



11.2 Cultural/Paleontological Resources Assessment

Cultural and Paleontological Resources Assessment

Tina/Pacific Neighborhood Project

City of Stanton, Orange County, California

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DUKECRM Project Number: C-0277



March 2019

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MANAGEMENT SUMMARY

Duke Cultural Resources Management, LLC (DUKE C R M) is under contract to Michael Baker International (CLIENT) to provide cultural and paleontological resources services for the Tina/Pacific Neighborhood Project (Project), located in the City of Stanton, Orange County, California. The Project is approximately 10.27 acres. The purpose of this report is to document efforts made to comply with the California Environmental Quality Act (CEQA).

The City of Stanton is proposing to acquire, demolish, and redevelop 40 parcels of High Density Residential Apartments along Tina Way and Pacific Avenue and west of Magnolia Avenue. The Project would build 161 High Density Residential Apartments with a maximum density of 18 duplexes per acre.

The cultural and paleontological resources assessment includes a records search, additional historic and paleontologic research, and a field survey to identify cultural and paleontological resources. The results indicate that there is one cultural resource within the Project boundaries: the Tina/Pacific Apartments, which are the subject of this report. These apartments were built in 1964, are considered here as a historic district. The Tina/Pacific Apartments were evaluated for eligibility on the California Register of Historical Resources (CRHR). Due to a loss of integrity and lack of significance for any of the necessary criteria the Tina/Pacific Apartments are not eligible for the CRHR and are therefore not a historical resource as defined by CEQA. The records search found one cultural resource recorded within ½ mile of the Project. This resource is the Barre Substation, located just west of the Project. The Barre Substation is not eligible for the CRHR. No archaeological resources are located in the vicinity surrounding the Project. The area has a low sensitivity for archaeology. This low sensitivity and some level of previous ground disturbance would have occurred for the original construction of the Tina/Pacific Apartments indicates that the Project is not anticipated to encounter buried cultural resources and there is limited potential for impacts to archaeological resources; therefore, archaeological monitoring is not recommended.

The anticipated Project will not go any deeper than five feet during over-excavation for new housing pads. Our research indicates that there is a low sensitivity for paleontology at near surface depth (0-10 feet deep). Near the surface there are Holocene alluvial deposits which have a low sensitivity for paleontology. Therefore, significant and unique paleontological resources will not be impacted by the Project during earth disturbing activities, and paleontological monitoring is not recommended.

If archaeological and/or paleontological resources are discovered during construction, a qualified archaeologist/paleontologist shall be retained to assess the nature and significance of the discovery. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

INTRODUCTION

Duke Cultural Resources Management, LLC (DUKE CRM) is under contract to Michael Baker International (CLIENT) to provide cultural and paleontological resources services for the Tina/Pacific Neighborhood Project (Project), located in the City of Stanton (City), Orange County, California. The Project is approximately 10.27 acres. The purpose of this report is to document efforts made to comply with the California Environmental Quality Act (CEQA). The City is the CEQA lead agency.

Project Description

The Project proposes to acquire, demolish, and redevelop the Tina/Pacific Apartments. The proposed Project includes: the acquisition of 15 properties by the Stanton Housing Authority (they already own 25 of the properties), demolition of all structures and existing street improvements, and construction of an affordable housing apartment development. The Project would build High Density Residential Apartments (RH) zoned for 161 units with a maximum density of 18 duplexes per acre. Each building would be a maximum of three stories in height. The depth of excavation required for improvements would be no more than five feet. The Project is located in an urban, developed environment with very little vegetation. The Project is located in an area primarily surrounded by residential development with a mix of residential and commercial development; the Barre Substation is located directly west, a utility transmission line and the Union Pacific Railroad runs west to east directly south of the Project.

Project Location

The Project is located across 40 parcels along Tina Way and Pacific Avenue, west of Magnolia Avenue, in Stanton, California. The Project is located within Section 24 (projected), Township 4 South, Range 11 West, as shown on the USGS *Anaheim, Calif.* 7.5 quadrangle map (Appendix A).

SETTING

Natural

California is divided into 11 geomorphic provinces, each naturally defined by unique geologic and geomorphic characteristics. The project is located in the northwestern portion of the Peninsular Ranges geomorphic province. The Peninsular Ranges province is distinguished by northwest trending mountain ranges and valleys following faults branching from the San Andreas Fault. The Peninsular Ranges are bound to the east by the Colorado Desert and extend north to the San Bernardino – Riverside county line (Norris and Webb 1976), west into the submarine continental shelf, and south to the California state line.

This Project is within the Los Angeles Basin, an actively subsiding basin bound by the Santa Monica and San Gabriel Mountains to the north, the Santa Ana Mountains to the east, and the Palos Verdes Hills to the south (Yerkes et al. 1965). The rapid deposition and resulting deep sediment fill (Yerkes et al. 1965; Yeats 1978) has resulted in the accumulation of notable petroleum resources (Bilodeau et al. 2007) and fossil resources (Miller 1971). Locally, the Project area is located in the Central Block of the Los Angeles Basin, an area characterized by thick alluvial deposits overlying sediments ranging from Pleistocene to Cretaceous in age (Norris and Webb 1990). Locally, the alluvial deposits can reach up to 13,000 feet thick (The Planning Center 2004). The sediments in the Project area are largely sourced from alluvial deposits from the Santa Ana Mountains or Coyote Hills to the north (Babilonia et al. 2013).

Geological

The geology in the vicinity of the project has been mapped by Morton and Miller (2006) at a scale of 1:250,000. A review of this map indicated that the project area is located on young alluvial fan deposits (Q_{ysa}). Young alluvial fan deposits in this area are composed of unconsolidated to moderately consolidated silt, sand, pebbly cobbly sand, and boulders from the late Pleistocene (2.5 million to 11,700 years ago) and Holocene (11,700 years ago to today) Epochs (Morton and Miller 2006). These deposits result from debris flows in alluvial fans, sourced from the nearby Santa Ana Mountains and Coyote Hills (Morton and Miller

2006). Borehole logs from a nearby project (approximately 0.5 miles to the west) have documented alluvial fan deposits to a depth of 51.5 feet (NV5 West 2016).

Cultural

Prehistory

Of the many chronological sequences proposed for southern California, two primary regional syntheses are commonly used in the archaeological literature. The first, advanced by Wallace (1955), defines four cultural horizons for the southern California coastal province, each with characteristic local variations:

- I. Early Man (~9000–8500 B.P.)
- II. Milling Stone (8500–4000 B.P.)
- III. Intermediate (4000–1500 B.P.)
- IV. Late Prehistoric (1500~200 B.P.)

Warren and Crabtree employ a more ecological approach to the deserts of southern California, defining five periods in prehistory (1986):

- I. Lake Mojave (12000–7000 B.P.)
- II. Pinto (7000–4000 B.P.)
- III. Gypsum (4000–1500 B.P.)
- IV. Saratoga Springs (1500–800 B.P.)
- V. Shoshonean (800~200 B.P.)

Warren and Crabtree (1986) viewed cultural continuity and change in terms of various significant environmental shifts, defining the cultural ecological approach for archaeological research of the California deserts. Many changes in settlement pattern and subsistence focus are viewed as cultural adaptations to a changing environment, beginning with the gradual environmental warming in the late Pleistocene, the desiccation of the desert lakes during the early Holocene, the short return to pluvial conditions during the middle Holocene, and the general warming and drying trend, with periodic reversals, that continues to this day.

Ethnography

The Project is located within the traditional boundaries of the Gabrielino/Tongva Indians. Historically, tribal boundaries were not established definitively and were considered to be fluid, due to either sociopolitical features or a lack of reliable data (Bean and Smith 1978). The Gabrielino are one of the least known Native American groups in California. Generally, their territory included all of the Los Angeles Basin, parts of the Santa Ana and Santa Monica Mountains, along the coast from Aliso Creek in the south, to Topanga Canyon in the north, and San Clemente, San Nicolas, and Santa Catalina Islands.

The Gabrielino spoke a dialect of the Cupan group of the Takic language family. This language was part of the larger Uto-Aztecan language stock which migrated west from the Great Basin. The Gabrielino shared this language with their neighbors to the south and east (Bean and Smith 1978; Shipley 1978).

Groups of Gabrielino lived in villages that were autonomous from other villages. Each village had access to hunting, collecting, and fishing areas (Bean and Smith 1978). Villages were typically located in protected coves or canyons near water. Acorns were the most important food for the Gabrielino, although the types and quantity of different foods varied by season and locale. Other important sources of food were grass and many other seed types, deer, rabbit, jackrabbit, woodrat, mice, ground squirrels, quail, doves, ducks and other fowl, fish, shellfish, and marine mammals.

Typically, women gathered and men hunted, although work tasks often overlapped. Each village had a chief who controlled religious, economic, and warfare authorities. The chief had an assistant and an advisory council who assisted in important decisions and rituals. Each of these positions was hereditary being passed down from generation to generation (Bean and Smith 1978).

The villages of *Hotuunkga* and *Povuunga* are believed to be located in the vicinity surrounding the City of Stanton. *Povuunga* (Puvunga) is a well-known Gabrieleño village site located on the campus of California State University, Long Beach. The village is composed of three archaeological sites: CA-LAN-234, CA-LAN-235, and CA-LAN-306, and it has been associated with the historic location of the Rancho Los Alamitos ranch buildings (Bixby Hill) (Ruyle 1998). *Hotuunkga* is believed to be located along the Santa Ana River in the La Habra/ Yorba Linda area. The village was supposedly home to not only Gabrielino peoples, but also Luiseño and Juaneño people (Vila 2018).

History

The first Europeans to explore what would become the state of California belonged to the 1542 expedition of Juan Rodriguez Cabrillo, who sailed along and occasionally landed on the coast. Europeans are thought to have first visited portions of the interior in 1769, when Gaspar de Portola (Brown 2001) led a 62-person overland expedition from San Diego to Monterey (Cramer 1988). Two later expeditions, led by Juan Bautista de Anza in 1774 and 1775 from Sonora through southwestern Arizona and southern California, crossed the Santa Ana River at Anza Narrows in today's Santa Ana River Regional Park.

The Spanish government subsequently established missions and military outposts in San Diego in 1769 to facilitate colonization of the area and to keep rival European nations out of the area. After Mexico won independence from Spain in 1822, colonization efforts in Alta California decreased. The Spanish mission system was largely abandoned and the Mexican government bestowed land grants or ranchos to those loyal to the Mexican government including some Anglo settlers. The Mexican period (1822-1848) is largely identified with the ranchos acquired by individuals through the land grant system as well as the secularization of the missions. Mission secularization began on July 25, 1826 with a decree by Governor Jose Maria Echeandia and was completed by 1836 after an additional decree in 1831 (Engstrand and Ward 1995).

The end of the Mexican period in California began on June 14, 1846 when a band of American settlers supported by the American explorer John C. Fremont and his team captured Mexican General Mariano Guadalupe Vallejo in a dawn raid in Sonoma (Ide 1880; Rolle 2003). The Americans raised a flag for the "California Republic" and their actions became known as the "Bear Flag Revolt." The so-called California Republic was short-lived however, as on July 7, 1846, U.S. Navy forces captured Monterey, California, where the U.S. flag was raised (Rolle 2003). On February 2, 1848, the war between the U.S. and Mexico ended with the signing of the Treaty of Guadalupe Hidalgo, which greatly expanded U.S. territory (including California) and resulted in Mexico being paid \$15 million for the land (Rolle 2003).

Although gold had been found prior to 1848 in various parts of California, the well-publicized discovery of gold in the Sierra Nevada foothills dramatically increased the Anglo-American settlement of California. Despite property rights of rancho owners being secured by provisions in the Treaty of Guadalupe Hidalgo, California in the early American period experienced the transfer and subdivision of many of the ranchos as well as a shift from ranching to agriculture as the primary means of subsistence.

After statehood, in 1850, California became a major destination of settlement for Anglo-Americans trying to start a new life from the eastern side of the continent. Between 1850 and 1900, the population of California exploded from approximately 92,597 to 1,485,053 (US Census 1995). Anglo-American settlers, Asian immigrants, European immigrants, and Hispanic immigrants settled into the Los Angeles Basin with local *Californio*'s and Native Americans, changing the area from a ranching economy into an agricultural powerhouse. The citrus industry proved to be massively important to the Californian economy from the mid-19th century into the mid-20th century. This multi-million dollar industry was a major economy for places such as Redlands and Riverside as well as throughout Orange County. Orange County was mainly agricultural until

the period after World War II when the combination of a massive industrialization, soldiers home from the war, and commercialization creating the market for suburban housing development and subsequent intensive urban development. From 1950 – 2010, Orange County became a rapidly urbanized region of California. In 1950, there was a population of 216,224 in Orange County, and by 2010 there were over 3,010,232 (US Census 1995, US Census 2018).

City of Stanton

In 1911, the City of Stanton incorporated to challenge the development of a large sewage farm that the City of Anaheim intended to build in the Stanton vicinity (Brigandi 2019). Then, in 1921, Stanton dis-incorporated to allow the state to build roads through the community. The city did not incorporate again until 1956. In the first half of the 20th century, the Stanton area was primarily agricultural. Beginning in the mid-20th century, an explosion of industrial, residential and commercial development changed Stanton from a small rural town, to part of the vast Orange County urban environment. The current City of Stanton consists of three square miles with over 38,305 residents. For additional information on the history of Stanton and the history of residential development of Stanton and the surrounding area, please refer to the DPR form for the Tina/Pacific Apartments (Appendix C; D6. Significance).

PERSONNEL

The project manager for this Project is Curt Duke. Mr. Duke is the Principal Archaeologist of DUKE CRM. Mr. Duke meets the professional qualifications of the Secretary of the Interior for prehistoric archaeology; he is also a Registered Professional Archaeologist (RPA) who has worked in all phases of archaeology (archival research, field survey, testing and data recovery excavation, laboratory analysis, construction monitoring) since 1994. Mr. Duke holds a Master of Arts (M.A.) degree in Anthropology with an emphasis in archaeology from California State University, Fullerton and a Bachelor of Arts (B.A.) degree in Anthropology from the University of California, Santa Cruz. Mr. Duke has worked throughout southern and Northern California and parts of Arizona and Nevada.

Benjamin Scherzer holds a Master of Science in Earth Sciences from Montana State University, Bozeman. He has more than 10 years of experience in paleontological research, field surveys, fossil salvage, laboratory identification, report preparation, and curatorial experience. Mr. Scherzer is a member of the Society for Vertebrate Paleontology, Geological Society of America, Society for Sedimentary Geology, and the Paleontological Society.

Dean Duryea is an Archaeologist with DUKE CRM. He meets the Secretary of Interior's Professional Qualifications Standards for Prehistoric and Historical Archaeology. He has over 10 years of professional archaeological experience. He received his B.A. in Anthropology in 2004 from the University of Arizona, and his M.A. in Anthropology in 2011 from Northern Arizona University. He has experience working for both the private and public sectors completing numerous consulting and compliance projects. He has experience with NEPA, CEQA, NHPA, and ARPA. He has acted as field director and project manager, and has extensive experience in surveying, site recording and inventory, construction monitoring, site testing and evaluation, site excavation and data recovery, data management, database creation and management, report and field form archiving and curation, and GIS mapping and database management.

Dana Supernowicz is an Architectural Historian and independent consultant for this Project. Mr. Supernowicz is a Registered Professional Archaeologist and meets the Secretary of the Interior's Professional Qualifications Standards for architectural history, archaeology and history. He received his MA in History in 1983 focusing on cultural resource management. He has a long and diversified professional career in the field of cultural resource management, having worked for the United States Forest Service, Bureau of Land Management, National Park Service, California Office of Historic Preservation, and California Department of Transportation completing over 1,000 cultural resource projects in the western United States. His project work includes field survey, excavation of prehistoric and historic archaeological resources, architectural assessments, National Register nominations, and CEQA/NEPA planning documents.

Please see Appendix B for DUKE CRM staff resumes.

METHODS

Research

A records search for archaeological and historical resources was conducted through the South Central Coastal Information Center (SCCIC), located at California State University, Fullerton by Sarah Nava, B.A. of DUKE CRM on December 6, 2018. The records search included a ½-mile radius surrounding the Project. In addition, Ms. Nava examined the California State Historic Property Data File (HPD), which includes the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI). A paleontological records search was conducted through the Vertebrate Paleontology Section of the Natural History Museum of Los Angeles County (LACM), as well as through the University of California Museum of Paleontology (UCMP) online collections and the online Paleobiology Database (PBDB) and the Quaternary Faunal Mapping Project (FAUNMAP). Research materials, including historic maps, previous surveys, planning documents, ordinances, and published local and regional historical accounts were collected and reviewed.

Field Survey

An intensive pedestrian field survey was conducted on December 10, 2018 by Dana Supernowicz for a historic built environment survey, and a reconnaissance survey for archaeology on December 11, 2018 by Dean Duryea. The results of the historic built environment survey are stated below. The cultural resources survey was performed by walking within and around the Project boundary, and around existing buildings and residences. Empty lots/ parcels were briefly surveyed for any possible archaeological resources or indications of intact native soils. Digital photos were taken to document the Project area.

RESULTS

Research

SCCIC Records Search

The records search identified three cultural resource reports within ½-mile are on file at the SCCIC. Two of the reports include a survey that intersects with the Project boundaries. Table 1 summarizes the surveys within the ½-mile radius.

Table 1. Reports within ½-mile of the Project Boundary

Report No.	Year	Report Title	Author(s)	Comments
OR-01949	1995	Cultural Resources Assessment for the City of Garden Grove	Beth Pardon, Deborah McLean, and Ivan Studwick	Unknown acreage, archaeological survey, 13 cultural resources
OR-02822	2004	Magnolia Katella/ CA-8257a Telecommunications 10701 Magnolia Avenue, Stanton, CA	Sean Thal	Negative, unknown acreage, archaeological survey
OR-03337	2006	Archaeological and Paleontological Assessment of the Proposed Peaker Project Location at Barre Substation	Katherine H. Pollock	Negative, unknown acreage, archaeological survey

One cultural resource has been previously recorded within ½-mile of the Project though none are within the Project boundaries. This resource is the Barre Substation, first constructed by Southern California Edison in 1939 (Angel and Hollins 2018). The substation consists of buildings, structures, and utilities for 220kV and 66kV transmission lines that carry electrical power for the northern Orange County region. Although the DPR site record is on file at the SCCIC, there is no Primary number assigned to this resource. The Barre Substation has been recommended ineligible for the NRHP, the CRHR or Local designation through survey

evaluation (Status code “6Z”). The Barre Substation is still in existence and is located 400 feet west of the Project.

