



JM Research and Consulting

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MEMORANDUM REPORT

DATE: March 4, 2024

TO: Meaghan Truman
Associate Environmental Planner III
EPD Solutions, Inc.
3333 Michelson Drive, Ste. 500
Irvine, CA Orange, CA 92612

FROM: Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian

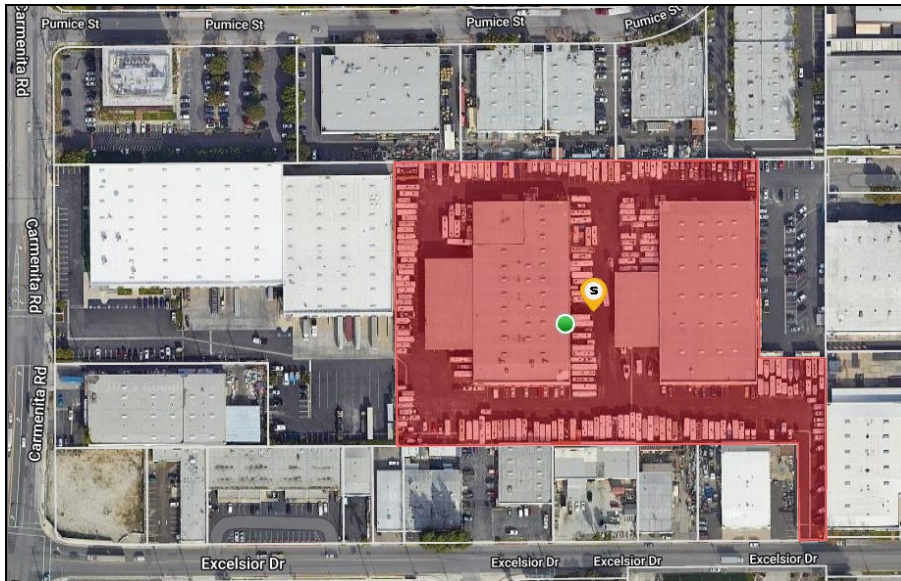
SUBJECT: Focused Cultural Resources Survey – Historic Resources Assessment for the Rexford Expansion Project, City of Norwalk, Los Angeles County, California

Dear Ms. Truman,

JM Research & Consulting (JMRC) completed a focused Cultural Resources Survey – Historic Resources Assessment (HRA) for the Rexford Expansion Project located in the City of Norwalk, Los Angeles County. The project proposes to demolish two rear buildings of a multi-tenant, three-building light industrial complex and construct an approximately 144,901-square-foot rear warehouse and offices addition and related site improvements on the approximately 7.03-acre rear portion of the property (APN 8069-002-085).

The property area is located at 14830 Carmenita Road, just northeast of Carmenita Road and Excelsior Drive, with access to the rear buildings from Excelsior Drive, and is currently occupied. The study identified that the rear buildings, which would be demolished under the proposed project, are of historic age and in use for large recreational vehicle storage.

The survey was requested by EPD Solutions as part of the environmental review process in compliance with the California Environmental Quality Act (CEQA; PRC §21000, et seq.). This HRA evaluates the property for significance and eligibility for historic designation and analyzes potential impacts of the proposed project under CEQA. The study may complete the Cultural Resources investigation, or act as a companion study to a Phase I Cultural Resources Assessment, including archaeological investigation, should one be required and completed by others.



Rexford Expansion Project Location at Carmenita Road and Excelsior Drive

Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian, JMRC, who exceeds the Secretary of the Interior's Professional Qualifications Standards, acted as Principal Historic Consultant and both managed and completed the study, which included consultation, coordination, and compliance applicable and relevant to cultural resources planning (see resume, Attachment B). The intensive-level survey was conducted from January to February 2024 and included field survey and historic and building specific research in accordance with CEQA Guidelines. Research and review of source material included other technical studies; City of Norwalk and Los Angeles County property records; city directories; historic newspapers, aerial photographs, and topographical maps; and local history records accessible through the City of Norwalk and LA County Norwalk branch library websites, other online sources, and the JMRC professional library. The survey area is outside the geographic boundaries covered by historic Sanborn Maps.

The property is located at the east/southeasterly tip of the city within a sprawling industrial area that coalesced along California Interstate 5 freeway. Originally inhabited by the Chumash, the area was once a part of the Rancho Los Coyotes (1834), a subdivision of the 1784 Spanish land grant, Rancho Los Nietos. In 1869, Gilbert and Atwood Sproul of Oregon, who had previously visited the area, purchased 463 acres of land in an area known as Corazón de los Valles, or "Heart of the Valleys" and deeded 23 acres to the railroad with the stipulation of a local passenger stop. The Anaheim Branch Railroad crossed the "North-walk" area for the first time in 1873, and days later, Gilbert Sproul surveyed a town site, dubbing it Corvalis. In 1874, the name was changed and recorded officially as Norwalk. The countryside remained largely undeveloped during the 1880s when D.D. Johnston established the first school system (1880) and funded the first industrial production, the Lumbard Cheese Factory (1882). First families included the Johnstons, Sprouls, the Dewitts, the Settles, and the Orrs, and several homes were constructed in the middle of orchards, farms, and dairies in the 1890s. One of the oldest, the Johnston-Hargitt House, is located northwest of the project area in the residential quarters just beyond the edge of the current industrial footprint, which first coalesced along the railroad as sparsely populated agricultural acres in the 19th century.

