/1

The subject properties **do not appear eligible** under NRHP Criterion A or CRHR Criterion 1.

As previously discussed, 16829/16831 South Normandie Avenue was occupied by a variety of companies over the years. It served as the base for the Bjerke-Nicholson Construction Company from the 1950s until at least 1970. Based on available sources, research did not suggest or show that the Bjerke-Nicholson Construction Company has an association with significant patterns of development or events significant to the city, region, state, or nation.

From 1977 to 1990, the buildings were occupied by Owen Machine Company, which was established in 1972 by owner Frank W. Owen. In subsequent years, the building hosted several companies, including the YMD Moving Company (as of 1990), Olympic Van Lines (as of 1990), Avenue Auto Body (as of 1995), and KS Custom Cabinets (as of 2001). Research did not suggest reveal that any of these companies and businesses have an association with a significant pattern or development or event.

In addition, the subject properties are among numerous industrial properties developed in the postwar period in Gardena, and they do not uniquely reflect or embody a pattern of development significant to the city, region, state, or nation. In addition, research to date has not indicated any historically significant events have taken place at the subject properties.

In summary, the subject properties do not appear eligible for listing in the NRHP under Criterion A or for the CRHR under Criterion 1, either individually or as a contributor to a historic district.

Criteria B/2

The subject properties **do not appear eligible** under NRHP Criterion B or CRHR Criterion 2.

Research conducted to date has not revealed the subject properties to have an association with the lives of significant individuals in the history of the city, region, state, or nation, either in terms of design professionals, owners, or occupants associated with the properties. Therefore, the subject properties do not appear eligible for listing in the NRHP under Criterion B or the CRHR under Criterion 2, either individually or as a contributor to a historic district.

Criteria C/3

The subject properties **do not appear eligible** under NRHP Criterion C or CRHR Criterion 3.

The subject properties are highly utilitarian, purpose-built industrial/manufacturing and office buildings. They do not represent a distinctive or outstanding example of industrial or office building design, nor do they embody the distinctive characteristics of a type, style, design, period, or method of construction. Building #1 exhibits the highly common (but not distinctive) characteristics of a warehouse, in an area of Gardena with numerous examples of buildings designed for industrial/manufacturing uses.

Additionally, based on the research conducted for this study, the properties do not appear to be the work of a notable architect, builder, or designer, nor do they possess high artistic values. Therefore, the subject properties do not appear eligible under NRHP Criterion C or CRHR Criterion 3, either individually or as a contributor to a historic district.

Criteria D/4

The subject properties **do not appear eligible** under NRHP Criterion D or CRHR Criterion 4.

Criteria D/4 is applied most commonly to buildings, structures, or objects that have been used as a source of data and are believed to contain more, as yet unretrieved, data. The buildings on the subject property are constructed with common building materials and typical construction techniques that are widely understood and documented. The property itself has been thoroughly documented over time and it is not expected that additional significant information would be revealed.

16835 South Normandie Avenue | APN 6106-030-015 Building #3

Criteria A/1

The subject property **does not appear eligible** under NRHP Criterion A or CRHR Criterion 1.

As previously discussed, 16835 South Normandie Avenue (and its associated addresses 16837 and 16839 South Normandie Avenue) was occupied by a variety of companies over the years. Following construction of the subject property, the first listed occupant, in 1958, was Prescon Corporation. From the 1960s through the 1970s, other companies listed at the address include Fuji Cabinet Works (1964), Riviera Catering (1970), and Gardena Catering (1975 to 1976). The Miracle Water Company of Southern California occupied the address from 1980 to 1995.

For 16837 South Normandie Avenue, occupants have included the Silagy Plastering Company (as of 1960), Wright Brothers Manufacturing (as of 1964), Tans Manufacturing (as of 1985), and Robot Machinery Corporation (as of 1990). For 16839 South Normandie Avenue, occupants have included Pied Pipers Manufacturers (as of 1975), AV Pallets (from 1985 to 2001), and Luis Upholstery (as of 1995).

Based on available sources, research did not suggest or show that any of these companies or businesses have an association with a significant pattern or development or event.

In addition, the subject property is among numerous industrial properties developed in the postwar period in Gardena, and it does not uniquely reflect or embody a pattern of development significant to the city, region, state, or nation. In addition, research to date has not indicated any historically significant events have taken place at the subject properties.