Historic Map/Aerials Review

1935 Topographic Map - The 1935 USGS topographic 7.5-minute map of the Garden Grove quad is the first map to show a significant amount of development in the surrounding area. Within the Project boundaries, two buildings are located along Magnolia Avenue, just north of the Southern Pacific Railroad. The vicinity around the project remains heavily agrarian.

1942 Topographic Map - The 1942 USGS topographic 15-minute map of the Anaheim quad shows the first major development of utilities for the area around the Project. A utility transmission line has been built north and west of the Project, joining the Barre Substation and going east just south of the Project, along the Southern Pacific Railway corridor.

1950 Topographic Map - The 1950 USGS topographic 7.5-minute map of the Anaheim quad shows the growth of the community of Stanton, which remains unincorporated at this time. Of note, the two buildings are located amongst the orchards within the proposed Project boundaries, probably representing residences to the farmers or orchard owners.

1965 Topographic Map - The 1965 USGS topographic 7.5-minute map of the Anaheim quad shows the explosion of development of the area, from rural to dense urban in less than two decades. This massive development can be seen with several new transmission lines and smaller residential roads, and the disappearance of all agricultural or orchard areas. The Tina/Pacific Apartments have been built during this time period, a prime example of this rapid urban growth.

1947-1965 Aerial Photographs - The 1947, 1956, and 1968 aerial photographs show the Project area much the same as the historic USGS quad maps. In the aerials, two properties within the Project boundaries are orchards with residences for the owners or caretakers. In 1956, there is complex mix of new suburban residences and older rural orchards and fields throughout the area. The Barre Substation becomes larger and more complex over time as the need for additional power increases with the burgeoning population. By the 1968 aerial, the Tina/Pacific Apartments have been built along with the myriad of other residential and commercial developments in the Stanton/ Anaheim area.

Paleontology

On December 20, 2018, B. Scherzer performed a search of the online collections of the University of California, Museum of Paleontology and San Diego Natural History Museum, the online Paleobiology Database and FAUNMAP, and other published literature for fossil localities from similar deposits within 3 miles of the Project. On December 24, 2018, the Department of Vertebrate Paleontology at the LACM performed a records search for paleontological resources within and in the vicinity of the Project. This records search did not produce any fossil localities near the Project (within 3 miles), with the nearest fossil localities located 10+ miles to the east at a depth of 10 feet (McLeod 2018). Based on the results of these searches, the young alluvial fan deposits underlying the project are assigned a low paleontological sensitivity above 10 feet.

Field Survey

Ground visibility within the Project was zero percent and the majority of the Project is obscured by asphalt, concrete, buildings, and automobiles (see Figures 1-6). During the survey, one cultural resource was observed, the mid-20th century residential development of the Tina/Pacific Apartments. The entire Project encompassed all 40 properties that constitute the historic residential development. The apartments are bounded by Magnolia Avenue on the east and S. Sherrill Street on the west, Tina Way on the north, and an unnamed alley on the south just north of the transmission line corridor and the Union Pacific Railroad. The historic district was recorded by Dana Supernowicz during his historic built environment survey of the

properties (see Appendix C). The buildings are in good to fair condition with 28 (112 apartments) of the original 40 four-plex apartments remaining. The recreation area, the manager's residence, and eight of the original properties no longer exist. Those remaining residences exhibit much of the original character of the historic structures, but over time modifications to minor elements to the buildings have occurred including new windows and doors, new siding, and modified concrete block privacy walls, appropriated garden areas, appropriated parking areas.

The Tina/Pacific Apartments Historic Evaluation

Dana Supernowicz was subcontracted to document and evaluate the Tina/Pacific Apartments for the CRHR/NRHP (see Appendix C). The Tina/Pacific Apartments are considered a historic district. The following is taken from the DPR 523 Series form.

History of the Tina/Pacific Apartments

The Tina/Pacific Apartments were built in 1963. Prior to development, the land was located on two citrus orchards with farmer residences. Filed as Tentative Tract Map 4208, the apartments were located on 50 lots totaling 13.69 acres. However, when the City of Stanton gave final approval to the project in July 1962, the number of lots was reduced to 40 and a recreation area on the far western end of the tract was planned. These apartments were originally known as the Magnolia Villas, but the name was changed to the Stanton Apartments, following completion of the dwellings. Each lot was constructed with a one-story, four-unit, "garden-style" apartment building, making 160 apartments within 40 properties. The Rinker Development Corporation, who also owned three other similar apartment complexes in Orange County, acquired the property and developed the tract. The Rinker Development Company would become one of the largest residential and commercial developers and builders in the nation, but in 1973 the property was sold off.

Garden-style apartments were a common architectural style for high density housing in the 1950's and 1960's. Primary characteristics of the garden apartment complex include development of the site as a superblock, separation of automobile and pedestrian traffic, low to medium density and building coverage, standardized building types, and emphasis on open space and park-like landscaping (Architectural Resource Group 2012). The primary concept of the garden apartment was the relationship of the unit to the outdoor living area, therefore, garden apartment design varied markedly across the United States. The Tina/Pacific Apartments reflect the garden-style ethic, but also incorporates mid-20th century Modernist ideals as well as commercial grade engineering and building materials. Character defining features of each apartment unit include single-story detached units placed on concrete stem wall foundations, low or shallow nearly flat gable roofs with wide eaves, simple square massing, stucco and plywood exterior cladding with battens, detached garages, and street side patios screened by tall masonry concrete block walls. Each unit was designed with a living room, kitchen, two bedrooms, one bathroom, and a service area off the kitchen area. Access to each unit was along the side flanking each concrete block screen wall. Behind each apartment unit, accessed via an alley, were two detached four-car garages with stucco siding and flat roofs (see Figures 1-6; Appendix C).

In the 1970s, the complex was further subdivided into 40 different parcels, each with a 4-plex building, and a four-car garage. The recreation complex, located at the far west end of W. Pacific Avenue along the curve leading to its intersection with Tina Way and S. Sherrill Street, included a "Tahitian" style pool, a large recreation building, paths, lawns, and an outdoor sports area. The entire facility was demolished in the 1980s to make way for single-family homes. This portion of original tract map is not included in the current proposed Project. Since the 1970's the apartments have developed a reputation as a low-income, high crime development, both a function of its location, and the economic disparities and opportunities germane to Orange County.

Today, there are 28 (112 apartments) of the original 40 four-plex apartment units surviving on 10.27 acres with detached garages, however, the manager's house or cottage, has been demolished, along with the other 12 apartment units. In the place of these structures, modern buildings and facilities have been built, such as a community garden and a child care center.

NRHP/ CRHR Evaluation

NRHP Criteria A/CRHR Criteria 1: The Tina/Pacific Apartments are associated with a period of unprecedented population growth in Orange County and in the City of Stanton. However, the housing project is among hundreds of other similar projects that provided working families with housing. There is no evidence to suggest that the Tina/Pacific Apartments were designed as “affordable” or “low-income” housing, nor was it the first project of its kind in Stanton. Advertisements in local newspapers indicate the project was geared towards middle-class adults and families and the apartments slowly evolved into the current demographic occupancy after Rinker Development liquidated the project. Finally, the project is associated with one of Orange County’s most prolific and influential development companies, namely Harry Rinker and Rinker Development. However, Rinker Development built hundreds of residential homes, apartments, and shopping plazas throughout Southern California. In summary, the Tina/Pacific Apartments do not appear to be associated with events that have made a significant contribution to the broad patterns of history in either Stanton or Orange County.

NRHP Criteria B/CRHR Criteria 2: The Tina/Pacific Apartments were financed and developed by Rinker Development Corporation, whose office at the time was in Garden Grove. Although Harry Rinker, the founding member of the company, was one of this nation’s most successful and prolific home builders in mid-20th Century, the Stanton apartments were among hundreds of projects his firm developed during the late 1950s through mid-1960s. No documentation has been found to suggest that this project was one of Rinker’s most successful or cutting-edge projects during the early 1960s. Nor is the project generally or exclusively associated with Rinker, since the entire complex has been owned since the 1970s by a variety of owners. Today, there are many examples of mid-20th century architecture, both in apartments, homes, and shopping centers associated with Harry Rinker and Rinker Development Corporation. In summary, the Tina/Pacific Apartments do not appear to be associated with the life or lives of a person significant in the history of Stanton or Orange County.

NRHP Criteria C/CRHR Criteria 3: The Tina/Pacific Apartments represent a fairly common example of mid-20th century Modernist architecture in the scale, massing, and use of specific building materials. Each 4-unit building shared common architectural elements that were copied throughout the development on modest sized parcels that were called out in period advertising as “garden apartments”. The concept of garden apartments is important in both Los Angeles County and Orange County, because this signature design clearly became a Southern California phenomenon, as observed by hundreds of similar projects throughout the region. The Tina/Pacific Apartments were not the first “garden apartment” project in Stanton, but it was likely the largest of its kind when built. In essence, the Tina/Pacific Apartments do embody the distinctive characteristics of a type, period, or method of construction, but clearly are not the work of a master, nor do they possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

NRHP Criteria D/CRHR Criteria 4: The Tina/Pacific Apartments do not have the potential to yield information important in prehistory or history.

Assessment of Integrity: Since construction of the Stanton Apartments in 1963 there has occurred significant loss to the integrity of the complex as whole through the loss or demolition of the entire recreation facility that included the manager’s residence, cabana, pool, and other original landscaping features. The recreation facility was part of the original design of the apartment complex and an important part of its socio-cultural identity. In addition, only 28 of the original 40 buildings within the complex survive (112 of the original 160 apartments), and many remaining units have undergone various alterations that range from new windows and doors, new siding, and modified concrete block privacy walls. Today, gaping holes within the complex are a reminder of the former 4-plex units, most of which now serve as parking lots, and two of which are now occupied by modular buildings.

The Tina/Pacific Neighborhood is recommended not eligible for the NRHP/CRHR. Mid-20th century dense residential developments such as this apartment complex are ubiquitous to Stanton and Orange County area. These buildings were built with materials, methods, engineering, and architecture common to the period and region. The buildings are not tied to a specific event or specific person of history. There is no indication that there are buried archaeological resources under the historic district. All of the contributing buildings to the historic district are the same with no major architectural or engineering variation; therefore, this historic district is not eligible for the NRHP/CRHR and is thus not a *historical resource*, per CEQA.



Figure 1: Overview of Project area, looking east down Pacific Avenue (12/11/18).



Figure 2: Overview of Project area, looking west down Pacific Avenue (12/11/18).



Figure 3: Overview of Project area, community garden looking northeast (12/11/18).



Figure 4: Overview of Project area, looking northeast down alleyway (12/11/18).



Figure 5: Overview of Project area, looking southwest, empty lots, Tina Way is on the right side (12/11/18).



Figure 6: Overview of Project area, looking west down alleyway (12/11/18).

IMPACTS ANALYSIS AND RECOMMENDATIONS

This section addresses the Project's potential to impact cultural and paleontological resources. Impacts to cultural resources are generally considered to be direct (e.g. destruction or demolition of a resource) or indirect (e.g. visual, audible, or cumulative changes to the setting). Under CEQA, cultural resources are evaluated for significance and eligibility for the CRHR. If a resource is considered eligible for the CRHR, it is considered a *historical resource* under CEQA. For the purposes of CEQA, impacts are only considered significant for *historical resources*. The Tina/Pacific Apartments have been evaluated as not eligible for the CRHR/NRHP and are therefore not considered a historical resource per CEQA.

Sensitivity and Recommendations

DUKE CRM conducted a records search and field survey for cultural resources. The results indicate that there is one cultural resource within the Project boundaries. This is a historic district composed of the 40 properties of the Tina/Pacific Apartments observed during the survey within the Project and make up the Project area. The historic district is not eligible for the CRHR because the properties are not unique structures or architecture from a specific period or work of a master or representative of a specific event or historic figure. Therefore, this resource is not a *historical resource* as defined by CEQA. There is no indication on the surface that there are intact cultural resources under the surface due to the intensive built environment of the Project area. This indicates a low sensitivity for archaeology. Due to the Project's footprint and limited excavation depth (maximum of five feet deep) there is limited potential for impacts to archaeological resources; therefore, archaeological monitoring is not recommended.

Based on the lack of documented paleontological resources in or near the Project, and the nearest fossil locality documented at 10 feet depth, the potential to impact paleontological resources is low, and paleontological monitoring is not necessary for the Project. If ground disturbance in the Project does exceed 10 feet, this would increase the potential to impact paleontological resources, and monitoring would be required.

If archaeological and/or paleontological resources are discovered during construction, a qualified archaeologist/paleontologist shall be retained to assess the nature and significance of the discovery. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend

scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

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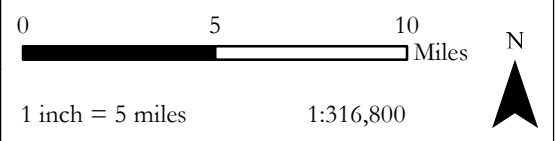
APPENDIX A