By the turn of the century, Norwalk had become an established dairy center and was also home to some of the largest sugar beet farms in southern California. Of the 50 local families reported in the 1900 census, most were associated with farming or the dairy industry, most dairy farm settlers in the early part of the 20th century were Dutch. A number of smaller family sized and large commercial agricultural and ranching enterprises in the area along Carmenita Road south of Imperial Highway persisted into the 1950s. Turkey and poultry ranches were among several individual rural residences established on the east side of Carmenita Road near Rosecrans Avenue. The Von Euw Dairy (14809) and Jugora Ishii's poultry ranch (14613 and 14713) were located on

the west side of Carmenita Road, and South of Excelsior Drive, a few individual rural residences, the Liberty Vegetable Oil Company, and many large dairies were established, including Boonstra, Boersma, Moore, Lucas, Holmes, Gisler, van Vander, Souza, Tanderham, and Gonsalves, whose land stretched all the way to Artesia Boulevard. On the east side of Carmenita Road, which was widened in the 1960s, the project area was located south of the dairy house of the Guiseppi S. Franciosi Dairy and wholesale nursery (14716 Carmenita Road) and north of the land along Excelsior Drive, which was developed in the 1960s (City Directory 1953; Historic Aerials).

Norwalk experienced increasing residential development, demographic diversity, and rapid industrial development in the second half of the 20th century. Conversion of the former agricultural and ranch land in this area and along the AT&SF Railroad tracks began in 1954 with the opening of the newly constructed California Interstate 5 freeway. Cerritos Community College was founded in Norwalk in 1955, the city incorporated in 1957, and the project area vicinity was annexed into the city in January 1958 and fully redeveloped by 1988. Within the greater Los Angeles area and adjacent to Orange County, the City of Norwalk is now located within a network of four freeways and two commuter rail lines. With 9.35 square miles and a population approaching 110,000, the commuter city is among the most rapidly developing and growing communities in the state.

14830 Carmenita Road. Additional historic and building specific archival research under the current HRA revealed that the project area was first developed in the 1970s as part of the transition of this area to industrial use and housed Silvercrest Industries, a mobile home manufacturing company. The subject property was divided into two parcels directly from the sectional land of the Rancho Los Coyotes in 1970 by multiple owners Champ and Mary Dawn Cuff, McKay and Ada Neilson, and Ernest France (Parcel Map 1428). Documented as 1973 by Assessor's records, historic aerial photographs, topographical maps, and newspapers confirm that the easterly building was completed by 1972, and the westerly building was added shortly afterward in 1973.

With a well-informed pulse on the current market, Silvercrest Industries was founded in 1969 by experienced mobile home men, Howard Sherman (since 1949), Herman Kaye (since 1955), and other associates (Sacramento Bee Sun 1972). Mobile homes had emerged in 1920 for tourism use and evolved into affordable permanent housing, increasing in population after WWII, in response to the unprecedented population boom sweeping the country. Becoming more mainstream by the 1950s, mobile home builders, distributors, retailers, and styles grew exponentially and formed associated, broadly geographic, networks in southern and northern California, particularly the Sacramento area, and across other states. Locally, retailers in cities like Norwalk, Anaheim, and Costa Mesa, and more offered models by and like Golden West, Homette, Biltmore, Broadmore, Fashion Manor, Ramada, Fleetwood, Newport, New Moon, Villa West, Gold Medal, Barrington, Hillcrest, Paramount, Star, Sahara, Glennaire, Pan American, Casa Loma, Royal Lancer, Viking, Edgewood, Scandia, and so many more. At least one other manufacturer was nearby, STAR Mobile Homes of Divco-Wayne Industries, located directly across Excelsior Drive, in Santa Fe Springs.

Headquartered in Santa Fe Springs, Silvercrest grew quickly, constructing another plant at Woodland in northern California by June 1972, the plant in Norwalk in 1972-73, and another in Woodburn, Oregon in 1973 as well as beginning shipment of "modular" homes as far as Hawaii that year. It was during the 1970s that mobile homes took on a more permanent appearance and identity as modular, and later manufactured, homes that bridged the gap between transient mobile and conventional site-built homes and allowed for use on owned land rather than leased space. Responsive to consumer demand for a more traditional, conventional home look, Silvercrest homes were among the first to include features like built-in porches, bay windows, planter boxes, recessed front doors, and optional gable roofs. Heavily pre-advertised, the anticipated Silvercrest models arrived in April 1969 and appear to be first featured in Norwalk by one founder, and local retailer, Howard Sherman, whose weekend shows featured "acres and acres" of mobile home models at Howard's Trailer Sales

on the “big” corner of Firestone Boulevard and Imperial Highway. Flexibility and affordability maintained the popularity of these dwelling options through the 1970s (SurveyLA 2016), however, increased permanence eventually disassociated these prefabricated homes from the collective, multi-family park as more and more municipalities allowed for the assembly of manufactured homes on individual, owned lots.

First addressed as 13555 Excelsior Drive, the Silvercrest Industries plant was readdressed as 14830 Carmenita after acquisition of the adjacent parcel from Champion Properties of Arcadia and construction of the second building, both designed by Serge Michael Papayans of Los Angeles and constructed by Abco Construction Company of Torrance. Although advertised as architect of the buildings at the Norwalk plant, Papayans was licensed only as a civil engineer (CA License No. 21078; before 1982-2009). Not widely identified, the partnership of Papayans and Abco Construction appears to have continued into several later developments, and Papayans appears best known for his later design of Wellesley Courtyard, a garden style office building in Los Angeles (1981; renovated 2009). From 1974 to 1979, Silvercrest Industries opened the Norwalk plant to the public regularly, advertising across the region and inviting the community to “Take the FREE tour of the new and modern factory of Silvercrest Industries... [and] see how Silvercrest, the home of unquestioned luxury, and Signature, the Dream Home, are built” (Los Angeles Times 1974). Public auction of all the machinery at the Norwalk plant in August 1980 suggests the end of the association of the subject property with Silvercrest, and in 1981, the property was further split “for lease purposes” into four parcels under the ownership of Silvercrest Industries, Inc., represented by then president Gary King, and assistant secretary Ralph J. Calzaretta, Sr. (PM14169). By 1983, the property was in use by Pearson Trucking and Rigging. Silvercrest is still fabricating manufactured homes from their only plant in Corona, California.