In summary, the subject property does not appear eligible for listing in the NRHP under Criterion A or for the CRHR under Criterion 1, either individually or as a contributor to a historic district.

Criteria B/2

The subject property **does not appear eligible** under NRHP Criterion B or CRHR Criterion 2.

Research conducted to date has not revealed the subject property to have an association with the lives of significant individuals in the history of the city, region, state, or nation, either in terms of design professionals, owners, or occupants associated with the property. Therefore, the subject property does not appear eligible for listing in the NRHP under Criterion B or the CRHR under Criterion 2, either individually or as a contributor to a historic district.

Criteria C/3

The subject property **does not appear eligible** under NRHP Criterion C or CRHR Criterion 3.

The building is a highly utilitarian, commercial/industrial building. It does not represent a distinctive or outstanding example of industrial or commercial design, nor does it embody the distinctive characteristics of a type, style, design, period, or method of construction.

Additionally, based on the research conducted for this study, the property does not appear to be the work of a notable architect, builder, or designer, nor does it possess high artistic values. Therefore, the subject property does not appear eligible under NRHP Criterion C or CRHR Criterion 3, either individually or as a contributor to a historic district.

Criteria D/4

The subject property **does not appear eligible** under NRHP Criterion D or CRHR Criterion 4.

Criteria D/4 is applied most commonly to buildings, structures, or objects that have been used as a source of data and are believed to contain more, as yet unretrieved, data. The building on the subject property is constructed with common building materials and typical construction techniques that are widely understood and documented. The property itself has been thoroughly documented over time and it is not expected that additional significant information would be revealed.

16911 South Normandie Avenue | APN 6106-030-017 Buildings #4, #5, and #6

Criteria A/1

The subject properties **do not appear eligible** under NRHP Criterion A or CRHR Criterion 1.

As previously discussed, 16911 South Normandie Avenue (and its associated address 16907 South Normandie Avenue) was occupied by a variety of companies over the years. Based on available sources, research did not suggest or show that any of the companies have an association with significant patterns of development or events significant to the city, region, state, or nation.

In addition, the subject properties are among numerous industrial properties developed in the postwar period in Gardena, and they do not uniquely reflect or embody a pattern of development significant to the city, region, state, or nation. In addition, research to date has not indicated any historically significant events have taken place at the subject properties.

In summary, the subject properties do not appear eligible for listing in the NRHP under Criterion A or for the CRHR under Criterion 1, either individually or as a contributor to a historic district.

Criteria B/2

The subject properties **do not appear eligible** under NRHP Criterion B or CRHR Criterion 2.

Research conducted to date has not revealed the subject properties to have an association with the lives of significant individuals in the history of the city, region, state, or nation, either in terms of design professionals, owners, or occupants associated with the properties. Therefore, the subject properties do not appear eligible for listing in the NRHP under Criterion B or the CRHR under Criterion 2, either individually or as a contributor to a historic district.

Criteria C/3

The subject properties **do not appear eligible** under NRHP Criterion C or CRHR Criterion 3.

The subject properties are highly utilitarian, purpose-built industrial/manufacturing and office buildings. They do not represent a distinctive or outstanding example of industrial or office building design, nor do they embody the distinctive characteristics of a type, style, design, period, or method of construction.

Additionally, based on the research conducted for this study, the properties do not appear to be the work of a notable architect, builder, or designer, nor do they possess high artistic values. Therefore, the subject properties do not appear eligible under NRHP Criterion C or CRHR Criterion 3, either individually or as a contributor to a historic district.

Criteria D/4

The subject properties **do not appear eligible** under NRHP Criterion D or CRHR Criterion 4.

Criteria D/4 is applied most commonly to buildings, structures, or objects that have been used as a source of data and are believed to contain more, as yet unretrieved, data. The buildings on the subject property are constructed with common building materials and typical construction techniques that are widely understood and documented. The property itself has been thoroughly documented over time and it is not expected that additional significant information would be revealed.

6. CONCLUSION

Based on the literature review, research, site visit, and analysis completed for this report, none of the subject properties evaluated in this report are eligible at either the federal, state, or local level of historic designation, either individually or as a contributor to a historic district.

Therefore, none of the subject properties are historical resources for purposes of CEQA and the proposed project would not be expected to result in significant adverse impacts and therefore material impairment to historical resources, and no further analysis of project impacts is required under CEQA.

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