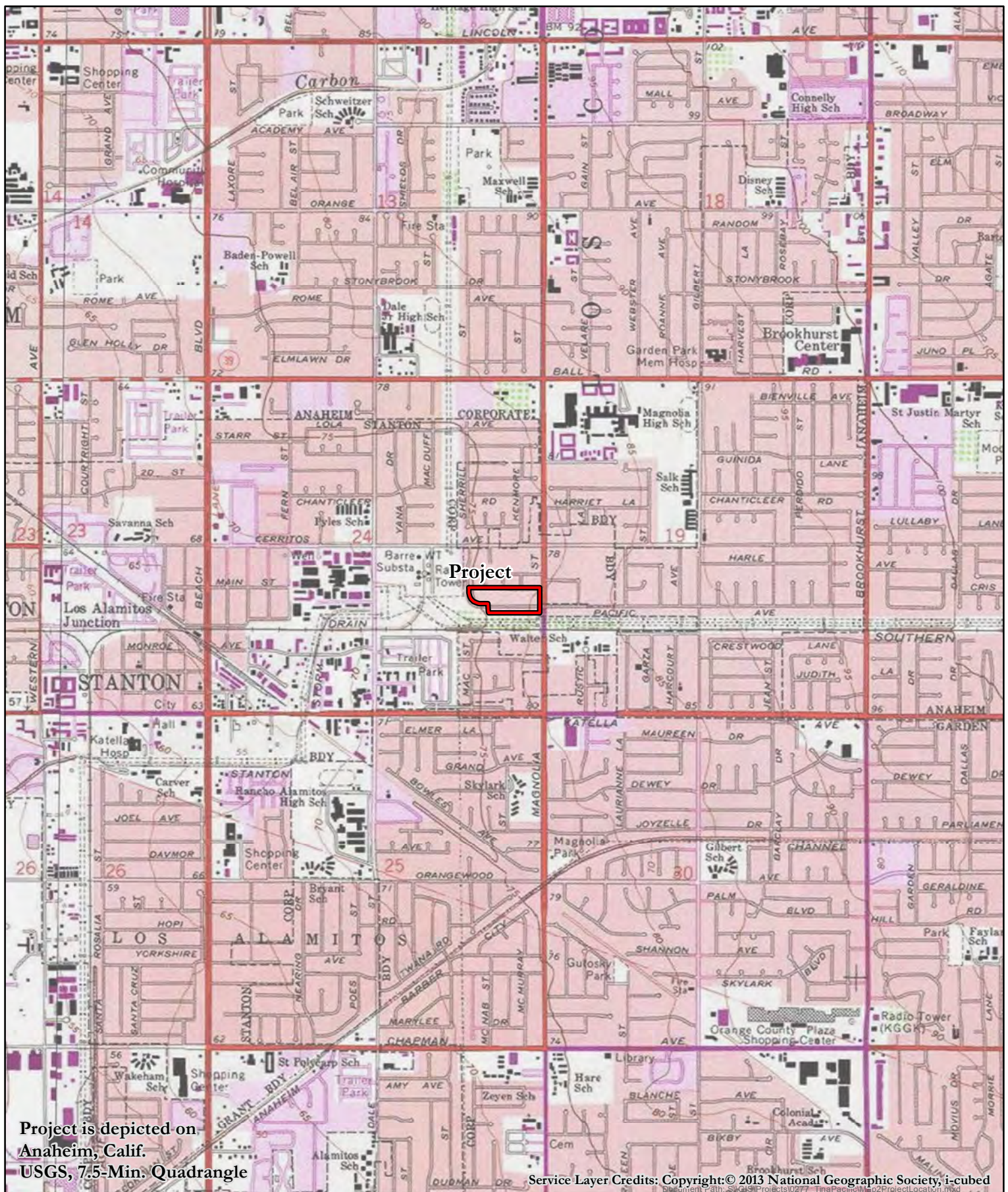
PROJECT MAPS



Map 1- Project Vicinity

Tina Pacific Neighborhood Project
City of Stanton, Orange County





Map 2- Project Location

Tina Pacific Neighborhood Project
City of Stanton, Orange County



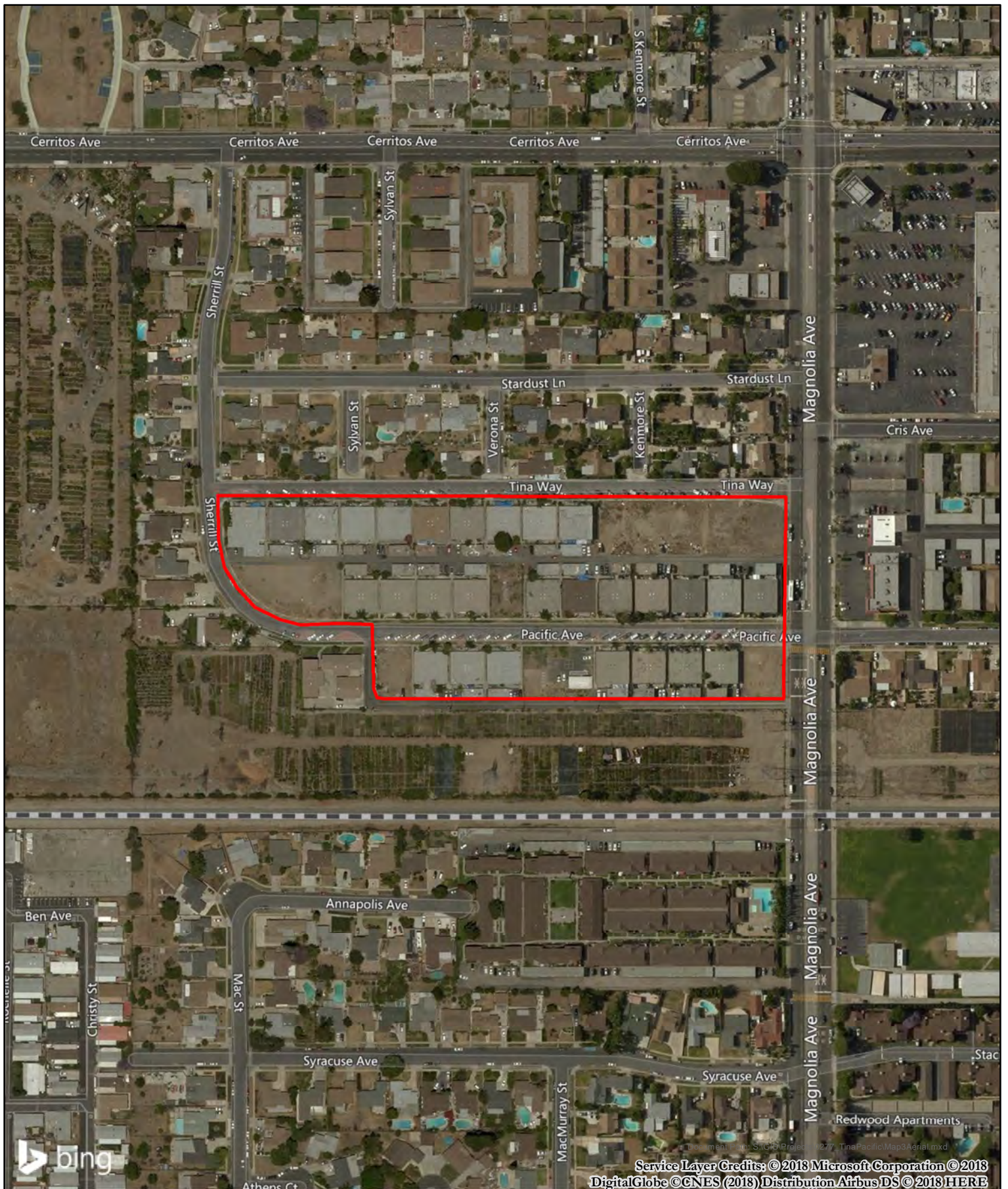
 Project

0 2,000 4,000
Feet

1 inch = 2,000 feet

1:24,000





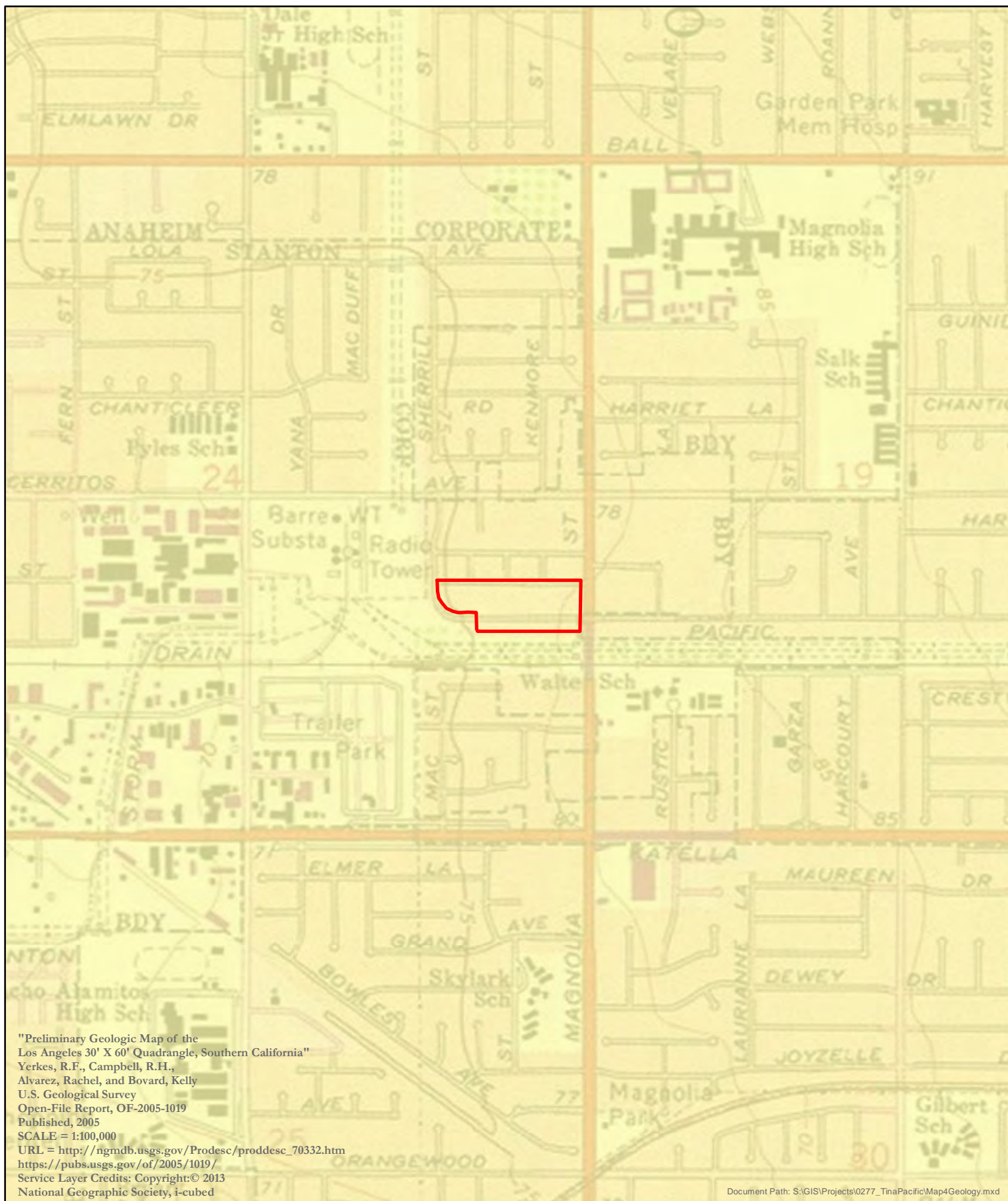
Map 3- Aerial Imagery
Tina Pacific Neighborhood Project
City of Stanton, Orange County

Project

0 250 500 Feet

1 inch = 250 feet 1:3,000

N



Map 4- Geology

Tina Pacific Neighborhood Project
City of Stanton, Orange County



Project Area

Geologic Unit:

Qyf- Young Alluvial-fan
Deposits

0 1,000 2,000
Feet

1 inch = 1,000 feet

1:12,000



APPENDIX B

RESUMES

Curt Duke

President/Principal Archaeologist



Expertise

Cultural Resources Management
California Prehistory
Section 106 Compliance
CEQA Compliance
Native American Consultation

Education

CSU, Fullerton, M.A., Anth, 2006
SDSU, Grad Studies, Anth, 1996-97
UC Santa Cruz, B.A., Anth, 1994

Professional Registrations

RPA, No. 15969
County of Riverside (No. 151)
County of Orange

Professional Memberships

Society for California Archaeology
Society for American Archaeology
Pacific Coast Archaeological Society
Assoc. of Environmental Professionals
Building Industry Association

Professional Experience

President/Principal Archaeologist, DUKE CRM, March 2011 to present
Archaeologist/Principal, LSA Associates, 1997-2011
Archaeological/Paleontological Technician, Various Companies, 1995-97
Archaeological Technician/Teachers Assistant, Cabrillo College, 1994
Anthropological Laboratory Technician, UC Santa Cruz, 1994

Selected Project Experience

Sweeny Road, Lompoc, 2018
Vantage Point Church, Eastvale, 2016 and 2018
Murrieta's Hospitality Commons, Murrieta, 2017-Present
VA West Los Angeles Campus Master Plan, 2017-Present
Avenue S-8 and 40th St. E. Roundabout, Palmdale, 2017-18
SR-110 Improvements, Los Angeles, 2017
Diamond Valley Estates Specific Plan, Hemet, 2017
VA West Los Angeles Campus Hospital Replacement, 2016-Present
Shoemaker Bridge Replacement, Long Beach, 2016-Present
Spruce Goose Hangar, Playa Vista, 2016
Rice Avenue at 5th Street Grade Separation, Oxnard, 2015-Present
Vila Borba, Chino Hills, 2013-Present
Skyridge Residential, Mission Viejo, 2011-Present
Baker Water Treatment Plant, Lake Forest, 2014-2015
VA Clinic, Loma Linda, 2014-Present
Evanston Inn, Pasadena, 2014-2016
Petersen Ranch, Leona Valley, 2013-2014
California Street/Highway 101, Ventura, 2014-Present
6th Street Bridge Replacement, Los Angeles, 2013-Present
I-15/I-215 IC Project, Devore, 2008-10
Colton Crossing Rail-to-Rail Grade Separation, 2008-11
City of LA DPW BOE, On-Call, Cultural/Paleo Services, 2008-11
Mid County Parkway, Riverside County, 2014-10
McSweeney Farms Specific Plan, Hemet, 2004-08
Mesquite Regional Landfill, Coachella Valley, 2006-08
Hacienda at Fairview Valley Specific Plan, Apple Valley 2007-08
Majestic Hills Specific Plan, Hesperia, 2006-07
Chuckwalla Solar I Project, Desert Center, 2007-08
Needles Highway Improvement Project, 2004-06
Superstition Solar I Project, Salton Sea, Imperial County, 2008
Muddy Canyon Archaeological Project, Newport Beach, 1997-2001
Temecula 32, Archaeological Phase II Testing, 2007
Mammoth Lakes Parks/Rec and Trail System Master Plan, 2010
24th Street Improvements, City of Bakersfield, 2008-11
California Valley Solar Ranch, San Luis Obispo County, 2009-10
Delano-Alpaugh Water Pipeline, Kern/Tulare Counties, 2006-09
I-15/SR-79 IC Project, Temecula, 2006-10
Westlake Historic Resources Survey, Los Angeles, 2008-09
CETAP, western Riverside County, 1999-2001
Los Coches Creek Elementary School, near Alpine, 2003-06
Oak Valley Specific Plan 1 Amendment, Beaumont, 2004
Fort Irwin, National Training Center, 1999
San Nicolas Island, Naval Base Ventura County, CA, 1997
Cell Sites, ~3,000 projects in CA and in NV, AZ, IL, WI, 1997-2018

Dean M. Duryea, Jr.
Archaeologist/Field Director**Expertise**

Cultural Resources Management
California, Southwest, and Great Basin
Prehistory
Section 106, NEPA, and CEQA
Compliance
Native American Consultation
Ceramic Analysis

Education

Northern Arizona University, M.A.,
Anthropology, 2006
University of Arizona, B.A.,
Anthropology, 2004

Professional Registrations

RPA, No. 989466

Professional Memberships

Society for California Archaeology
Society for American Archaeology
Prehistoric Quarry and Early Mines
Interest Group
Heritage Values Interest Group
Arizona Archaeological Council

Professional Archaeological Experience

Field Director, Duke CRM, April 2018-Present
Compliance Archaeologist Redhorse Corp., 2016-2018
Assistant Project Director, Statistical Research, Inc., 2013-2016
Crew Chief, Statistical Research, Inc., 2011-2013
Crew Leader (GS-07), Ashley National Forest, 2011
Archaeological Tech. Glen Cyn. National Recreation Area, 2010
Archaeological Technician, Mannik & Smith Group, Inc., 2008
Archaeological Technician, Grey and Pape, Inc., 2008
Crew Chief, Office of the State Archaeologist, Iowa, 2008
Archaeological Tech. Office of the State Archaeologist, IA, 2007-08
Archaeological Technician, Illinois Transportation Archaeological
Research Project, 2007

Selected Project Experience*

Diamond Valley Estates Project, Hemet 2018 - present.
SBCTA 210/Pepper Monitoring Project, Rialto, 2018-present.
Malibu PCH Signalization, Malibu, 2018 - present.
Laguna Canyon Rd. SR-133 PSR-PDS Project, Laguna, 2018-present.
Live Fire Target Additions Project, Fort Irwin, 2017.
FOB Las Vegas Deconstruction NEPA Project, Fort Irwin, 2017.
GDSCC Mars Site Cable Splicing Project, Fort Irwin, 2017.
NELT 9 Well Site Project, Fort Irwin, 2017.
Maneuver Trails Option Improv. and Repair Project, Ft. Irwin, 2017.
Central Corridor Phase 1c Targets Project, Fort Irwin, 2017.
Fort Irwin Off-Limits Site Monitoring, 2016-2017.
Survey and Inventory of 10,000 Acres on China Lake, 2015-2016.
Testing and Evaluation of Six Prehistoric Sites on the North Range,
China Lake Naval Air Weapons Station, 2015.
Survey of 1,300 Acres in the Galway Lake and Bessemer Mine
Training Areas, at Marine Corps Air Ground Combat Center, 2015.
Desert Quartzite Solar Project, Riverside County, California, 2015.
Archaeological Survey of 21,941-acres at Barry M. Goldwater Range
West, MCAS, Yuma, AZ, 2014.
Sacramento State Sediments Collection Rehab. Woodland, CA, 2014.
Data Recovery at CA-LAN-2768, Playa Vista, CA, 2013/ 2015.
Reach V Repair Project, Temescal Canyon, 2014.
COPs 14, 23, and 18 Deconstruction NEPA Projects, Ft. Irwin,
2013.
Toscana Specific Plan Project Area, Temescal Valley, CA 2013.
Survey and Inventory of 10,000 Acres on Ft. Irwin, 2012-2013.
Foundation Windpower's Robertson's Ready-Mix Wind Turbine
Development Archaeological Monitoring, Cabazon, 2013.
Data Recovery along Highway 491, Chuska Valley, NM, 2012.

**Complete project experience available upon request*

Benjamin Scherzer

Paleontologist



Expertise

Paleontological Resources Management
Fossil excavation
Fossil preparation
Stratigraphy
Natural gas mudlogging
Directional drilling

Education

M.S., Earth Science, 2008, MSU, Bozeman, MT
B.A., Geology/Math, 2002, Earlham College, IN

Professional Registrations

Paleontologist, County of Orange
Paleontologist, County of Riverside

Professional Memberships

Society of Vertebrate Paleontology
Geological Society of America
Society for Sedimentary Geology
American Association of Petroleum Geologists, Pacific Section
South Coast Geological Society
Western Association of Vertebrate Paleontologists

Publications and Professional Papers

Scherzer, B. 2017. A possible physeteroid (cetacea: odontoceti) from the Yorba member of the Puente Formation, Orange County, California.

Scherzer, B. 2016. An archaic baleen whale (Cetacea: Mysticeti) from the Vaqueros Formation, and other fossil material from the Skyridge Project, Orange County, California.

Scherzer, B. 2015. Miocene teleost fish from Chino Hills: preliminary results from the Vila Borba Project, San Bernardino County, California.