FINDINGS

Development of the 1970s-era industrial property occurred midway through the transition of the City of Norwalk from its dairy and ranching economy beginnings to commercial and industrial production, which is best evidenced in these rural outskirts from, from 1954 to 1988. Although an important period of local development, the City of Norwalk does not have a local preservation ordinance or criteria with which to establish local designation eligibility.

The property was briefly used for mobile home manufacture by a leading company, which was part of a significant development in the housing industry that contributed to the postwar residential landscape. Previous study under SurveyLA (2016) identifies only trailer parks and mobile home parks as a property type of multi-family residential development that have the potential to significantly represent the evolution of prefabricated mobile housing in Los Angeles, from exclusively tourism-related uses to affordable permanent housing, and sets the period of significance at 1920-1969, when the construction of trailer and mobile home parks was most common. Further, broader contextual study of the next phase of the evolution within this pattern of housing development, from mobile to modular to manufactured, which moves into the 1970s and would include the subject property, would likely also identify housing stock as the representative property type particularly as lack of industry-specific features in the widely applicable common industrial box design of related manufacturing plants, and industrial property type in general, do not particularly reflect this association. Therefore, the property does not appear to rise to the threshold of significance to support strong association with this housing movement, an event that have made a significant contribution to the broad patterns of our national or state history or with significant persons in our past (NR/CR Criteria A,B/1,2). Although identified in the local paper as an architect, the design limitations of civil engineer Serge Michael Papayans in this first decade of his career is evident in the two large industrial warehouse buildings, which reference a late mid-century design aesthetic in restricted applied decoration on essentially common box massing and do not appear to embody the distinctive characteristics of a type, period, or represent the work of a master, or possess high artistic value to meet the state or national threshold for eligibility (NR/CR C/3). The results of research under this focused HRA study have not yielded or predicted the

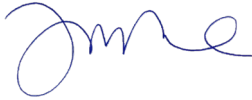
likelihood of the previously graded and disturbed property to yield information important in history or prehistory (NR/CR Criteria D/4) and should be further guided by the results of archaeological study, if completed. While among other commercial/industrial property, the geographic collection generally represents utilitarian design and common construction that extends well into the modern period and suggests no potential for the property to contribute to a collective resource.

Based on the results of the HRA, the rear, historic age buildings at 14830 Carmenita Road do not appear to be eligible for listing in the National Register of Historic Places (NR) or California Register of Historical Resources (CR), and the potential for local designation does not exist at this time. The property has been assigned a California Historic Resources (CHR) code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation** and fully documented on California Department of Parks and Recreation DPR forms (attached). The results of this focused study indicate that no further historic investigation is recommended.

The proposed project includes the demolition of the surveyed buildings and the expansion of the building fronting onto Carmenita Road for continued industrial use. As the two historic age rear buildings have been found ineligible for designation, the property is not considered a historic resource under CEQA, and no mitigation measures are recommended.

Please contact me should you need any clarification or further assistance.

Regards,

A handwritten signature in blue ink, appearing to read 'Jme', is positioned above the typed name.

Jennifer Mermilliod, Principal, JMRC

Attachment A

DPR Forms

PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code 6Z

Other Listings

Review Code

Reviewer

Date

*Resource Name or # (Assigned by recorder)

Silvercrest Industries

P1. Other Identifier: 13555 Excelsior Drive

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Whittier Date T 3S ; R 11W ; SW ¼ of NW ¼ of Sec 21 ; S.B. B.M.

c. Address 14380 Carmenita Road City Norwalk Zip Code 90650

d. UTM: (give more than one for large and/or linear resources) Zone mE/ mN/

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 8069-002-085

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This industrial property faces Excelsior Drive from the rear of the Carmenita Road property and consists of large, matching concrete tilt-up easterly (1972) and westerly (1973) buildings with Each rectangular footprint rests on a concrete slab foundation and is topped with a flat roof with skylights (covered or the interior of the easterly building). Each façade is divided into seven bays with a battered, square arch relief, which is references on side and rearelevations with score lines only. Similarly battered vehicular openings are found on all elevations, and metal-framed glazed entry assemblage, and fixed, metal-framed fenestration is found on the façades only in tripartite assemblage on the easterly and two-pane assemblage on the westerly buildings. Vehicular openings on the façade and windows are sheltered by small slab awnings. A low concrete wall/tall curb forms a planter across a portion of each façade. Large steel beam and wood canopies are attached to each west side elevation and is slightly larger on the westerly building, which also has a second, recessed canopy on the rear, northwest corner. Some replacement of windows is apparent, one original, telescoping corrugated metal vehicular door was identified among a variety of designs, and a few additional openings or pipe penetrations have been made. A small wood-framed, two-story, wood-framed office structure was found on the interior of the easterly building and is likely present within the westerly building. The property, which is accessed from Excelsior Drive, is covered with asphalt for RV surface parking and surrounded by a chainlink fence, and a building fronting Carmenita Road was added in 2000.