Professional Experience

Paleontologist, DUKE CRM, February 2014-present
Paleontologist, L&L Environmental, 2017-2018
Stratigrapher, Archeological Resource Management Corp., 2015-2018
Paleontological Specialist II, SD Natural History Museum, 2013-2018
Paleontological Specialist II, SWCA (Pasadena), 2012-2015
Paleontologist, SWCA (Vernal, UT), 2011-2012
Fossil Preparator, Carter County Museum, 2010-2011
Physical Science Technician, Badlands National Park, 2010
Mudlogger/Geologist, Pason Systems USA, 2006-2009
Paleontological Field Assistant, ARCADIS US, 2006-2007

Selected Project Experience

San Jacinto GP & Update, San Jacinto, 2019-present
I-5 Widening, Aliso Viejo, 2018-present
Sweeny Rd, Lompoc, 2018-present
Atlanta Avenue Widening, Huntington Beach, 2018-present
Ocean Place, Seal Beach, 2018-present
Lake Forest Civic Center, Lake Forest, 2018-present
Vanderham Monitoring, Jurupa Valley, 2017-2018
Ave S-8 and 40th St Roundabout, Palmdale, 2017-present
Gold Flora Farms, Desert Hot Springs, 2017-present
I-5 HOV Truck Lanes, Santa Clarita, 2017-2018
Brasada Homes, San Dimas, 2017-2018
Indus Light Industrial Building, Chino Hills, 2017-2018
Murrieta's Hospitality Commons, Murrieta, 2017
6th Street Viaduct, Los Angeles, 2017-present
I-15 TEL, Riverside and San Bernardino Counties, 2017
Lewis Street, Anaheim, 2017
The Crossings, Chino Hills, 2016-2017
Reata Glen, Mission Viejo, 2016-2018
Greenville-Banning Channel, Costa Mesa, 2016
Fairfield Ranch, Chino Hills, 2016
Diamond Valley, Hemet, 2017
Marywood Residential, Orange, 2016-2017
Rancho Mission Viejo, Mission Viejo, 2015-2018
Santa Margarita Water District Tesoro Reservoirs, Mission Viejo, 2015
Evanston Inn, Pasadena, 2015
Village of Terrassa, Corona, 2015
Sycamore to Peñasquitos 230 kV Transmission Line, San Diego, 2015
Lakeside Temescal Valley, Temescal Valley, 2015-present
Vila Borba, Chino Hills, CA, 2013-present
RP-Outfall Relocation, Ontario, 2014
Serrano Ridge, Temescal Valley, 2014
Lago Los Serranos, Chino Hills, 2014
Baker WTP, Lake Forest, 2014
Skyridge Residential, Mission Viejo, 2014-present
Willow Heights, Diamond Bar, 2014
Pacific Highlands, San Diego, 2014
Sol y Mar, Rancho Palos Verdes, 2013-2014
Mojave Solar Power, Hinkley, 2013
Genesis Solar Energy, Blythe, 2012-13

RESUME

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2001 Sheffield Drive, El Dorado Hills, California 95762
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Email: historic.resource@comcast.net

Dana E. Supernowicz has a long and diversified professional career in the field of cultural resource management, having worked for the United States Forest Service, Bureau of Land Management, National Park Service, California Office of Historic Preservation, and California Department of Transportation

- Master of Arts, History (focus on cultural resource management), California State University, Sacramento, 1983
- Bachelor of Arts, Social Ecology (emphasis on historical studies and urban planning), University of California, Irvine, 1978
- Associate of Arts candidate, (emphasis on anthropology and archaeology), Orange Coast College, Costa Mesa, 1976

Professional Experience:

- Principal Architectural Historian, California Department of Transportation, Headquarters, Sacramento, CA, 1999-2018
- Historian and Section 106 Reviewer, California Office of Historic Preservation, Sacramento, CA, 2002; 2004-2005
- Zone Historian, USDA, United States Forest Service, Placerville, CA, 1987-1999
- Regional Historian, USDA, United States Forest Service, Placerville, CA, 1986-1987
- Historian and Archaeologist, USDA, United States Forest Service, Placerville, CA, 1979-1987
- Principal Architectural Historian and Archaeologist, Historic Resource Associates, El Dorado Hills, CA, 1985-Present
- Archaeological Surveyor, Regional Environmental Consultants and Westec Services, Inc., San Diego, CA, 1976-1979

Summary of Pertinent Experience: Mr. Supernowicz worked for the California State Historic Preservation Office (SHPO) as a staff reviewer in the Section 106 unit. During his tenure with the SHPO, Supernowicz assisted in the development of HABS/HAER documentation, Programmatic Agreements (PAs), Memorandum of Agreements (MOAs), and other agreement documents, reviewed reports prepared by over 20 federal agencies, and assisted in planning efforts for the office. Mr. Supernowicz has been professionally involved in the research and documentation of historic districts, sites, buildings and structures since 1976, including research associated with Basque herders in both California and Nevada. He has worked for a variety of federal and state agencies including Caltrans, the Department of Parks and Recreation, National Park Service, and Bureau of Land Management. He was the first full-time historian employed by the U.S. Forest Service in California, and served as the first Regional Historian and Zone Historian for California. Mr. Supernowicz has experience both in historical and archaeological studies, both large and small, including those initiated by city and state governments. Mr. Supernowicz has authored and co-authored numerous reports and published articles. Several of those reports focused on establishing design guidelines and standards for evaluating historic properties throughout California.

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Qualifications: Mr. Supernowicz is a Registered Professional Archaeologist (RPA) and meets the Secretary of the Interior's Professional Qualifications Standards for architectural history, archaeology, and history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Programmatic and Thematic Studies:

- 2013 Historic Resource Evaluation Report for the Mills Peak Lookout, HRM #01-31-2013; Thompson Peak Lookout, HRM #01-47-2012; and Smith Peak Lookout, HRM #01-19-2013, Beckwourth and Milford Ranger Districts, Plumas National Forest, Plumas County, California.
- 2011 Architectural Survey and Development of Preservation Ordinance and Design Guidelines for the City of Grass Valley, Nevada County, California.
- 2008 Historical Context and Archaeological Research Design for Mining Properties in California. Prepared for California Department of Transportation.
- 2007 Historical Context and Archaeological Research Design for Agricultural Properties in California. Prepared for California Department of Transportation.
- 2004 Historic Resource Survey - The Architecture and Social History of the City of Tulare, Tulare County, California. Final Report, Volumes I & II.
- 2004 Historic Architectural Survey of Bungalow Courts in the City of Fresno, Fresno County, California.
- 1999 Thematic Study of Recreational Residences in California. Prepared for the USDA, United States Forest Service.
- 1998 Draft, Comprehensive Management and Use Plan, Environmental Impact Statement for the California and Pony Express National Historic Trails. Prepared for the National Park Service.
- 1989 A Programmatic Approach for Evaluating Historic Water Conveyance Systems in California. Prepared for the USDA, United States Forest Service.
- 1989 Thematic Study of Fire Lookouts in California. Prepared for the USDA, United States Forest Service.
- 1989 Thematic Study of Forest Service Administrative Buildings in California. Prepared for the USDA, United States Forest Service.
- 1986 Thematic Study for Railroad Logging Properties in California. Prepared for the USDA, United States Forest Service.

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Historical and Archaeological Projects:

- 2018 Cultural Resource Assessment Study and SCCIC Record Search for Crown Castle Site No. ATTSME20, 4226 Terraza Drive, Los Angeles, California.
- 2017 Historical Evaluation Study of the Laguna Canyon Channel Improvement Project, Laguna Beach, Orange County, California.
- 2017 Historic Archaeological Sensitivity Model for C-0243 VA West LA – Master Plan, Los Angeles County, California.
- 2017 Architectural Evaluation Study of the Saint Hilary Catholic Church Complex Project, 5465 Citronell Avenue, Pico Rivera, Los Angeles County, California.
- 2016 Cultural Resources Study of the Duarte Residential, 3rd & Oak Project, Duarte, Los Angeles County, California.
- 2015 Architectural Resource Assessment Study for the Reno VA Hospital, Washoe County, Reno Nevada.
- 2014 Historical Context and HABS/HAER Study for the Davis Family and Ranch, Fair Oaks, Sacramento, California.
- 2012 Phase I Archaeological Test Excavation Report for the Ocean View High School Project (Option 3), AT&T Site No. LAC214, 17071 Gothard Street, Huntington Beach, Orange County, California.
- 2010 Cultural Resources Study of the Kodak Theatre Project, 6801 Hollywood Boulevard, Los Angeles, Los Angeles County, California.
- 2009 Huntington Beach Historic Context Statement. Prepared for the City of Huntington Beach, California.
- 2008 HABS/HAER, Amador Central Railroad Martell Terminal and Grade (Ione & Eastern Railroad Company, Amador Foothill Railroad), Martell, Amador County, California.
- 2008 Archaeological Study of Guidici Ranch, Feather River Fish Hatchery, 475 Old Hatchery Road, Clio, Plumas County, California.
- 2006 Cultural Resources Study of the Granada Theatre Project, 1216 State Street, Santa Barbara, Santa Barbara County, California.
- 2006 Architectural Assessment of the Golden Gate Park Stables (Equestrian Center) Barn and Grandstand, San Francisco, San Francisco County, California.
- 2005 Cultural Resources Study of the Secondo Farm, 20985 Buena Vista Road, Salinas, Monterey County, California.
- 2005 Cultural Resources Study of the Dune/17 Mile Drive Project, The Lodge at Pebble Beach, 1700 Seventeen Mile Drive, Pebble Beach, Monterey County, California.

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- 2003 Architectural Study of the Storm/Fetter Farm and Residence, 181 Hitchcock Road, Salinas, Monterey County, California.
- 2002 Rancho Murieta South: The Proposed Greens Subdivision Archaeological Monitoring Report, Phase I: Pre-Grading Field Survey and Results of the Historic Site Evaluation.
- 2000 National Register Determination of Eligibility for the USDA, Mt. Roubidoux Experiment Station and Laboratory, Riverside, California. Prepared for the Natural Resources Conservation Service (NRCS), Davis, California.
- 1999 Archaeological Survey Report and Test Excavations of the Sawmill Ranch Property: A Proposed Planned development, El Dorado County, California.
- 1997 Phase II Archaeological Test Excavation at the Site of Rolling Hills House within Lake Forest: A Proposed Subdivision in El Dorado Hills, El Dorado County, California.
- 1994 Archaeological Survey Report of the Proposed Apple Hill Golf Ranch: A 27 Hole Championship Golf Facility Northwest of Camino, El Dorado County, California.
- 1991 Archaeological Investigations and Data Recovery of the Alexander Owen "Pike" Bell Site, Auburn, Placer County, California.
- 1990 Data Recovery and Mitigation of an Overseas Chinese Site in El Dorado County, California.
- 1987 Historic Resources Survey and National Register Nomination of the Mariposa Town Historic District, Mariposa High School, and St. Joseph Catholic Church, Mariposa, Mariposa County, California.
- 1985 National Register Nomination, Combelleck-Blair House, Placerville, El Dorado County, California.

College Teacher and Lecturer (1984-Present): Part-time teacher and guest lecturer at Cosumnes River College and University of California, Davis. Lectures include discussion of architectural history, historic preservation, historic geology and mining, vernacular architecture, rural farmland, historic building assessment, water conveyance systems, and determining the significance of historic landscapes.

Job Related Training Courses:

- NPS/FS Interpreting Heritage Resources Training
- NPS/FS Interpreting Heritage Resources Training
- Historic Structures Planning and Management, RWCR 19
- Preparing Agreement Documents Section 106/NHPA
- NEPA Training
- Archaeological Paraprofessional Training - Instructor
- Federal Projects and Historic Preservation 2303
- Section 106 Compliance

RESUME

Dana Edward Supernowicz, MA, RPA
2001 Sheffield Drive, El Dorado Hills, California 95762
Office (916) 941-1864 ~ Mobile (916) 296-4334 ~ Fax (916) 941-9466
Email: historic.resource@comcast.net

Job Related Special Accomplishments: Successfully wrote and completed over 1,000 National Register evaluations, which included historic bridges, architecture, and archaeological sites. Developed thematic and programmatic approaches for studying, inventorying and evaluating historic archaeological railroads, fire lookouts, administrative buildings, water conveyance systems, roads/trails, and historic mining properties. Authored or co-authored four articles dealing with computer applications and historic preservation.

Publications and Papers:

- "History of Agriculture in California." CCPH Conference, San Jose, CA. 2007.
- "Surmounting the Sierra: A Contextual History and Determination of Eligibility for the Highway 50 Corridor." 1996.
- Great Basin Anthropological Conference, Lake Tahoe, California. 1996.
- "Bridging the Sierra: The Pioneer Branch of the Lincoln Highway." *Lincoln Highway Forum*, Vol. 1, Fall. 1995.
- "Computerized Database Management and its Role in Historic Preservation." *George Wright Society Forum*, Murray State University, Murray, KY. 1994.
- National Mining Conference, Nevada City, CA. 1994.
- Cultural Landscape Conference, NPS Asheville, North Carolina. 1994.
- "Surmounting the Sierra: The Lincoln Highway through the Sierra Nevada Mountains." Lincoln Highway Conference, Bedford, Pennsylvania. 1993.
- Regional Cultural Resources Workshop, Death Valley, Nevada. 1992.
- "Interpreting the Historic Landscape." The Third Global Congress of Heritage Interpretation International: Joining Hands for Quality Tourism, Interpretation, Preservation and the Travel Industry, Honolulu, Hawaii. 1991.
- "Computer Technology for Assisting Resource Planners." Association for Preservation Technology (APT), New Orleans, Louisiana. 1991.
- National Park Service and National Trust Conference: Heritage Resources in the 1990s, Washington, D.C. 1990.

Professional References:

- Jon L. Brady, J&R Environmental Services, 17900 Auberry Road, Clovis, California. (559) 285-3575.
- John W. Dougherty, Dougherty Archaeological Services, 4931 7th Avenue, Sacramento, California. (916) 204-5877.
- Kevin McCormick. Former Forest Archaeologist. USDA, United States Forest Service, Mendocino National Forest. (530) 343-5606.
- E. Steve McNiel. Former Chair, Department of Landscape Architecture. University of California, Davis, Davis, California. (530) 219-5020.

APPENDIX C

RESOURCE DPR

State of California & Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

Primary#
HRI#
Trinomial

Page 1 of 31

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Tina-Pacific Apartments

D1. Historic Name: Magnolia Villas/Stanton Apartments

D2. Common Name: Tina-Pacific Apartments

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.): The Tina-Pacific Apartments, originally known as the Magnolia Villas, comprised of 50 lots on 13.69 acres, was changed in 1963 to the Stanton Apartments, following completion of the project. Filed as Tentative Tract Map 4208, the City of Stanton gave final approval to the project in July 1962, following several revisions to the project, including reduction in the number of lots to 40 and enlargement of a recreation area. Each lot was to be developed with a one-story, four-unit, garden-style apartment. Rinker Development Corporation, who also owned three other similar apartment complexes in Orange County, acquired the property, which was formally planted with a citrus orchard. By 1963, the apartments were advertised in local newspapers following completion of each four-unit apartment along with a recreation area on the far western edge of the project. In the 1970s, the complex was subdivided into 40 different parcels, each with a 4-plex building, and a four-car garage. Today, there are 28 (112 apartments) of the original 40 four-plex apartment units surviving on 10.27 acres with detached garages, however, the recreation facilities, including the manager's house or cottage, have been demolished, along with the other 12 apartment units. A modular building, where two apartment units once existed near the center of the property south of W. Pacific Avenue, now serves as a child day care center, and a second modular building, currently unoccupied, lies at the east end of W. Pacific Avenue. Five apartment units are missing at the east end, south of Tina Way, currently used for off-street parking; two units are missing on the east and west side south of W. Pacific Avenue; one unit is missing north of W. Pacific Avenue near the center of the block; and several units appear to be missing on the far west end, north of W. Pacific Avenue as it curves to the north. The site of the recreation center is occupied by several single-family residences built in the 1980s, following demolition of the recreation facilities (Figures 1-13). While the design of each apartment unit was inherently reflective of mid-20th century architecture, the condition of the units has dramatically decreased during the past two decades. Character defining features of each apartment unit include single-story detached units placed on concrete stem wall foundations, low or shallow nearly flat gable roofs with wide eaves, simple square massing, stucco and plywood exterior cladding with battens, detached garages, and street side patios screened by tall masonry concrete block walls. Each unit was designed with a living room, kitchen, two bedrooms, one bathroom, and a service area off the kitchen area. Access to each unit was along the side flanking each concrete block screen wall (Figure 10-11). Behind each apartment unit, accessed via an alley, were two detached four-car garages with stucco siding and flat roofs. The front of each unit was planted with palm trees, many of which still remain (refer to District Record, Page 2 of 31).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.): The boundaries for the apartment complex are as follows: Bounded on the east or lying west of Magnolia Avenue between Katella and Cerritos Avenue, just north of the Southern Pacific Railroad tracks, and accessed via West Pacific Avenue and Tina Way. Inclusive of 8851, 8861, 8871, 8881, 8891, 8911, 8921, 8931, 8941, 8951, 8961, 8971, 8850, 8890, 8900, 8920 (modular building), 8930, 8940, 8950, and 8960 West Pacific Avenue, and 8830, 8840, 8850, 8860, 8870, 8880, 8890, 8900, 8910, and 8920 Tina Way.

***D5. Boundary Justification:** The boundary justification is based upon the original Tentative Parcel Map created in 1962 (Figures 2-4).

D6. Significance: Theme Mid-20th Century Apartments **Area** Stanton/Orange County, California

Period of Significance 1963 **Applicable Criteria** CRHR 1-3 (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.) The primary themes for the apartment complex include mid-20th Century commercial/apartment style architecture, middle-class housing during a period of unprecedented growth in Orange County, and the Rinker Development Corporation one of the region's most influential developers of commercial and residential properties (refer to District Record, Page 18 of 31).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.): Architectural Resource Group. Garden Apartments of Los Angeles – Historic Context Statement. Prepared for the Los Angeles Conservancy. October 2012; California Department of Transportation (Caltrans). *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Caltrans, State of California. 2011; City of Stanton Community Development Department files, 7800 Katella Avenue, Stanton, California; City of Stanton Building Department, 7800 Katella Avenue, Stanton, California; City of Stanton Website. "About Us - History." <http://ci.stanton.ca.us/About-Us/History>. Accessed December 22, 2018; Curtis, William J. *Modern Architecture since 1900*. Englewood Cliffs, New Jersey: Prentice-Hall, Inc. 1987; Davidson, George. Map of a portion of Los Angeles County showing the "Abel Stearns ranches," La Habra, Los Coyotes, San Juan Cajon, Las Bolsas, La Bolsa Chica, circa 1870 (refer to District Record, Page 31 of 31).

***D8. Evaluator:** Dana E. Supernowicz, M.A., RPA

Date: December 31, 2018

Affiliation and Address: Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762

***D3. Detailed Description (Continued):**



**Figure 1: Aerial View of the Tina-Pacific Project
(Google Earth 2018)**

Primary#
HRI#
Trinomial

Page 3 of 31

***NRHP Status Code** 6Z

*Resource Name or # (Assigned by recorder) Tina-Pacific Apartments

***D3. Detailed Description (Continued):**

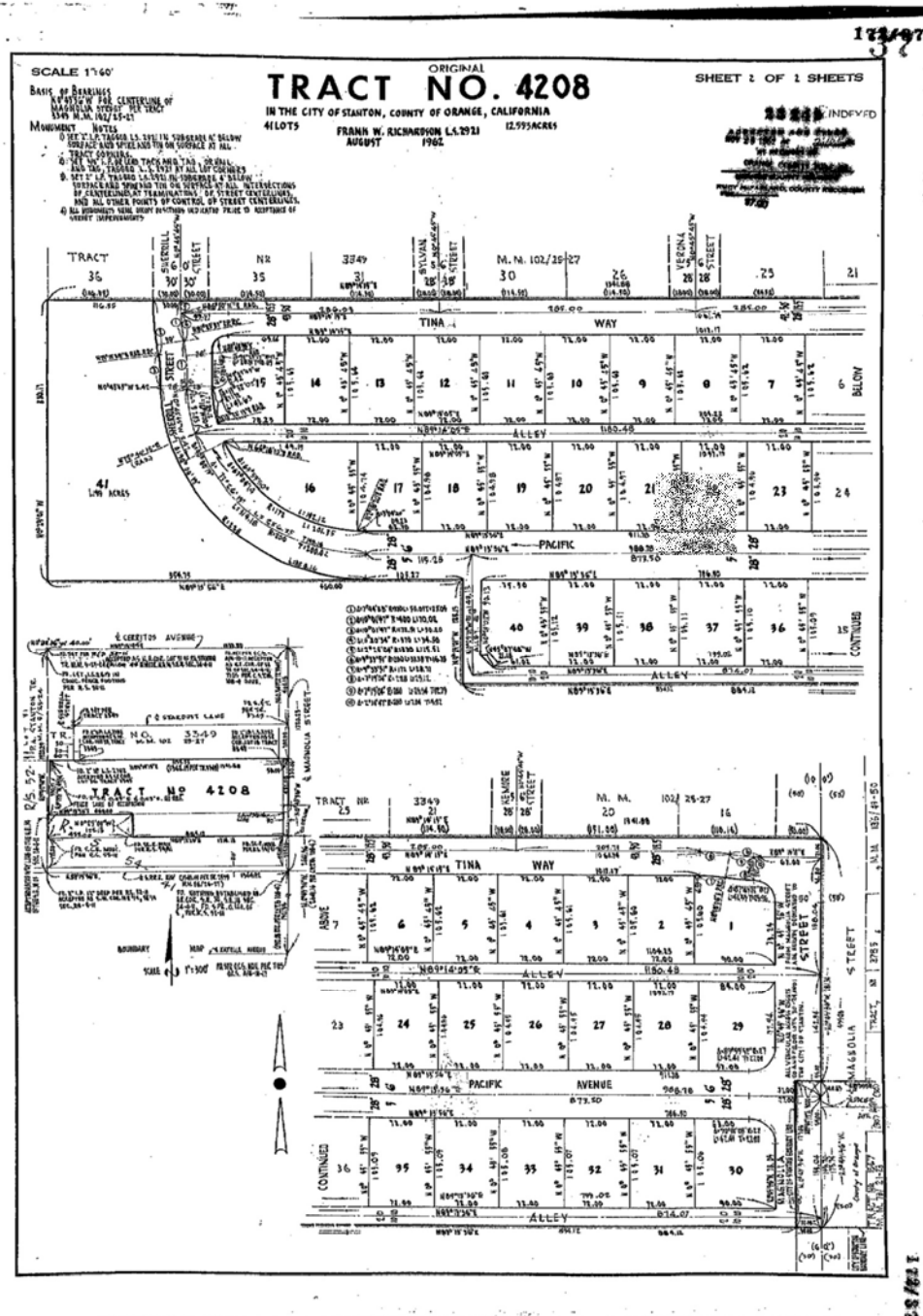


Figure 2: Tentative Tract Map 4208, 1962
(Courtesy Stanton Community Development Department)

State of California & Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

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Page 4 of 31

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Tina-Pacific Apartments

*D3. Detailed Description (Continued):

36

SCALE 1"=40'
ACREAGE: 12.95
NO. LOTS: 4

ORIGINAL

TRACT NO. 4208

IN THE CITY OF STANTON, COUNTY OF ORANGE, CALIFORNIA,
BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH,
RANGE 15 WEST, S. 35 AND N. 35, SHOWN ON A MAP RECORDED IN BOOK 51, PAGE
11, MICELANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA,
IN THE RANCHO LOS COYOTES.

SHEET 1 OF 1 SHEETS

INDEXED

FRANK W. RICHARDSON, L.S. 2921
AUGUST, 1962

We, the undersigned, being all parties having any record title interest in the land covered by this map, do hereby consent to the preparation and recordation of said map as shown within the blue colored border line, and we hereby offer for recordation: SHERMAN, STREET, TINA PACIFIC, VESSELS, VESSELS AND IF ANY, FOR PUBLIC USE FOR STREET PURPOSES AND WE HEREBY OFFER FOR DEPOSITION THE DEWENTIN WATER DISTRIBUTION SYSTEM AND APPURTENANCES. AS SHOWN ON THE INSTRUMENT CLASS HEREIN REFERRED TO THE CITY OF STANTON, AND WE HEREBY OFFER FOR DEPOSITION ALL VESSELS AND APPURTENANCES FROM SHERMAN STREET TO AND FROM LOTS 10, 11 AND 12 TO THE CITY OF STANTON.

I, Frank W. Richardson, hereby certify that I am a Licensed Surveyor No. 2921 of the State of California, and that this map consisting of 2 sheets correctly represents a true and complete survey made under my supervision and that the monuments are of the character and number the positions indicated or will be set in such positions not later than one year after the date of recording of this map, and that said monuments are sufficient to enable the survey to be retraced.

Frank W. Richardson
Licensed Surveyor No. 2921

I, Earl Ray Buchanan, City Engineer of the City of Stanton, California, do hereby certify that I have examined this map and have found it to be substantially the same as the tentative map as filed, approved and approved of the City of Stanton Planning Commission and that all provisions of the Subdivision Map Act and City Ordinance Regulations have been complied with, and I am satisfied that said map is technically correct.

Dated this 28th day of November, 1962, Earl R. Buchanan
City Engineer of the City of Stanton

I, L. S. Wallace, County Clerk of Orange County, do hereby certify to the County Recorder of Orange County that the provisions of the Subdivision Map Act have been complied with regarding deposits to secure payment of taxes and special assessments on the land covered by this map.

Dated this 28th day of November, 1962, L. S. WALLACE
County Clerk of Orange County

and Margaret M. Partridge
Deputy

State of California }
County of Orange } S.S.
City of Stanton }

I, Nina Willson, City Clerk of the City of Stanton, do hereby certify that this map was presented for approval to the City Council of the City of Stanton, California, at a regular meeting thereof held on the 27th day of October, 1962, and that thereupon said City Council did by its order file, passed and entered, approve said map and did accept on behalf of the public the offer of dedication of SHERMAN STREET, TINA PACIFIC, VESSELS AND APPURTENANCES AND IF ANY, FOR PUBLIC USE FOR STREET PURPOSES AND WE HEREBY OFFER FOR DEPOSITION ALL VESSELS AND APPURTENANCES FROM SHERMAN STREET TO AND FROM LOTS 10, 11 AND 12 TO THE CITY OF STANTON.

Dated this 28th day of November, 1962, Nina Willson
CITY CLERK OF THE CITY OF STANTON

State of California }
County of Orange } S.S.

I, Don S. Moxley, County Tax Collector and Redemption Officer of said County of Orange, do hereby certify that according to the records of my office, there are no liens against the land shown on this map, or any part thereof, for unpaid State, County, or City taxes or special assessments collected as taxes.

Dated this 28th day of November, 1962, DON S. MOXLEY
County Tax Collector and Redemption Officer

By: C. S. Markle
Deputy

Examined and approved this 29th day of November, 1962, Robert V. Wier
Deputy County Surveyor

My commission expires 2-1-66
Notary Public in and for said County and State.
FLORENCE A. KING

On this 28th day of October, 1962, before me, FLORENCE A. KING, a Notary Public in and for said County and State, personally appeared HARRY S. BINDER, known to me to be the President, and JAMES A. BAILEY, known to me to be the Secretary of BINDER DEVELOPMENT CORP., a corporation, the corporation that executed the within instrument, and known to me to be the persons that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

SIGNATURE OMISSIONS:
PURSUANT TO SECTION 11647, OF THE BUSINESS AND PROFESSIONS CODE
THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:
1) THE FOLLOWING CALIFORNIA EDITION COMPANY, OWNERS OF EASEMENTS,
RECORDED IN BOOK 494, PAGE 140 AND 141, PAGE ONE OF OFFICIAL
RECORDS.

Figure 3: Tentative Tract Recordation sheet 1962
(Courtesy Stanton Community Development Department)

State of California & Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

Primary#
HRI#
Trinomial

Page 5 of 31

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Tina-Pacific Apartments

***D3. Detailed Description (Continued):**

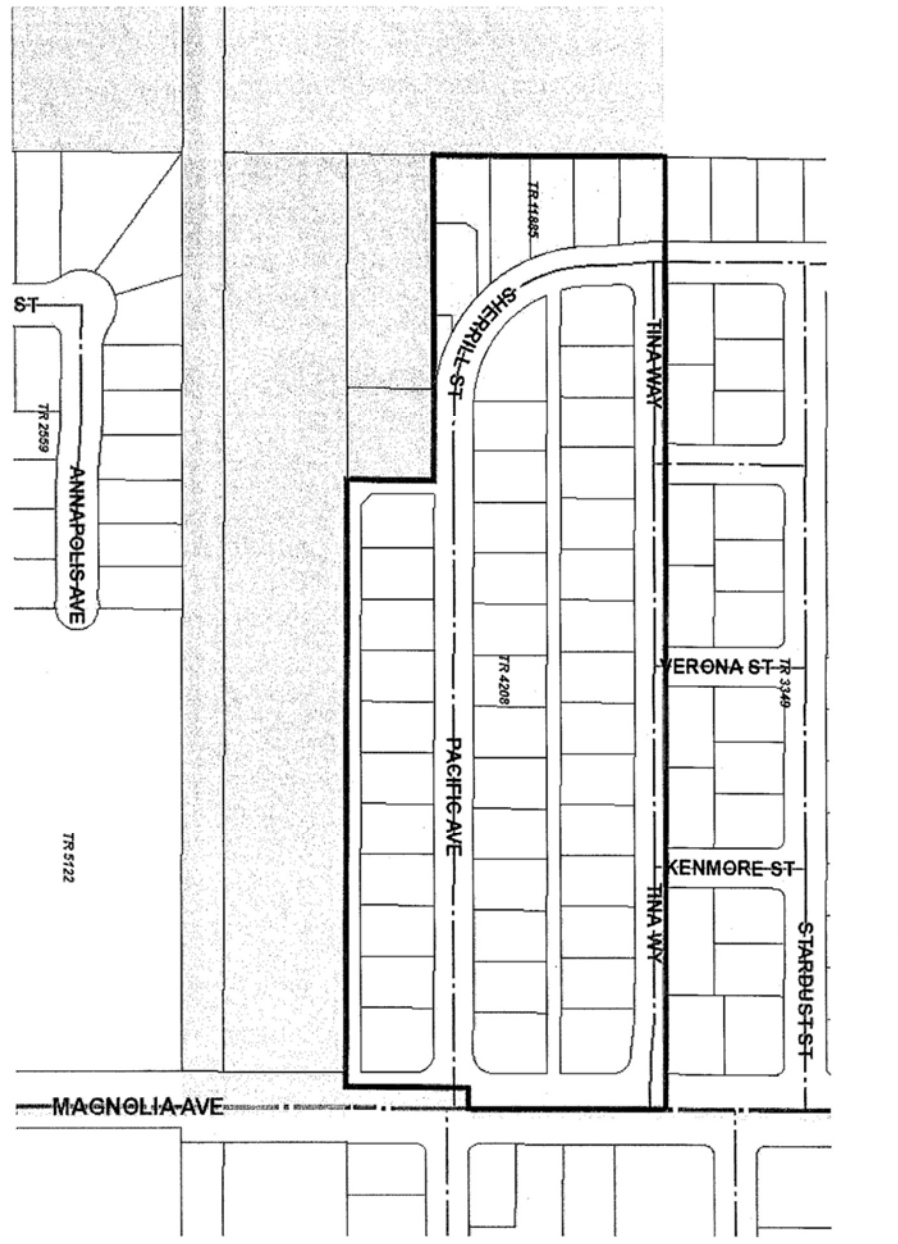
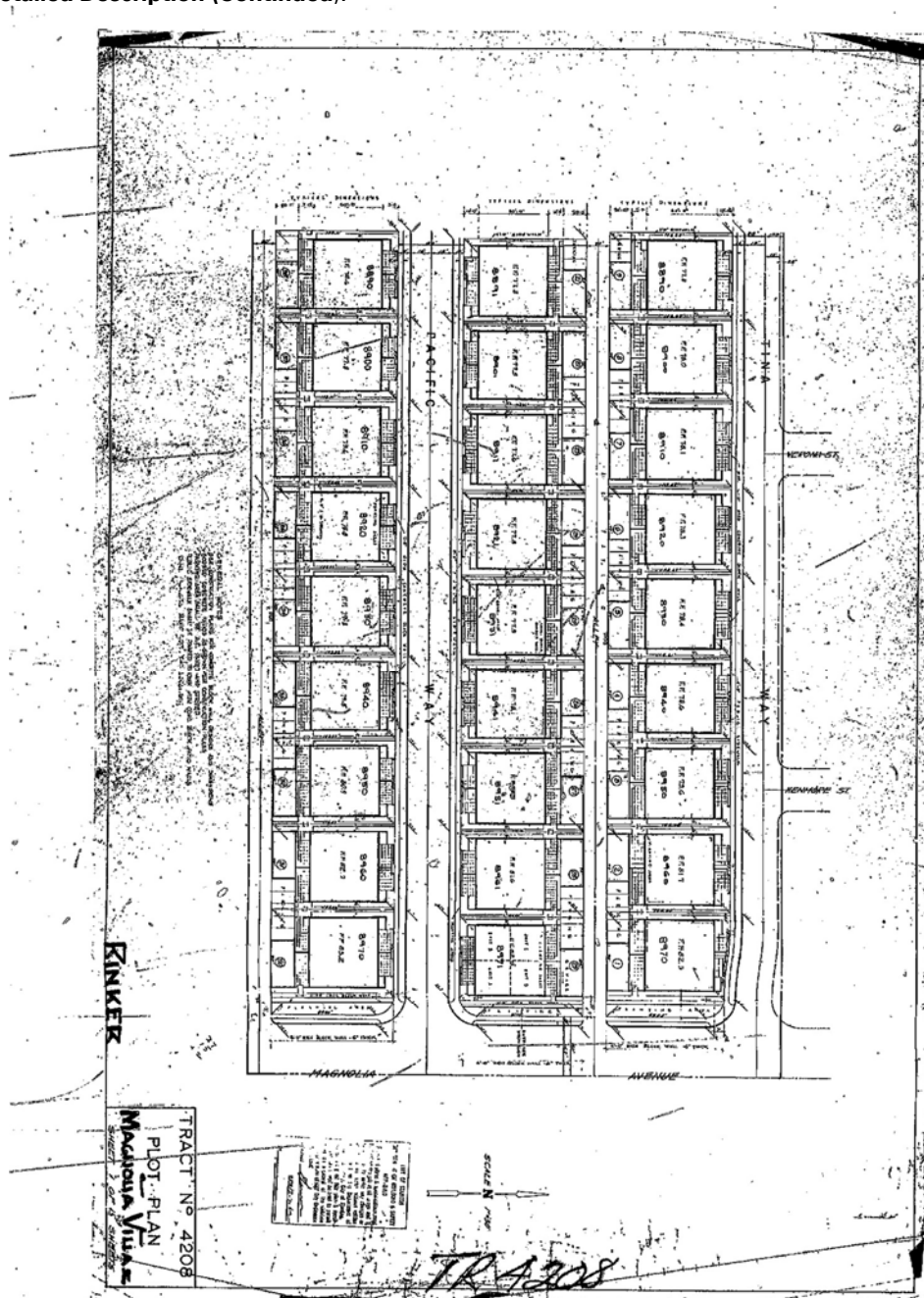


Figure 4: Tentative Tract Map 4208 lot layout 1962
(Courtesy Stanton Community Development Department)

***D3. Detailed Description (Continued):**



**Figure 5: Plot Plan Map for Magnolia Village
(Courtesy City of Stanton Community Development Department)**

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HRI#
Trinomial

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Tina-Pacific Apartments

***D3. Detailed Description (Continued):**

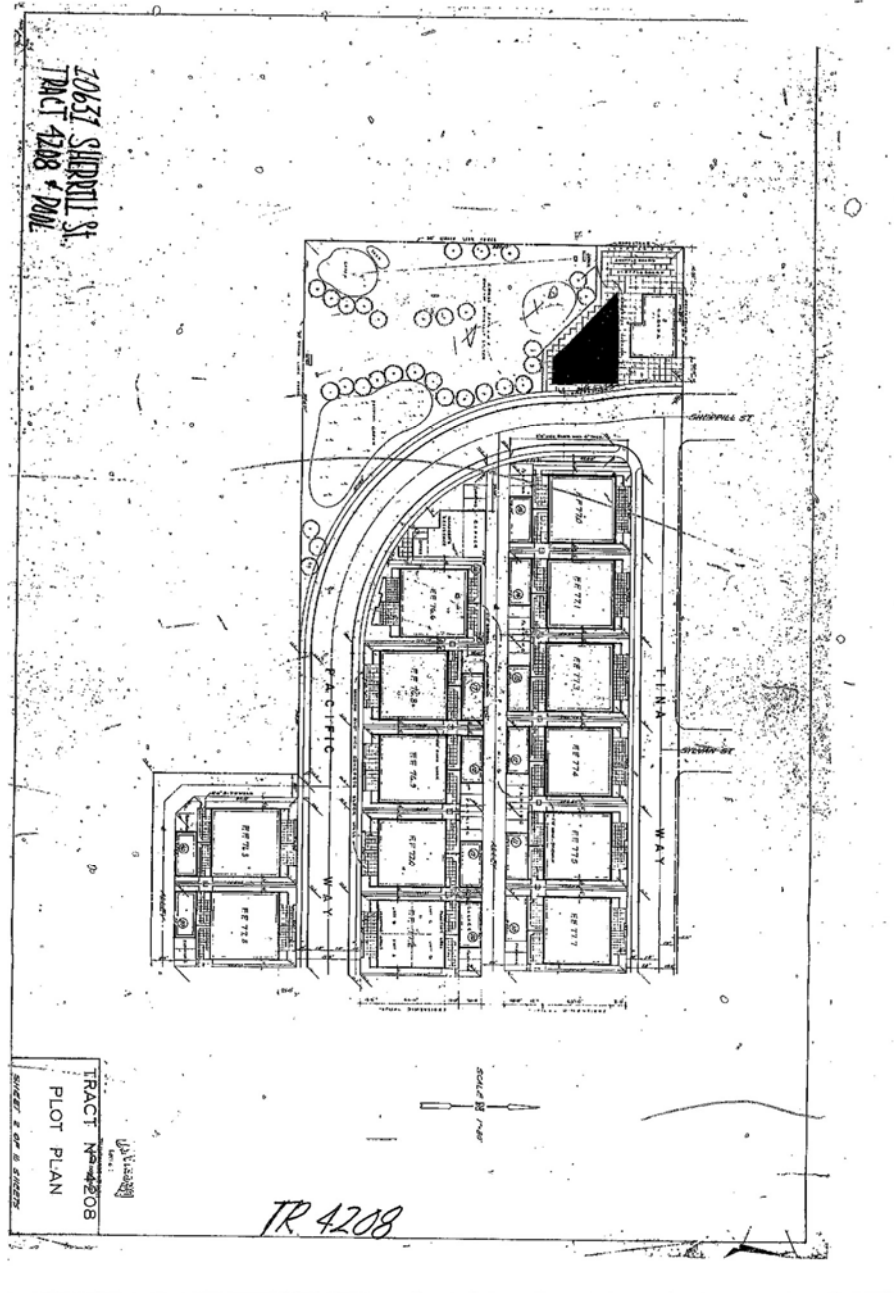


Figure 6: Plot Plan Map for Magnolia Village
(Courtesy City of Stanton Community Development Department)