P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date,

Accession #) View to NE; January 8, 2024



*P6. Date Constructed / Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
1972-1973 (Aerials, Topos, Newspapers)

*P7. Owner and Address:

Rexford Industrial Realty LP
11620 Wilshire Blvd, 10th Floor
Los Angeles, CA 90025

*P8. Recorded by: (Name, org., and addr.)

Jennifer Mermilliod
JM Research & Consulting (JMRC)
4076 Brockton Avenue, Suite 201
Riverside, CA 92501

*P9. Date Recorded: January 8, 2024

*P10. Survey Type

Intensive-Level

*P11 – Report Citation (Cite survey report and other sources, or enter “none.”) Mermilliod, Jennifer (JMRC). 2024. Cultural Resources Survey - Historic Resources Assessment for the Rexford Expansion Project, City of Norwalk, Los Angeles County, CA.

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*CHR Status Code 6Z

*Resource Name or # (Assigned by recorder) Silvercrest Industries

B1. Historic Name: Silvercrest Industries

B2. Common Name: _____

B3. Original Use: Mobile Home Manufacturing

B4. Present Use: Large Recreational Vehicle Storage

*B5. Architectural Style: Industrial Vernacular

*B6. Construction History: (Construction date, alterations and date of alterations)

1972 Easterly rear building

1973 Westerly rear building

2000 Building fronting Carmenita Road

UNKNOWN Some window and vehicular door replacement, modification to some openings, and pipe penetrations

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: Serge Michael Papayans

B9b. Builder: Abco Construction Company

*B10. Significance: Theme 20th Century Industrial Development

Area Norwalk

Period of Significance 1954-1988

Property Type Industrial Mfg Plant

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes)

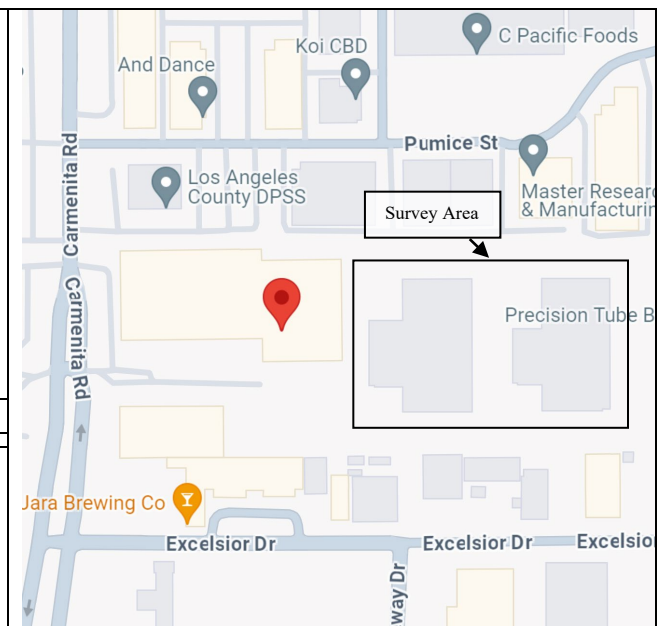
*B12. References:

See Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Jennifer Mermilliod

*Date of Evaluation: February 26, 2024



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 3 **of** 6 ***Resource Name or #** (Assigned by recorder)

Silvercrest Industries

*** Recorded by** Jennifer Mermilliod

***Date** January 8, 2024

☒ Continuation

☐ Update

***B10. Significance:**

The property is located at the east/southeasterly tip of the city within a sprawling industrial footprint along California Interstate 5 freeway that first coalesced along the railroad as sparsely populated agricultural acres in the late-19th century. Originally inhabited by the Chumash, the area was once a part of the Rancho Los Coyotes (1834), a subdivision of the 1784 Spanish land grant, Rancho Los Nietos. The town was founded in 1869 by Gilbert and Atwood Sproul of Oregon and named Norwalk in 1874. By the turn of the century, Norwalk had become an established dairy center and was also home to some of the largest sugar beet farms in southern California. Of the 50 local families reported in the 1900 census, most were associated with farming or the dairy industry, most dairy farm settlers in the early part of the 20th century were Dutch. A number of smaller family sized and large commercial agricultural and ranching enterprises in the area along Carmenita Road south of Imperial Highway persisted into the 1950s. Turkey and poultry ranches were among several individual rural residences established on the east side of Carmenita Road near Rosecrans Avenue. The Von Euw Dairy (14809) and Jugora Ishii's poultry ranch (14613 and 14713) were located on the west side of Carmenita Road, and South of Excelsior Drive, a few individual rural residences, the Liberty Vegetable Oil Company, and many large dairies were established, including Boonstra, Boersma, Moore, Lucas, Holmes, Gisler, van Vander, Souza, Tanderham, and Gonsalves, whose land stretched all the way to Artesia Boulevard. On the east side of Carmenita Road, which was widened in the 1960s, the project area was located south of the dairy house of the Guiseppi S. Franciosi Dairy and wholesale nursery (14716 Carmenita Road) and north of the land along Excelsior Drive, which was developed in the 1960s (City Directory 1953; Historic Aerials). Norwalk experienced increasing residential development, demographic diversity, and rapid industrial development in the second half of the 20th century. Conversion of the former agricultural and ranch land in this area and along the AT&SF Railroad tracks began in 1954 with the opening of the newly constructed California Interstate 5 freeway. Cerritos Community College was founded in Norwalk in 1955, the city incorporated in 1957, and the project area vicinity was annexed into the city in January 1958 and fully redeveloped by 1988. Within the greater Los Angeles area and adjacent to Orange County, the City of Norwalk is now located within a network of four freeways and two commuter rail lines. With 9.35 square miles and a population approaching 110,000, the commuter city is among the most rapidly developing and growing communities in the state.