*D3. Detailed Description (Continued):

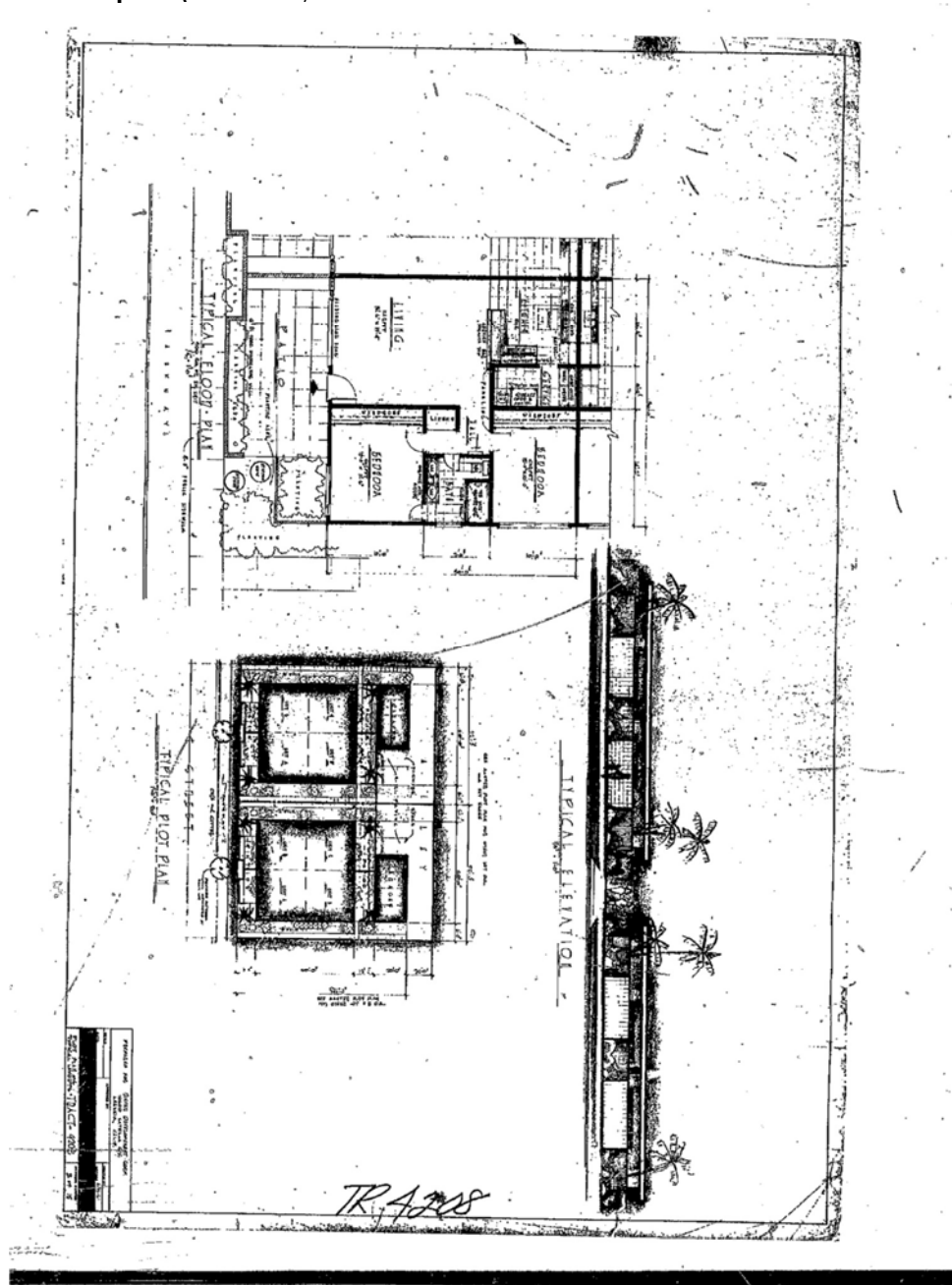


Figure 7: Floor plans and elevations of each apartment unit
(Courtesy City of Stanton Community Development Department)

*D3. Detailed Description (Continued):

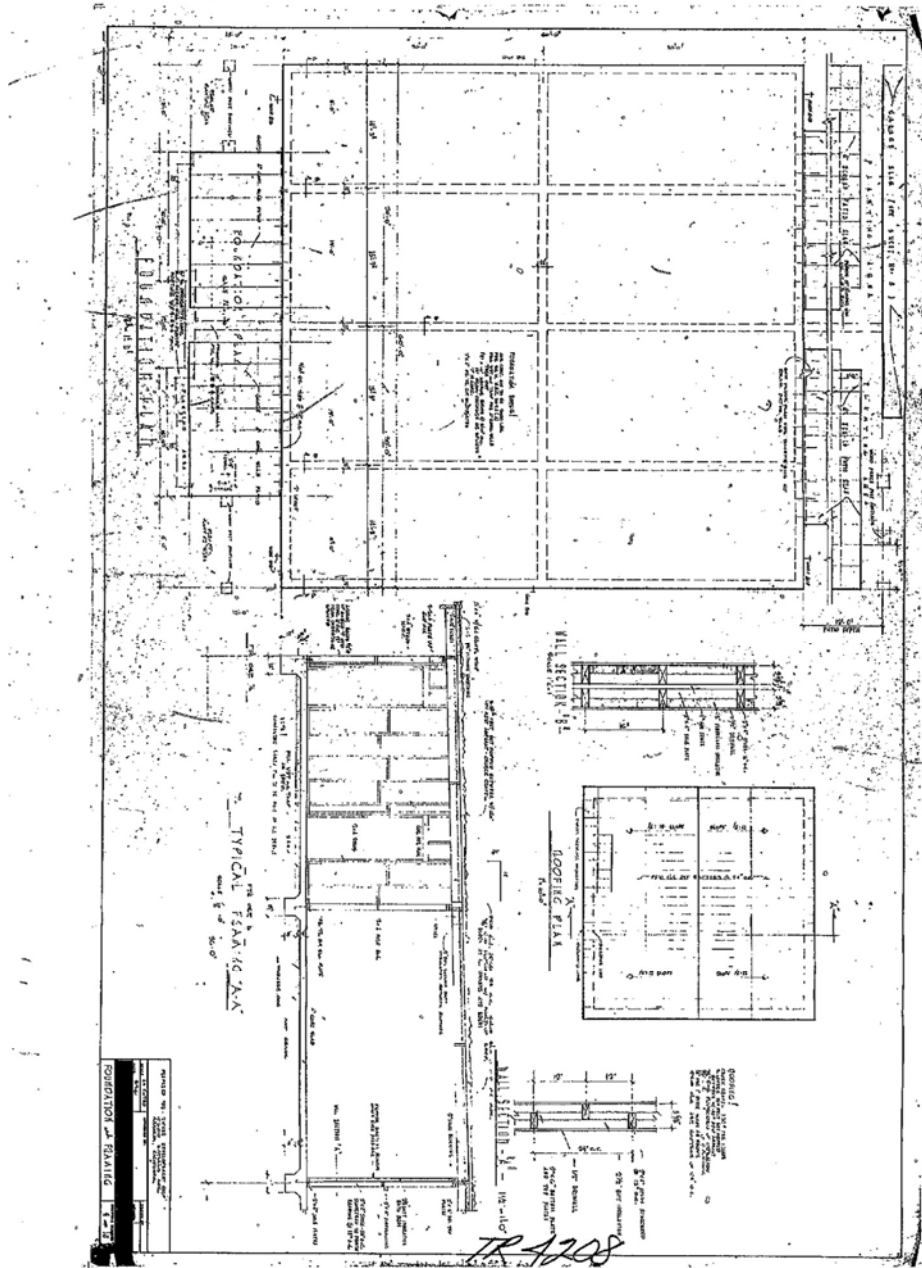


Figure 8: Foundation and framing plan
(Courtesy City of Stanton Community Development Department)

***D3. Detailed Description (Continued):**

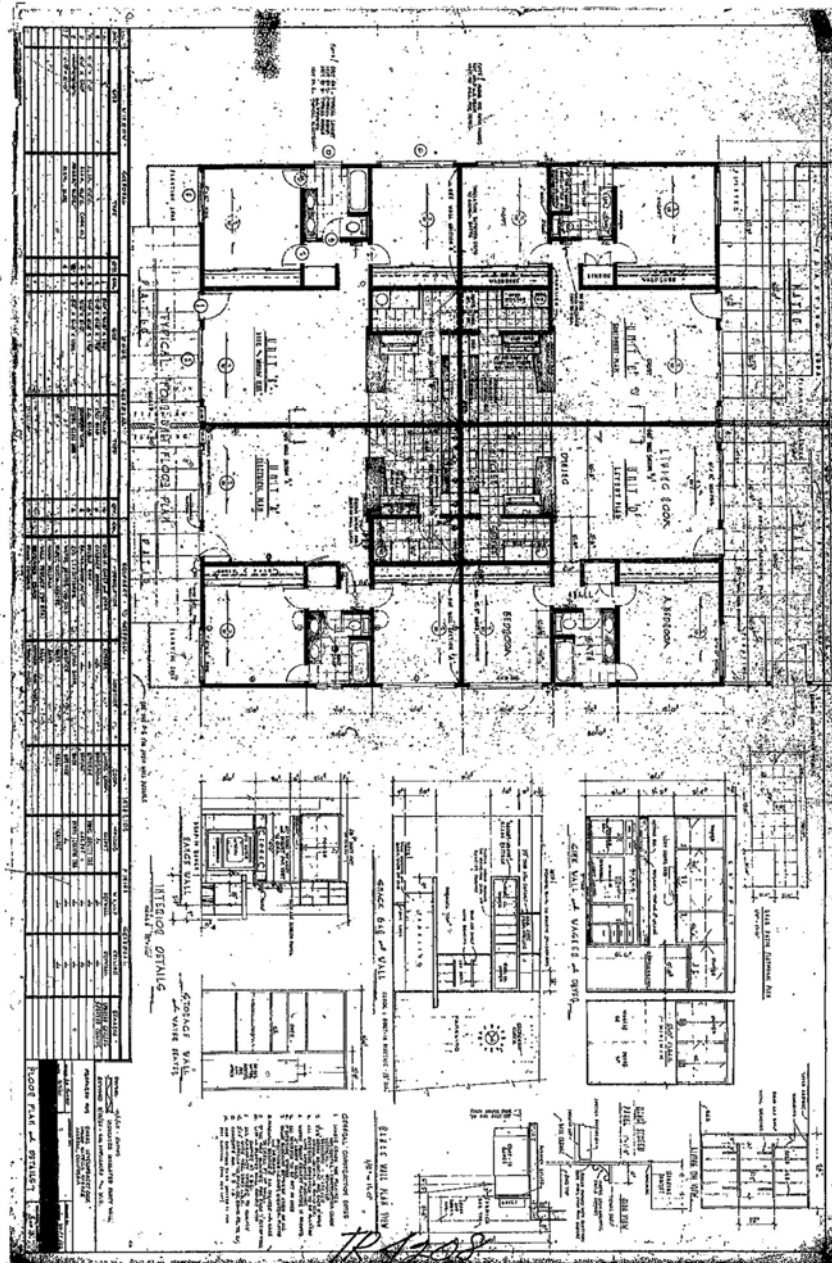


Figure 9: Interior floor plan details
(Courtesy City of Stanton Community Development Department)

***D3. Detailed Description (Continued):**

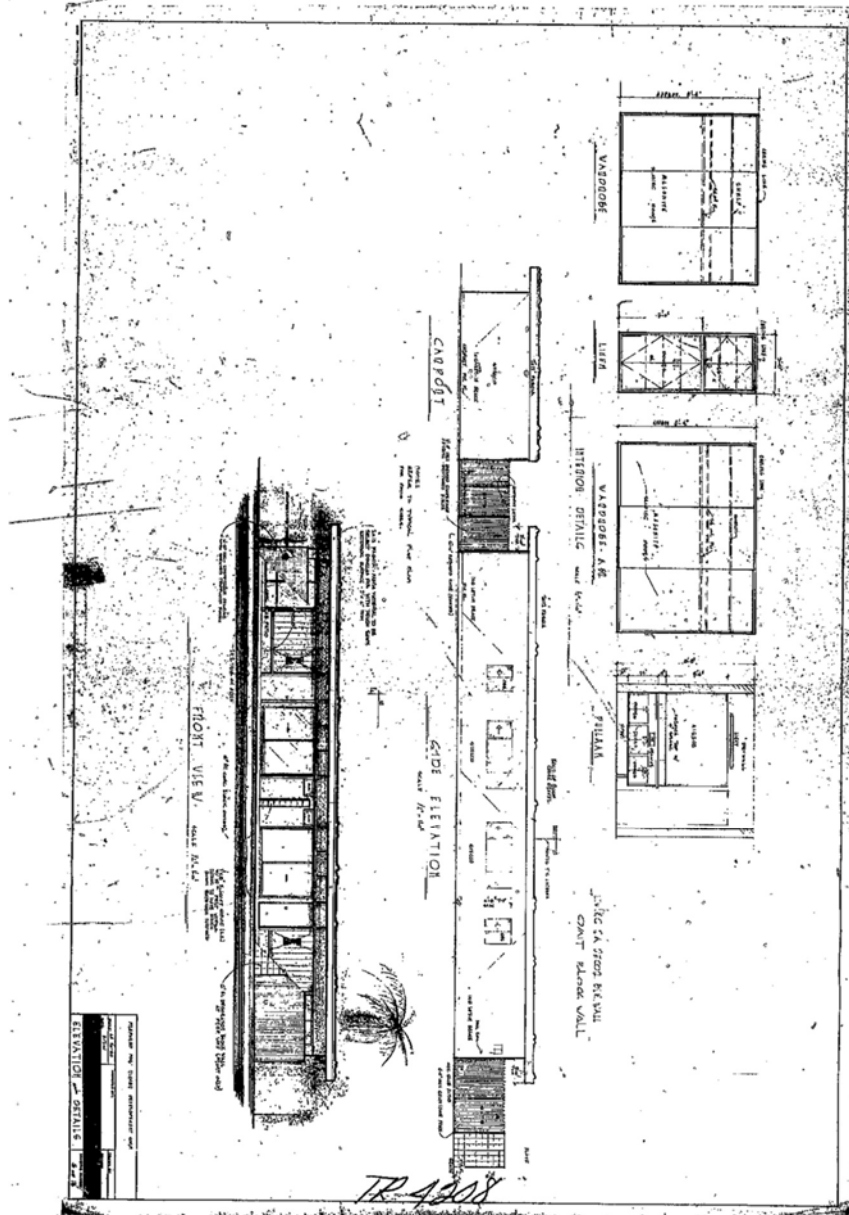


Figure 10: Elevation Details
(Courtesy City of Stanton Community Development Department)

*D3. Detailed Description (Continued):

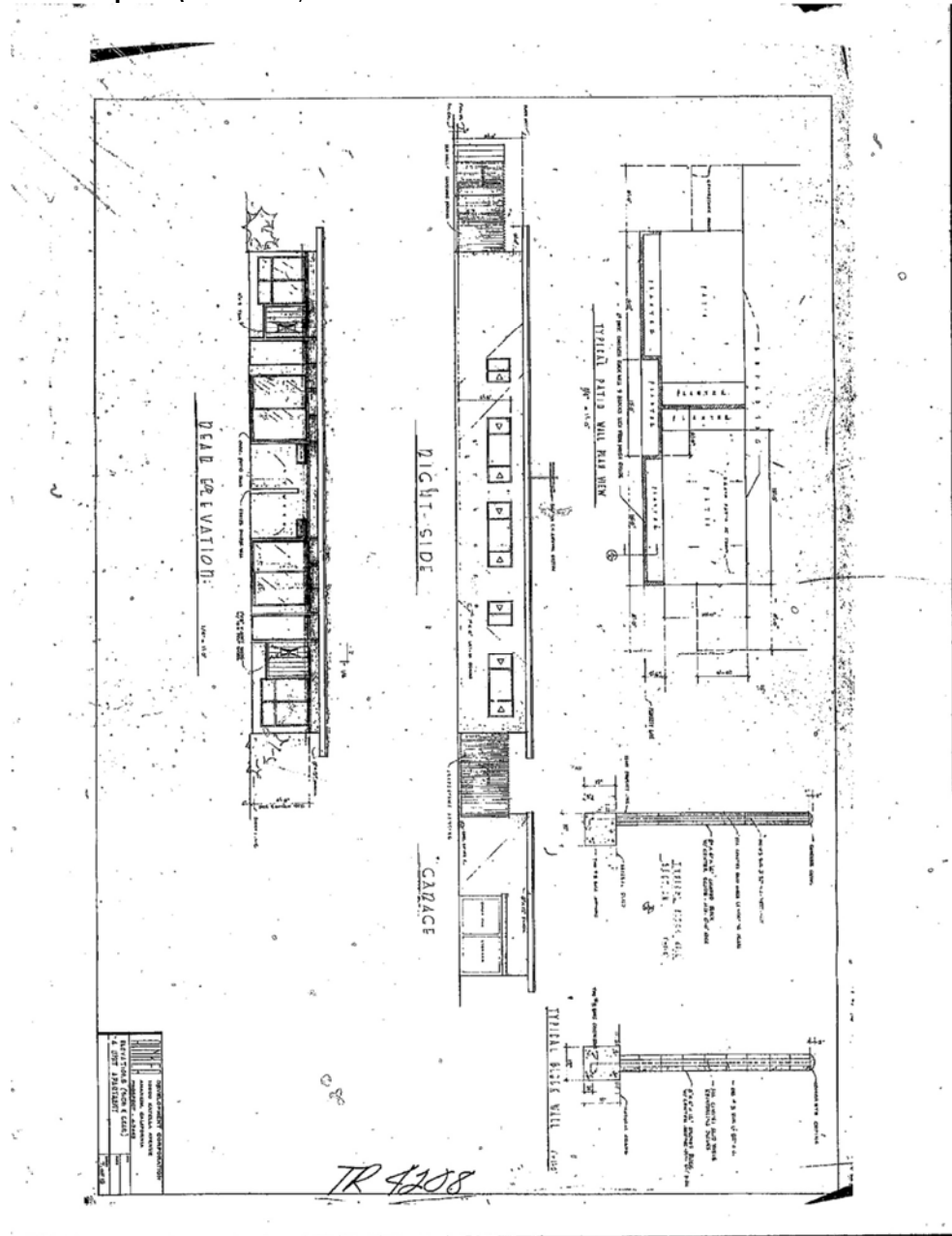


Figure 11: Garage elevations
(Courtesy City of Stanton Community Development Department)

***D3. Detailed Description (Continued):**

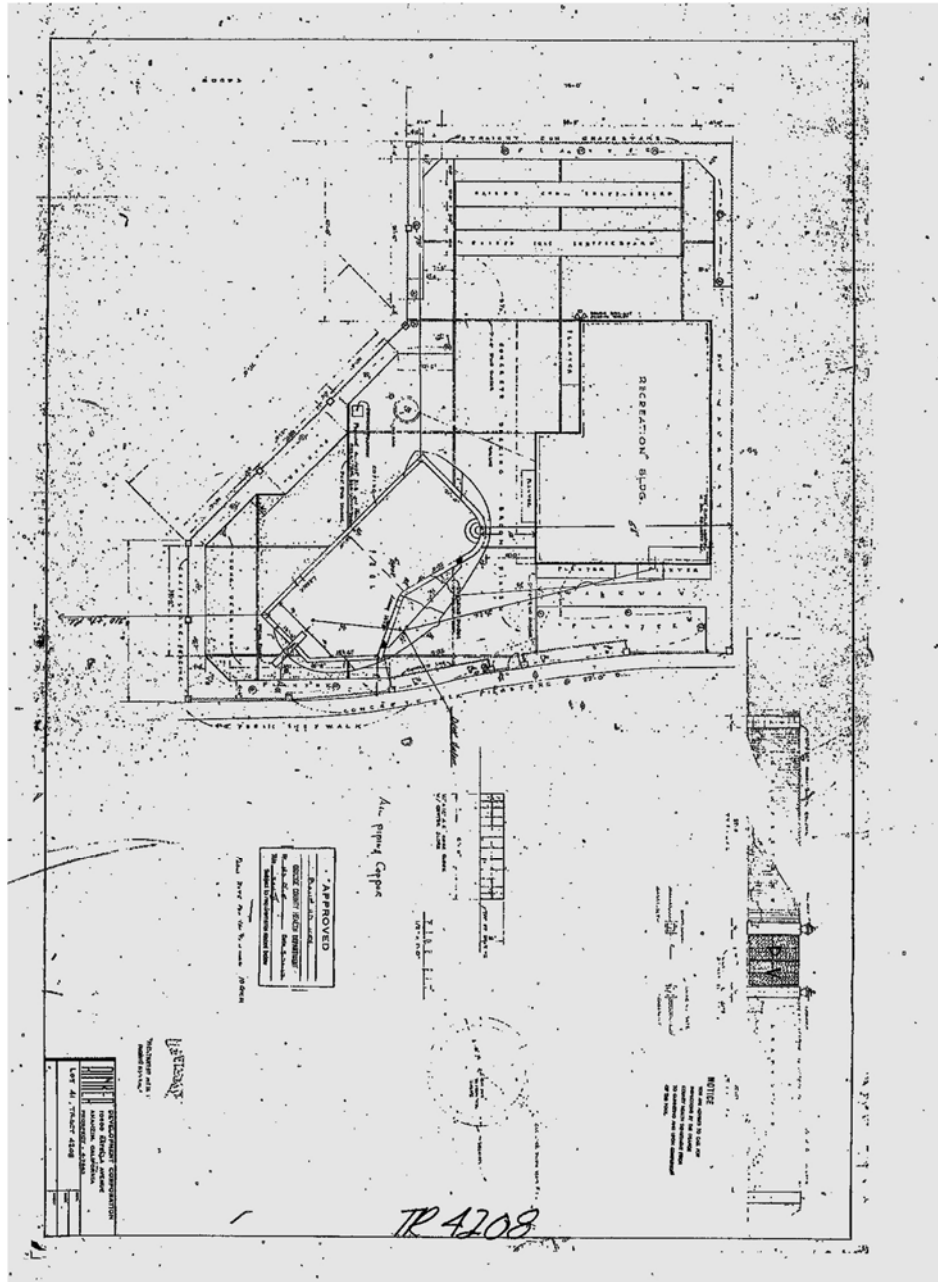


Figure 12: Recreation area details
(Courtesy City of Stanton Community Development Department)

***D3. Detailed Description (Continued):**

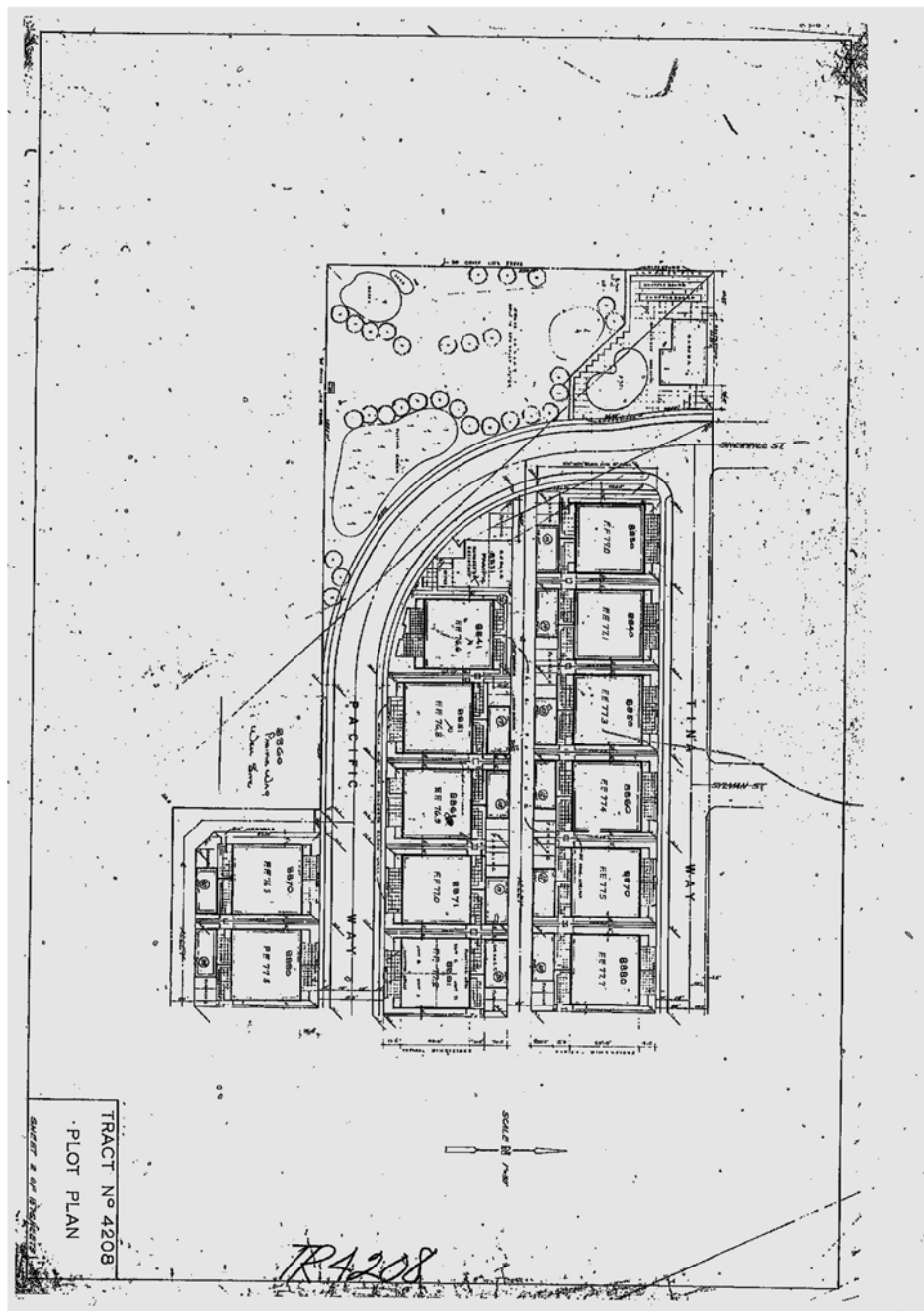


Figure 13: Plot plan and landscape details in recreation area
(Courtesy City of Stanton Community Development Department)

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Tina-Pacific Apartments

***D3. Detailed Description (Continued):**

Nearly every apartment building has undergone some degree of alteration. The most common alterations are to the windows and doors, roofs, and, in some cases, exterior siding replacement. The interior of each unit was not accessible, nor were front patios that were screened by the concrete block walls with geometric trim atop each original wall, extensive plantings and gardens, and, in several cases, new or replaced concrete block walls.



Figure 14: View looking southwest at the four-plex at 8970 W. Pacific Avenue. Note the contemporary concrete block wall on the left of the photograph and the original concrete block wall on the right with decorative trim blocks. This unit appears to have its original batten exterior wall siding and many of its original aluminum slider windows.

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Tina-Pacific Apartments

***D3. Detailed Description (Continued):**



Figure 15: View looking southwest at the four-plex at 8940 W. Pacific Avenue. Note the alteration to the original concrete block walls fronting the apartment, along with numerous window alterations and the addition of a security screen door.

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Tina-Pacific Apartments

***D3. Detailed Description (Continued):**



Figure 16: View looking north across W. Pacific Avenue at the apartment at 8921 W. Pacific Avenue, which retains most of its original design elements, including the batten stucco exterior wall cladding and window fenestration, and concrete block walls.

D6. Significance (continuation):

The subject property is located on the northeast side of the city of Stanton, between State Highway 39 or Beach Boulevard on the west and S. Brookhurst Street on the east. The apartment complex reflects development during the economic boom years following World War II and the rapid subdividing of former orchard lands into suburban home tracts, apartment complexes, and shopping plazas throughout Orange County. The city of Stanton traces its roots to one of the largest land grants made in California, once covering over 300,000 acres. Manuel Perez Nieto, the successful petitioner, found his grant reduced approximately one-half following a protest by the padres of Mission San Gabriel. Upon Manuel Nieto's death in 1804, his son Juan Jose, took title to *Rancho Los Coyotes* and *Rancho Los Alamitos*. Following his confirmation of the title to the lands in 1834, then-governor Jose Figueroa proceeded to purchase *Rancho Los Alamitos*, roughly 28,000 acres from Juan Jose Nieto for \$500, or less than 2 cents an acre. Figueroa, in turn, sold the Rancho in 1842 to Don Able Stearns for \$6,000. Stearns, born in Massachusetts, was one of the first American immigrants to arrive in California in 1829.

D6. Significance (Continued):

Between 1899 and 1901, the Southern Pacific Railroad constructed a rail line through what would become the heart of Stanton. The Tina-Pacific Apartments were nestled between the fledgling communities of Clair to the west and Nutwood to the east.¹ In 1906, the Pacific Electric Railway commenced operations, which provided a line between Benedict, the former name of Stanton and Los Angeles.² Stanton remained an incorporated community until 1924, when in an election held on July 22, 1924, the voters decided to unincorporate to allow the State to build roads through the community. The City did not reincorporate until May 15, 1956.³ Stanton's reincorporation coincided with rapid population growth in Orange County. In 1960, it was reported that 2,000 new homes had been approved in Stanton near Ball Road, with many more in the planning process.

Since the 1930s, apartments became a reputable living option for middle class residents, seen as distinctively separate from hotels or boarding houses. After World War II, returning GIs, as well as employed civilians, sought more modern accommodations that included dishwashers, wall to wall carpets, upgraded appliances, and, in some cases, enclosed garages. This was particularly true in more suburban neighborhoods, such as those in Orange County.

The concept of the "garden apartment" has its roots in urban planning and landscape concepts first adapted from England during the late nineteenth century. Urban planners Clarence S. Stein and Henry Wright spearheaded the Garden City Movement in the United States in the early twentieth century, envisioning orchestrated environments that included buildings of low density, human scale, and land of shared open space. Primary characteristics of the garden apartment complex include development of the site as a superblock, separation of automobile and pedestrian traffic, low to medium density and building coverage, standardized building types, and emphasis on open space and park-like landscaping.⁴ The primary concept of the garden apartment was the relationship of the unit to the outdoor living area, therefore, garden apartment design varied markedly across the United States. The Tina-Pacific Apartments reflect modern architecture of the late 1950s and 1960s influenced by Modernist architects and exposed in various publications such as *Sunset Magazine* beginning in the 1940s.

The success of the Depression and World War II era garden apartment developments in Los Angeles County spurred the construction of similar complexes on a large scale in the post-World War II era, as the housing shortage became more acute. During the late 1940s, the FHA renewed Title 608, which guaranteed developers 90% mortgages on multi-family housing which conformed to FHA guidelines, which favored garden apartments or at least blocks of housing units. Title 608 was intended as a temporary solution to insure defense and immediate postwar multi-family housing to ease the housing crisis caused by returning GIs. This made possible the relatively easy financing of large-scale private rental housing, and in the late 1940s developers took advantage of this temporary extension to build garden apartments. With rumors that funding would soon be cut off, there was a race to get garden apartments approved before the funding ran out. The two-year period of 1949-1950 alone saw the construction of at least a dozen garden apartments throughout Los Angeles, nearly always in suburban areas adjacent to arteries of the city's growing freeway system.⁵ A similar development pattern occurred throughout Orange County in communities, such as Anaheim, Buena Park, and Garden Grove.

During the late 1950s and early 1960s, builders or developers attempted to meet this demand for housing by reducing the cost of the individual unit to a minimum. In addition to reducing the size of the unit, builders attempted to achieve economies of scale by developing larger tracts with multiple units. The most common style of residence that emerged in Orange County after World War II was the California Ranch style house. Architect Cliff May was perhaps the greatest inspiration for the California Ranch style house. May, in collaboration with *Sunset Magazine*, published *Western Ranch House* in 1946, followed by numerous reprintings.⁶ In the early 1930s, Cliff May was designing homes principally in San Diego and Los Angeles for the mild Southern California climate. In an interview in 1936, May explained, "The early Californians had the right idea. They built for the seclusion and comfort of their families, for the enjoyment of relaxation in their homes."

¹ USGS topographic map, 1901. www.historicaerials.com. Accessed December 27, 2018.

² City of Stanton. "About Us - History." <http://ci.stanton.ca.us/About-Us/History>. Accessed December 22, 2018.

³ Ibid.

⁴ Architectural Resource Group. *Garden Apartments of Los Angeles – Historic Context Statement*. Prepared for the Los Angeles Conservancy, October 2012.

⁵ Ibid, 40.

⁶ May, Cliff. *Sunset Western Ranch Houses*. Editorial Staff of *Sunset Magazine* in Collaboration with Cliff May. 1946, reprinted with permission, Hennessey+Ingalls. 1999; Gregory, David P. *Cliff May and the Modern Ranch House*. Rizzoli: New York. 2008.

D6. Significance (Continued):

A descendant himself of an early California Spanish family, May was raised on a San Diego ranch. Considered by many to be the father of the California Ranch house, May is noted for combining the western ranch house and Hispanic hacienda styles with elements of Modernism. What made Cliff May's articulation of home design so compelling was his drive to perpetuate ideas of livability rather than façade. May designs incorporated large expanses of glass and sliding glass doors. His approach called for houses to be built out instead of up, with the continual goal of bringing the outdoors. The California Ranch style emerged as one of the most popular American styles in the 1950s and 1960s, when the automobile had replaced early 20th-century forms of transportation, such as streetcars. The style took its cues from the spare and hardy practicality of western styles like Monterey Spanish Colonial, Prairie, and Craftsman homes. Residences were characterized by one-story, low pitched-roof construction, built-in garage, wood or brick exterior walls, picture windows, sliding glass doors, large rafters, and patios.⁷ While the Tina-Pacific Apartments share certain elements eluded to by May and other architects of the mid-20th century, the foremost design of the housing project reflects affordable housing integrated into ground-floor units with common floor plans.⁸

History of the Tina-Pacific Apartments

The inspiration for Magnolia Villas, also known as Stanton Apartments, and today more commonly referred to as the Tina-Pacific Apartments, is rooted in the Rinker Development Corporation and its leader Harry S. Rinker. Rinker was keenly aware of the housing shortages in the region after World War II and recognized the relationship between successful development and the area's expanding freeway system. Thus, he often acquired lands immediately adjacent to freeway offramps in lieu of future growth, for future development of housing and shopping centers.