The project area was first developed in the 1970s as part of the transition of this area to industrial use and housed Silvercrest Industries, a mobile home manufacturing company. The subject property was divided into two parcels directly from the sectional land of the Rancho Los Coyotes in 1970 by multiple owners Champ and Mary Dawn Cuff, McKay and Ada Neilson, and Ernest France (Parcel Map 1428). Documented as 1973 by Assessor's records, historic aerial photographs, topographical maps, and newspapers confirm that the easterly building was completed by 1972, and the westerly building was added shortly afterward in 1973. With a well-informed pulse on the current market, Silvercrest Industries was founded in 1969 by experienced mobile home men, Howard Sherman (since 1949), Herman Kaye (since 1955), and other associates (Sacramento Bee Sun 1972). Mobile homes had emerged in 1920 for tourism use and evolved into affordable permanent housing, increasing in population after WWII, in response to the unprecedented population boom sweeping the country. Becoming more mainstream by the 1950s, mobile home builders, distributors, retailers, and styles grew exponentially and formed associated, broadly geographic, networks in southern and northern California, particularly the Sacramento area, and across other states. Locally, retailers in cities like Norwalk, Anaheim, and Costa Mesa, and more offered models by and like Golden West, Homette, Biltmore, Broadmore, Fashion Manor, Ramada, Fleetwood, Newport, New Moon, Villa West, Gold Medal, Barrington, Hillcrest, Paramount, Star, Sahara, Glennaire, Pan American, Casa Loma, Royal Lancer, Viking, Edgewood, Scandia, and so many more. At least one other manufacturer was nearby, STAR Mobile Homes of Divco-Wayne Industries, located directly across Excelsior Drive, in Santa Fe Springs.

Headquartered in Santa Fe Springs, Silvercrest grew quickly, constructing another plant at Woodland in northern California by June 1972, the plant in Norwalk in 1972-73, and another in Woodburn, Oregon in 1973 as well as beginning shipment of "modular" homes as far as Hawaii that year. It was during the 1970s that mobile homes took on a more permanent appearance and identity as modular, and later manufactured, homes that bridged the gap between transient mobile and conventional site-built homes and allowed for use on owned land rather than leased space. Responsive to consumer demand for a more traditional, conventional home look, Silvercrest homes were among the first to include features like built-in porches, bay windows, planter boxes, recessed front doors, and optional gable roofs. Heavily pre-advertised, the anticipated Silvercrest models arrived in April 1969 and appear to be first featured in Norwalk by one founder, and local retailer, Howard Sherman, whose weekend shows featured "acres and acres" of mobile home models at Howard's Trailer Sales on the "big" corner of Firestone Boulevard and Imperial Highway. Flexibility and affordability maintained the popularity of these dwelling options through the 1970s (SurveyLA 2016), however, increased permanence eventually disassociated these prefabricated homes from the collective, multi-family park as more and more municipalities allowed for the assembly of manufactured homes on individual, owned lots.

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 4 of 6 *Resource Name or # (Assigned by recorder)

Silvercrest Industries

* Recorded by Jennifer Mermilliod

*Date January 8, 2024

☒ Continuation

☐ Update

Pearson Trucking and Rigging. Silvercrest is still fabricating manufactured homes from their only plant in Corona, California.

Development of the 1970s-era industrial property occurred midway through the transition of the City of Norwalk from its dairy and ranching economy beginnings to commercial and industrial production, which is best evidenced in these rural outskirts from, from 1954 to 1988. Although an important period of local development, the City of Norwalk does not have a local preservation ordinance or criteria with which to establish local designation eligibility. The property was briefly used for mobile home manufacture by a leading company, which was part of a significant development in the housing industry that contributed to the postwar residential landscape. Previous study under SurveyLA (2016) identifies only trailer parks and mobile home parks as a property type of multi-family residential development that have the potential to significantly represent the evolution of prefabricated mobile housing in Los Angeles, from exclusively tourism-related uses to affordable permanent housing, and sets the period of significance at 1920-1969, when the construction of trailer and mobile home parks was most common. Further, broader contextual study of the next phase of the evolution within this pattern of housing development, from mobile to modular to manufactured, which moves into the 1970s and would include the subject property, would likely also identify housing stock as the representative property type particularly as lack of industry-specific features in the widely applicable common industrial box design of related manufacturing plants, and industrial property type in general, do not particularly reflect this association. Therefore, the property does not appear to rise to the threshold of significance to support strong association with this housing movement, an event that have made a significant contribution to the broad patterns of our national or state history or with significant persons in our past (NR/CR Criteria A,B/1,2). Although identified in the local paper as an architect, the design limitations of civil engineer Serge Michael Papayans in this first decade of his career is evident in the two large industrial warehouse buildings, which reference a late mid-century design aesthetic in restricted applied decoration on essentially common box massing and do not appear to embody the distinctive characteristics of a type, period, or represent the work of a master, or possess high artistic value to meet the state or national threshold for eligibility (NR/CR C/3). The results of research under this focused HRA study have not yielded or predicted the likelihood of the previously graded and disturbed property to yield information important in history or prehistory (NR/CR Criteria D/4) and should be further guided by the results of archaeological study, if completed. While among other commercial/industrial property, the geographic collection generally represents utilitarian design and common construction that extends well into the modern period and suggests no potential for the property to contribute to a collective resource.