Rinker grew up on a farm in Tacoma, Washington, without indoor plumbing or electricity. His first job was in a cannery and he worked there every summer through high school. He suffered from dyslexia at a time when there was little understanding of the learning disorder. Rinker graduated with a BA in certified public accountancy from the University of Wisconsin, and later graduated with a degree from the Central States Conference School of Banking and the American Institute of Banking. Rinker entered the real estate business in 1946 in Tacoma, Washington after four years in the military. He joined Tiez Construction Company in 1950 in Tacoma, where he assisted in the construction of 500 homes, 12 apartments, and several commercial buildings before moving to Garden Grove, California in 1952. In 1957-1958, Rinker was reported to be the 5th and 6th largest home builder in the United States. Between 1953 through 1960, Rinker's company constructed thousands of homes and several shopping centers in what are now Garden Grove, Anaheim, Stanton and Buena Park. In 1960, Mr. Rinker ceased housing development, founded Rinker Development Company, and began developing shopping centers throughout the western states. In 1973, the Rinker Development Company merged with a national company on the New York Stock Exchange. In 1978, he left the company he had merged with and founded his own company, continuing to develop shopping centers, industrial parks and offices.⁹ Rinker went on to build more than 100 gasoline stations and 30 shopping centers on the West Coast. He relied on the expertise of retired "field men" who had worked for oil companies and had a wide range of expertise¹⁰

⁷ May, Cliff. *Sunset Western Ranch Houses*. Editorial Staff of *Sunset Magazine* in Collaboration with Cliff May. 1946, reprinted with permission, Hennessey+Ingalls. 1999; Gregory, David P. *Cliff May and the Modern Ranch House*. Rizzoli: New York. 2008; Sunset Magazine, pub. *Ideas for Planning Your New Home*. Lane Publishing, Menlo Park, California, 1967.

⁸ California Department of Transportation (Caltrans). *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Caltrans, State of California, 2011. Curtis, William J. *Modern Architecture since 1900*. Englewood Cliffs, New Jersey: Prentice-Hall, Inc. 1987; According to the City of Stanton Building Department, permit files and newspaper accounts each 4-plex cost approximately \$48,000 or \$12,000 per unit.

⁹ *Los Angeles Times*. Newspaper. April 26, 1959: 234; Chapman University. "Harry S. and Diane Rinker." www.chapman.edu/support-chapman/chapman-donors/harry-diane-rinker.aspx. Accessed December 21, 2018.

¹⁰ Idaho Mountain Express. "Valley People-Harry Rinker looks back on 97 Years." June 22, 2018. www.mtexpress.com/wood_river_journal/valley_people/valley-people/article_c342f5ee-7574-11e8-b0df-5fd54556e687.html. Accessed December 22, 2018.

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*NRHP Status Code 6Z

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D6. Significance (Continued):

On December 23, 1962, the *Independent Press Telegram* newspaper of Long Beach published the following article announcing the \$1,973,160 expenditure by the Rinker Development Corporation to building 40 apartment units with 160 apartments in Stanton:



Figure 17: *Independent Press Telegram* article announcing Rinker's plan for the construction of 160 apartments on the west side of Magnolia Avenue in Stanton (December 23, 1962: 40).

According to the newspaper article, each unit was listed at \$48,500, which included the apartment itself and the detached garages. The swimming pool reportedly cost \$5,000. The Stanton Apartment project envisioned by Rinker was likely the largest of its kind, although not the first, in the newly incorporated community of Stanton.¹¹ The project required a variance and zoning change to the city's general plan, which Rinker successfully obtained prior to receiving his permit in 1962. The original number of units was scaled back from 50 to 40, and the City planning commission also stipulated that development "be adult with lots 30-40 to include but not to be limited to families with children"¹² All the plot plans and elevations now in possession of the Stanton Planning Department (Figures 1-14) appear to show that Rinker Development Corporation bore full responsibility for them without any non-company related engineering or architectural assistance other than the swimming pool that was designed by Floyd E. Weaver, who operated Tahitian Pools in Orange County. The recreation complex, located at the far west end of W. Pacific Avenue along the curve leading to its intersection with Tina Way and S. Sherrill Street, included a "Tahitian" style pool, a large recreation building, paths, lawns, and an outdoor sports area. The entire facility was demolished in the 1980s to make way for single-family homes.

¹¹ The City of Stanton was incorporated in 1956. While there were larger single-family housing projects prior to Rinker's Stanton Apartments project, both the dollar value and size of the project (160 apartments) was an important addition to the city's housing needs.

¹² City of Stanton. Variance V-62-12 and Tentative Map 4208 Revised, Rinker Development Corporation, July 16, 1962 (copy on file at the City of Stanton Planning Department); the cost of each unit is verified in the City of Stanton Building Department, permit files.

D6. Significance (Continued):



Figure 18: 1970 aerial photograph depicting the recreation facilities at the far west end of the development depicted by the red line (courtesy www.historic.aerials.com).

D6. Significance (Continued):



Figure 19: 1994 aerial photograph depicting the former site of the recreation facility infilled with single-family residences depicted by the red line (Google Earth 2018).

Harry Rinker continued to develop residential homes, apartments, and shopping centers throughout Southern California, Oregon, Washington, Colorado, Idaho, and other states during the 1960s and 1970s. In 1973, the Rinker Development Company merged with W.R. Grace and Company, a 3.6 diversified international company. It was during this period in which Rinker properties, perhaps those that were underperforming, were sold off, including the Stanton Apartments.¹³

¹³ *Los Angeles Times*. Newspaper. February 25, 1978, 133.

D6. Significance (Continued):

Following Rinker's liquidation of the apartment complex, and based upon newspaper accounts, the apartments slowly declined and in 1977 the Stanton Police Department dubbed the apartment complex "the zoo," reflecting one of the most significant "trouble spots" in the city. The increase in crime that was occurring in and around the apartments can be attributed both to the neglect of the units and changing demographics. While the early 1970s reflect a modest rate of poverty for the county as a whole, those numbers increased by the late 1970s and 1980s with disproportionate wealth gaps emerging in the inland city's such as Santa Ana and Stanton. Another trend was to proliferation of low wage jobs, particularly service industries throughout portions of Orange County. Lastly, location played a role in the middle-class choice of housing. During the 1970s and 1980s other apartment complexes were built nearby, and this part of Stanton became increasingly isolated by from the more affluent parts of Stanton, providing the bulk of the city's rental housing market. This trend, along with the increasing Hispanic population in the city, that reached 53% by 2000, resulted in culturally identifiable neighborhoods.¹⁴ Increasing rents in other more affluent portions of Orange County also pushed low wage workers into substandard housing.

Although the Tina-Pacific Housing Apartments were originally intended as a middle-class, garden-style complex, through a variety of factors, particularly its subdivision into individual units in the 1970s, it devolved into low-income housing, which in-turn resulted in substandard living conditions a result of changes of ownership. These changes are apparent in the physical condition of the apartments and the demographics reflected in population of renters who currently occupy the units. Nearby "Colonia Independencia" or "La Colonia" figures more prominently, or at least historically, into the distinction of representing an island of Hispanic families whose roots lie in the former agricultural lands of Stanton, Garden Grove, and Anaheim. La Colonia is located about ½ mile to the southeast of the Tina-Pacific Apartments, bordered by Katella Avenue on the south, Pacific Place to the north, and Gilbert Street to the east. While the Tina-Pacific Apartments may have some spillover from Colonia Independencia, both areas represent distinct ethnic enclaves located adjacent to the Southern Pacific Railroad tracks. With the slow demise of the Tina-Pacific Apartments, fires and neglect led to the City of Stanton demolishing several of the apartments and in 2012 acquiring 24 of the 40 parcels. As previously noted, the recreation facilities no longer exist and missing apartment units had been replaced with garbage strewn dirt parking lots (Figure 20).



Figure 20: 3D image looking south at the missing 4-plex units and dirt parking lots along Tina Way and W. Pacific Avenue.

¹⁴ Hipp, John R. White Paper: Squeezing Orange County's Middle Class. University of California, Irvine, April 2009.

D6. Significance (Continued):

During the 1960s, thousands of apartment unit were built throughout Orange County. Many good examples of Mid-20th century garden type apartments still exist, such as the Sherwood Riviera Apartments, built circa 1961 at 1600 W. Broadway in Anaheim (Figure 21). This cluster of 20 apartment unit remains remarkably intact, including the recreational facility.



**Figure 21: Sherwood Riviera Garden Apartments,
located at 1600 W. Broadway, Anaheim, built in circa 1961.**

In Stanton, not far from the Tina-Pacific Apartments, is another similar cluster of seventeen 4-unit apartments at 10600 Vinevale, built in the early 1960s by the Westport Development Company, a competitor to Rinker. Vinevale lies about 1 block east of the Tina-Pacific Apartments on the east side of Magnolia Avenue. The Vinevale garden type apartments appear to provide patios and brick fireplaces (Figure 22).

D6. Significance (Continued):



Figure 22: Seventeen 4-unit apartments located at 10600 Vinevale Street, Stanton, Westport Development (1963).

To the southeast, in Garden Grove, Rinker developed a large subdivision known as Melody Estates in 1958. The single-family homes bear some design elements similar to the Tina-Pacific Apartments designed three years later. Note the low horizontal roofs with wide overhangs (Figure 23).



Figure 23: Single family residence in Melody Palm Estates, Garden Grove, Rinker Development, circa 1958.

D6. Significance (Continued):

One of the most similar apartment complexes to the Tina-Pacific Apartments was also developed by Rinker in 1963, north of Warner Avenue and west of Newland Street in Huntington Beach (Figure 24). At this 9-acre site Rinker built twenty 4-plex units, each having similar detached 4-car garages. Rinker adopted the same rooflines, window fenestration, concrete block privacy walls, and floor plans as he did in the Tina-Pacific Apartments (Figures 24-25). The Tina-Pacific project likely served as the prototype or model for designing the Huntington Beach apartment complex in 1963-1964.



Figure 24: Rinker housing project located north of Warner Avenue and west of Newland Street, Huntington Beach (built 1963-1964).



Figure 25: Warner Avenue at Newland Rinker housing project (built 1963-1964).

D6. Significance (Continued):



Figure 26: Tina-Pacific four-plex nearly identical to the Huntington Beach model in Figure 25, with a similar roof design and exterior wall battens. Note that the decorative openwork or geometric concrete blocks atop the privacy wall are missing from the Huntington Beach model.

As previously noted, during the 1970s the Tina-Pacific Apartments were subdivided into 40 different parcels, each with a 4-plex building, and a four-car garage. Due to the deteriorated, blighted state of the Tina-Pacific neighborhood, and the significant level of calls for service, in 2009 the Stanton City Council authorized the initiation of the acquisition of properties within the Tina Pacific Neighborhood in preparation of a future project. From 2009 to 2012, the Stanton Redevelopment Agency purchased 25 of the 40 parcels in the neighborhood utilizing a mixture of low mod housing funds, and bond monies. In 2011, ABx1 26 was passed and upheld by the California Supreme Court to dissolve all redevelopment agencies in the state. This placed the redevelopment of the site on hold until such time as alternative funding sources could be identified. With the recent sale of a Stanton Housing Authority property, successor to the Stanton Redevelopment Agency for housing related activities, the additional funding for a project has been identified. The proposed project for the future of the property includes the acquisition of the 15 remaining properties in the project area; relocation of all tenants within the project area; vacation of public streets and alleyways within the project area; demolition of all structures and existing street improvements; construction of an affordable housing apartment development.

D6. Significance (Continued):

SIGNIFICANCE CRITERIA

The following are the general rules in which a complex or ensemble group of buildings, such as the Tina-Pacific Apartments, can be found to be a significant resource under the National Register of Historic Places (NRHP) and the California Register of Historical resources (CRHR) under CEQA. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

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

Integrity is defined in NRHP guidance, How to Apply the National Register Criteria for Evaluation, as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1990). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important" (criteria consideration G) to be considered for listing.¹⁵

Under CEQA, the California Register provides similar guidance for listing properties:

In California, the term "historical resource" includes "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code (PRC), Section 5020.1(j)). In 1992, the California legislature established the CRHR "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" (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below.

According to PRC Section 5024.1(c)(1-4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

To properly interpret the historic value of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 California Code of Regulations (CCR) 4852(d)(2)).

¹⁵ National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. n.d.

D6. Significance (Continued):

Equally important is the assessment of integrity as defined by the National Park Service which recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association:

Location

Location is the place where the historic property was constructed or the place where the historic event took place. Integrity of location refers to whether the property has been moved or relocated since its construction. A property is considered to have integrity of location if it was moved before or during its period of significance. Relocation of an aid during its active career if the move enhanced or continued its function is not a significant loss of integrity.

Design

Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. But properties change through time. Lighthouses may be raised or shortened; buildings may be added or removed from a light station; sound signal equipment and optics may change to reflect advancing technology. Changes made to continue the function of the aid during its career may acquire significance in their own right. These changes do not necessarily constitute a loss of integrity of design.

Setting

Setting is the physical environment of a historic property that illustrates the character of the place. Integrity of setting remains when the surroundings or key elements of a property have not been subjected to radical change.

Materials

Materials are the physical elements combined in a particular pattern or configuration to form the aid during a period in the past. Integrity of materials determines whether or not an authentic historic resource still exists.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principles of a historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.

Feeling

Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. Although it is itself intangible, feeling is dependent upon the aid's significant physical characteristics that convey its historic qualities.

Association

Association is the direct link between a property and the event or person for which the property is significant.

SIGNIFICANCE STATEMENT

NRHP Criteria A/CRHR Criteria 1: The Tina-Pacific Apartments are associated with a period of unprecedented population growth in Orange County and in the City of Stanton. However, the housing project is among hundreds of other similar projects that provided working families with housing. There is no evidence to suggest that the Tina-Pacific Apartments were designed as "affordable" or "low-income" housing, nor was it the first project of its kind in Stanton. However, the project was one of the largest of its kind in Stanton, following its incorporation in 1956. Similarly, no evidence has been found to suggest that the project was associated with the Hispanic population of Stanton following its construction in 1963. Advertisements in local newspapers indicate the project was geared towards middle-class adults and families and the apartments slowly evolved into the current demographic occupancy after Rinker Development liquidated the project. Finally, the project is associated with one of Orange County's most prolific and influential development companies, namely Harry Rinker and Rinker Development. That said, Rinker Development built hundreds of residential homes, apartments, and shopping plazas throughout Southern California, including a near identical 4-plex housing project in Huntington Beach (Figures 24-25). In summary, the Tina-Pacific Apartments do not appear to be associated with events that have made a significant contribution to the broad patterns of history in either Stanton or Orange County.

D6. Significance (Continued):

NRHP Criteria B/CRHR Criteria 2: The Tina-Pacific Apartments were financed and developed by Rinker Development Corporation, whose office at the time was in Garden Grove. Although Harry Rinker, the founding member of the company, was one of this nation's most successful and prolific home builders in mid-20th Century, the Stanton apartments were among hundreds of projects his firm developed during the late 1950s through mid-1960s, including other similar complexes, such as in Huntington Beach. No documentation has been found to suggest that this project was one of Rinker's most successful or cutting-edge projects during the early 1960s. Nor is the project generally or exclusively associated with Rinker, since the entire complex has been owned since the 1970s by a variety of owners. Today, there are many examples of mid-20th century architecture, both in apartments, homes, and shopping centers associated with Harry Rinker and Rinker Development Corporation. In summary, the Tina-Pacific Apartments do not appear to be associated with the lives or lives of a person significant in the history of Stanton or Orange County.

NRHP Criteria C/CRHR Criteria 3: The Tina-Pacific Apartments represent a fairly common example of mid-20th century modern architecture in both the scale, massing, and use of specific building materials. Each 4-unit building shared common architectural elements that were copied throughout the development on modest sized parcels that were called out in period advertising as "garden apartments." The concept of garden apartments is important in both Los Angeles County and Orange County, because this signature design clearly became a Southern California phenomenon, as observed by hundreds of similar projects throughout the region. The Tina-Pacific Apartments were not the first "garden apartment" project in Stanton, but it was likely the largest of its kind when built. In essence, the Tina-Pacific Apartments do embody the distinctive characteristics of a type, period, or method of construction, but clearly not the work of a master, nor does it possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

NRHP Criteria D/CRHR Criteria 4: The Tina-Pacific Apartments do not have the potential to yield information important in prehistory or history.

Assessment of Integrity

As previously described for a property to be eligible for the NRHP or CRHR it must retain adequate integrity to convey its historic significance. The seven aspects or qualities of integrity include: location, design, setting, materials, workmanship, feeling, and association. Since construction of the Stanton Apartments in 1963 there has occurred significant loss to the integrity of the complex as a whole through the loss or demolition of the entire recreation facility that included the manager's residence, cabana, pool, and other original landscaping features. The recreation facility was part of the original design of the apartment complex and an important part of its socio-cultural identity. In addition, only 32 of the original 40 buildings within the complex survive (112 of the original 160 apartments), and many remaining units have undergone various alterations that range from new windows and doors, new siding, and modified concrete block privacy walls. Today, gaping holes within the complex are a reminder of the former 4-plex units, most of which now serve as parking lots, and two of which are now occupied by modular buildings.

Conclusion

While the Tina-Pacific Apartments reflect Mid-20th century modern architecture and was one of the largest apartment complexes built in Stanton following its incorporation in 1956, the property, both as a whole and individually, does not appear to be eligible for the NRHP under Criterion A-D, or under CRHR Criterion 1-4. This recommendation is based in large part on the property's lack of integrity, due to significant alterations to the apartment complex that includes the demolition of one of the property's key elements – the recreation facility, the loss of eight 4-unit apartments, and incremental changes to various apartment units, including alterations to windows, doors, siding, and, in some cases, concrete or hollow block privacy walls. While condition is an important factor in terms of serviceability of each apartment unit, many being in very poor condition, it was not the principal consideration for determining the property's significance.

State of California & Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

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HRI#
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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Tina-Pacific Apartments

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