The extant mid-1960s commercial/industrial property was constructed in the early urban growth years of the newly incorporated city of Santa Fe Springs and the transformation of its land from agriculture and the production and refinement of crude oil into residential and commercial/industrial quarters from 1957-1989. Although an important period of development in the history of the city, Santa Fe Springs does not have a local preservation ordinance or criteria with which to establish local designation eligibility, and the local value of the property does not rise to the threshold of significance to support strong association with events that have made a significant contribution to the broad patterns of our national or state history or with significant persons in our past (NR/CR Criteria A,B/1,2). The extensive alteration of the primary office building has precluded its ability to represent the work of architect Cliff Olsten; the two large warehouse buildings are of common design and construction and do not embody the distinctive characteristics of a type, period, or represent the work of a master, or possess high artistic value; and the metal fabrication building and steel lift structure alone is unable to fully represent the property or meet the state or national threshold for eligibility (NR/CR C/3). This study has not yielded, or predicted the likelihood of the previously graded and disturbed property to yield, information important in history or prehistory (NR/CR Criteria D/4). While among other contemporaneous commercial/industrial property, geographic distance and extent of modern development suggests no potential for a collective resource. The rear, historic age buildings at 14830 Carmenita Road do not appear to be eligible for listing in the National Register of Historic Places (NR) or California Register of Historical Resources (CR), and the potential for local designation does not exist at this time. The property has been assigned a California Historic Resources (CHR) code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation.**

***B12. References:**

City of Norwalk.

1953 & 1960. City Directory

NETR 1953-2020. Historical Aerial Imagery and Topographical Maps. <https://netronline.com/>.

LA County.

1970. Parcel Map No. 1428.

1978. Parcel Map No. 10636.

1981. Parcel Map No. 14169.

LA Times. 1969. "Mobile Home Show." March 7.

LA Times. 1969. "Coming Soon." March 22.

LA Times. 1969. "Here now the all new Silvercrest." April 18.

LA Times. 1973. No Title. February 11.

LA Times. 1973. "Modular Homes Go By Barge." December 21.

LA Times. 1974. "See how mobile homes are built." November 14.

LA Times. 1980. "Public Auctions." July 27.

Sacramento Bee Sun. 1972. "Different." May 14.

Sacramento Bee Sun. 1972. "Silvercrest is Building New Plant in Woodland." May 14.

Survey LA. 2016. Citywide Historic Context. Residntl Dvlpmnt & Suburbanization, 1880-1980: Trailer Parks & Mobile Home Parks, 1920-1969.

USGS. 1949-2018. Whittier, California, 7.5-Minute Quadrangle.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 5 of 6 *Resource Name or # (Assigned by recorder)

Silvercrest Industries

* Recorded by Jennifer Mermilliod

*Date January 8, 2024

☒ Continuation

☐ Update

P5b. Additional Photographs:



Easterly Bldg façade and W elevation canopy, view NE



Easterly Bldg façade and E elevation canopy, view NW



Easterly Bldg façade entry & fenestration, view NE



Easterly Bldg window, modified, view N/NE



Easterly Bldg W elevation scoring detail, view E



Easterly Bldg interior office, view NW

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 6 of 6 *Resource Name or # (Assigned by recorder)

Silvercrest Industries

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*Date January 8, 2024

☒ Continuation

☐ Update



Westerly Bldg façade and W elevation, view NE



Westerly Bldg W elevation canopy, view NE



Westerly Bldg W and N (rear) elevations and canopies, view SE



Westerly Bldg alteration detail, view E



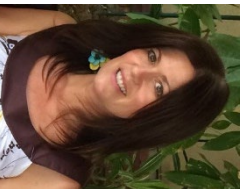
Westerly Bldg interior, showing skylights, view NW



Westerly Bldg original telescoping door, view NW

Attachment B

Professional Resume



Jennifer Mermilliod, M.A.

JM Research & Consulting

4076 Brockton Avenue, Suite 201
Riverside, CA 92501
951-233-6897
jennifer@jmrc.biz

Statement of Qualifications & Expertise

Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian exceeds the Secretary of the Interior's Professional Qualifications Standards for History and Architectural History.

<i>Project Design, Entitlement & Consultation</i>	<i>Historic Preservation Planning, Policy & Programs</i>
<i>Regulatory Compliance – Section 106 & CEQA</i>	<i>Cultural Resources Treatment & Management</i>
<i>Survey, Evaluation & Context Development</i>	<i>National Register, California Register, & Local Registration</i>
<i>Design Review, Case Planning, & Plan Check</i>	<i>Presentation, Public Relations, & Outreach</i>

Education

UC, Riverside, M.A., *History*, specialization in Historic Preservation, 2001
UC, Riverside, B.A., *History*, 2000

Professional Experience

Cultural Resources/Historic Consultant, JM Research & Consulting, since 2001
Reviewing Official under SHPO MOU, March Joint Powers Authority, since 2012
Contract City Architectural Historian on City Architect Team, City of San Gabriel, since 2021
Qualified Historic Preservation Reviewer for FEMA Seismic Grant Fund Projects, *City of West Hollywood*, since 2022
Historic Consultant and On-film Historian, HGTV & DIY Network, *Restored Show*, Seasons 1-7, since 2016
Contract Historic Preservation Senior Planner, City of Riverside, 2016-2020

Selected Projects

Preservation Planning, Policy & Programs

Rafferty Project Feasibility Study, Forensic Investigation, & Restoration Oversight, Toll Brothers, Santa Ana, 2020-2023
Covina Bowl Project Management, Covina, 2019-2023
City of Colton Cultural Resources Element & Historic Preservation Ordinance Updates, SWCA, 2022 (*in progress*)
Landmark Nomination, 4409 Houghton Avenue, Riverside, 2022 (*in progress*)
National Register Nomination: Trujillo Adobe, Spanish Town Heritage Foundation, 2022 (*in progress*)
Peer Review, Jenkins Building Evaluation, City of Riverside, 2022
Whittier City Hall East Wing Rehabilitation & Preservation Plan, City of Whittie 2022
Riverside Military Wall of Honor Redesign, City Hall Plaza, Riverside, 2021-2022
Determination of Eligibility, 550 E. Chapman Avenue, Orange, 2021
Mission Heritage Plaza Substantial Compliance Analysis, *Wakeland Housing & Development*, Riverside, 2020
National Register Nomination: Evergreen Cemetery, Riverside, 2020-2022
National Register Nomination: Burnann Ranch, Encinitas, 2020
San Jacinto General Plan Update, City of San Jacinto, 2019
Landmark Nomination: Bigelow's Bungalow, Riverside, 2018
Historic Interpretive Entry Design & Plaque: Marywood Retreat Center, Orange, 2017
San Jacinto Downtown Specific Plan, City of San Jacinto, 2017
National Register Nomination: Jefferson Elementary School, Corona, 2017
Citywide Streetlight LED Conversion Project, City of Riverside, 2017
City of Riverside North Park Pergola Collapse – Salvage & Documentation Program, City of Riverside, 2017
Landmark Plaque: The Patsy O'Toole House, Riverside, 2016
Landmark Plaque: The Nielson Pool House, Riverside, 2016
Landmark Nomination and Plaque: Camp Anza Officers Club, Riverside, 2016
History Room Design & Interpretive Display: Camp Anza Officers Club, Riverside, 2016
City of Redlands Certified Local Government Program Development, 2015
Chicago/Linden Strategic Plan, City of Riverside, 2013
National Register Nomination: Huntington Beach Public Library on Triangle Park, Huntington Beach, 2013
California Baptist University Specific Plan, Riverside, 2012
Landmark Nomination and Plaque: The Walter C. Banks Residence, Riverside, 2012
Historic District Nomination: Segment of State Route 18, Corona, 2012
Landmark Nomination and Plaque: The A.C.E. Hawthorne House and Tree, Riverside, 2012

National Register Nomination: Grand Boulevard, Corona, 2011
California Register Nomination: The Jackson Building, Riverside, 2009
Landmark Nomination and Plaque: The Jackson Building, Riverside, 2008
California Point of Historical Resources Nomination: Camarillo Ranch House, Camarillo, 2005
National Register Multiple Property Nomination: Architecture of the Arts and Crafts Movement, Pasadena, 2004
Structure of Merit Nomination: House at 3855-59 11th Street, Riverside, 2003
National Register Nomination: Camarillo Ranch House, Camarillo, 2003

CEQA Compliance

633 E. Maple Avenue Project, Orange, 2023 (in progress)
336-338 W. San Bernardino Road Project HRA, Covina, 2023
Ennabe Project at 4135 Market Street CEQA Analysis, Riverside, 2023
Markham Perris Project HRA Initial Scoping, EPD Solutions, Perris, 2022
Oakmont Industrial Project HRA, EPD Solutions, Fontana, 2022
12300 Lakeland Road Project HRA, EPD Solutions, Santa Fe Springs, 2022
Recreation Village Project, EPD Solutions, Covina, 2021
NWC Clinton Keith & Wildomar Trail Project HRA, EPD Solutions, Wildomar, 2021
Valley and Oak Project HRA, EPD Solutions, El Monte, 2021
Santa Ana and Calabash Avenues Project HRA, EPD Solutions, Fontana, 2021
Slover/Alder Avenue Development Project HRA, EPD Solutions, Bloomington, 2021
Magnolia Presbyterian Sanctuary Rebuild Project SOIS Analysis, Riverside, 2021
Wood & Lurin Project HRA, EPD Solutions Riverside, 2021
Great Scott Project HRA, EPD Solutions, Lake Forest, 2021
Vita Pakt, Trumark Homes, Covina, 2021
Covina Bowl, Trumark Homes, Covina, 2020
March Field Historic District WMWD Water Utility Line Replacement, March JPA, 2019-2022
La Atalaya, Altura Credit Union Member House, Riverside, 2019
Entrada, Wakeland Housing & Development, Riverside, 2019
Main Library, City of Riverside, 2018
Redlands YMCA Properties, Redlands, 2017
Marywood Retreat Center, Orange, 2013-2017
Mission Inn La Trattoria Pergola & Wine Tasting Room, Riverside, 2016
Rhunau, Rhunau, Clark Building, Riverside, 2016
Arlington Plaza, Riverside, 2016
Mission Lofts, Riverside, 2015
Lakeside Temescal Valley Project Lake Corona, Corona, 2015
Harris Farm Townhomes, Riverside, 2015
Dhammakaya Retreat, Azusa, 2013
Riverside Plaza Harris' Department Store, Riverside, 2012
Old Town Plaza, San Jacinto, 2011
Pfennighausen Ranch, Pedley, County of Riverside, 2010
March Field Historic District Garage Building #113, March Joint Powers Authority, 2009
Five Points Realignment, City of Riverside, 2008
Fox Block, City of Riverside, 2007

Section 106 & CEQA Compliance

Robinson House, City of Riverside, 2023
Prado Dam & Reservoir Improvement Project, Santa Ana River, 2017-2023
Home Front at Camp Anza - Camp Anza Officers Club, City of Riverside, 2013-2017
HRER, Colton Undergrade & C Street Crossing Seismic Retrofit Projects, City of Colton, Caltrans District 8, 2014
HPSR & FOE, University Avenue Streetscape Project, City of Riverside, Caltrans District 8, 2005
HPSR & FOE, Victoria Avenue Streetscape & Parkway Restoration Project, City of Riverside, Caltrans District 8, 2004
HPSR, Jurupa Avenue Underpass / Mountain Avenue Crossing Closure Project, City of Riverside, Caltrans District 8, 2001

Section 106 Compliance

FEMA Seismic Retrofit Grant Projects, West Hollywood, 2022
Entrada, Wakeland Housing & Development, Riverside, 2019
Mission Heritage Plaza & Civil Rights Museum, Wakeland Housing & Development, Riverside, 2017
HPSR, Inglewood Avenue Corridor Widening Project, City of Lawndale, Caltrans District 7, 2013
Van Buren Improvement Project, March Joint Powers Authority, County of Riverside, EDA, 2013
Wattstar Cinema and Education, Los Angeles, 2010
County of San Bernardino Lead Abatement Program, Highland, Redlands, & San Bernardino, 2003

Professional Activities

Publications

The Camp Anza Officers Club: Supporting Mobilization and Morale During World War II. Riverside Historical Society Journal, Issue Pending 2022.

The New Home Company Announces Marywood Hills, a Historic Collection of Luxury Residences with Unobstructed Views of the City of Orange. Press Release co-authored for immediate by The New Home Company. April 2018.

The Grandest Boulevard. Riverside County Historical Commission and the Riverside County Regional Park and Open-Space District, *The Riverside County Chronicles*, Issue No. 5. Fall 2011.

Riverside Project Wins Governor's Award for Historic Preservation: 'Home Front at Camp Anza' Brings New Life to Old Officers Club. Press Release authored for immediate release by City of Riverside. October 4, 2016.

Historic Resources Inventory Database Web site: Instructions for Online Navigation. Historic Resources Database Web site User's Manual prepared for the City of Riverside. September 2002.

Historic Resources Inventory: Instructions for Recording and Viewing. Historic Resources Database User's Manual prepared for the City of Riverside. September 2001.

Awards

California Preservation Foundation Award – Latino Context, City of Riverside. 2019.

Governor's Award for Historic Preservation – Homefront at Camp Anza. 2016.

California Preservation Foundation Best Restoration Award – Homefront at Camp Anza. 2017.

IE Economic Partnership Award for Best Real Estate Development and Reuse – Homefront at Camp Anza. 2016.

Golden Nugget Award - Best Renovated, Restored, Adaptive Re-Use Residential Project – Homefront at Camp Anza. 2016.

Golden Nugget Award -Best Affordable Housing Community Under 30du/acre – Homefront at Camp Anza. 2016.

Presentations, Speaking Engagements, and Instruction

Civil Rights Walk Eliza Tibbets Statue Film Presentation. City of Riverside Main Street Pedestrian Mall. 2021

City of Riverside Cultural Heritage Board Continuing Education Program. 2021

Session I. *Cultural Heritage Board 101.* May 19, 2021.

Session II. *Secretary of the Interior Standards,* June 16, 2021.

Session III. *Certified Local Government Program,* July 21, 2021.

Creating Space for Women: Julia Morgan, Architect, and the Riverside YWCA. Women In Tandem (WIT). COVID HOLD.

The History of the Automobile in Riverside, Riverside Historical Society Four-Part Lecture Series. 2018-2021.

Part 1. *The Automobile Comes to Town: The Birth of the Automobile Industry in Riverside, 1902-1913.* October 7, 2018.

Part 2. *From Agriculture to Automobile: The Internalization of a New Economy, 1913-1928.* June 2, 2019.

Part 3. *The Automobile Unscathed: Navigating a Path through Depression and Wartime, 1929-1945.* April 11, 2021.

Part 4. TBD 2022

Historic Preservation: The Field of Public History. Notre Dame High School Career Day. September 2018.

Historic Preservation: The Field of Public History. Riverside East Rotary Club. July 2018.

Historic Preservation: The Field of Public History. Riverside Uptown Kiwanis. December 2017.

Architecture: Form, Function, and Ornamentation. Architecture Series. Diocese of San Bernardino, OLPH. October 2011.

How to Research Your Historic Home. City of Riverside Public Workshop. October 2010.

Riverside's Hidden Histories: The Gems Among Us – Nava Tires. Mission Inn Foundation and Museum. June 17, 2010.

The Art of the Survey. Riverside County Historical Commission 5th Annual Symposium. October 26, 2007.

The Field of Public History. California State University, Fullerton. Dr. Wendy Elliott Scheinberg. November 14, 2006.

Arlington Heights, the Realization and Preservation of a California Dream. CPF Conference. May 14, 2005.

How to Research Your Historic Home. Riverside County Historical Commission History Workshop. April 16, 2004.

Affiliations & Service

National Trust for Historic Preservation, Individual Member #58551599.

California Preservation Foundation, General Member #21244.

Old Riverside Foundation, Lifetime Member; Board of Directors (2003-2005) – facilitated mission advancement through planning and direction of annual home tour, awards program, facilities maintenance, and historic preservation advocacy.

Riverside Historic Society, Lifetime Member