

Appendix C

Cultural Resources Report



**Cultural Resources Technical Report
for the 5200 Lone Tree Way
United Pacific Gas Station Project**

August 27, 2021

Prepared for:

City of Antioch

Prepared by:

Stantec Consulting Services Inc.

Table of Contents

EXECUTIVE SUMMARY	I
ACRONYMS AND ABBREVIATIONS	III
1.0 PROJECT LOCATION AND DESCRIPTION	4
2.0 REGULATORY CONTEXT	4
2.1 NATIONAL REGISTER OF HISTORIC PLACES (NRHP)	4
2.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR)	5
2.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)	6
2.4 CITY OF ANTIOCH	7
3.0 METHODOLOGY	9
4.0 STUDY AREA	10
5.0 ENVIRONMENTAL SETTING	12
5.1 EARLY HISTORY OF EAST CONTRA COSTA COUNTY	15
5.2 HISTORY OF PROJECT SITE	17
5.3 PREVIOUSLY IDENTIFIED CULTURAL RESOURCES IN THE STUDY AREA	19
6.0 EVALUATION OF IDENTIFIED RESOURCES	22
6.1 5200 LONE TREE WAY	22
7.0 REFERENCES	24
LIST OF TABLES	
Table 1. Previous Studies within .25-mile of Project site	20
Table 2. Previously Recorded Resources within 0.25 mile of the Project site	21
LIST OF APPENDICES	
APPENDIX A ARCHAEOLOGICAL SURVEY FORM	A.1
APPENDIX B RECORDS SEARCH RESULTS	B.1
APPENDIX C DPR-523 SERIES FORMS	C.1

Executive Summary

Stantec Consulting Services Inc. (Stantec) prepared this Cultural Resources Technical Report on behalf of the City of Antioch for the proposed 5200 Lone Tree Way United Pacific Gas Station Project (Project). United Pacific (Applicant) proposes to develop a new gas station that would include a convenience store and attached car wash, canopy with eight fuel dispensers, two underground storage tanks, as well as related site improvements and landscaping. The Project site is located at 5200 Lone Tree Way at the southwest corner of Lone Tree Way and Vista Grande Drive in the City of Antioch and is associated with the Assessor Parcel Number (APN) 056-270-059. The site is currently being used as a rural property and is occupied by a residence, tankhouse, two sheds, and two barns.

The purpose of this report is to analyze whether or not the proposed Project would impact historical and archaeological resources as defined by the California Environmental Quality Act (CEQA). The City of Antioch is the designated lead agency for CEQA. In accordance with relevant state guidelines for historical resources, this report identifies and documents potential historical resources on the Project site, evaluates the resources for inclusion in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR), and assesses the Project's potential to result in a substantial adverse change in the significance of an historical resource pursuant to Title 14 California Code of Regulations Section 15064.5. In accordance with state guidelines for archaeological resources, an archaeological survey of the Project site was also conducted as part of the preparation of this report and a generic survey form prepared (see Appendix A for the Archaeological Survey Form).

As the Project would involve new construction, a study area (Study Area) was established to account for potential impacts on historical resources identified in the vicinity. The Study Area was defined as the Project site as well as all properties within a 100-foot radius from the center of the Project site.

Identification efforts included a records search at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) in Rohnert Park, California and Sacred Lands files maintained by the Native American Heritage Commission (NAHC). The records search included a review of records for the Project site and a surrounding radius of 0.25-miles. The records searches revealed two previously recorded cultural resources located 0.25-mile of the Project site. However, no NRHP or CRHR eligible or listed resources are located on the Project site or within the Study Area (see Appendix B for the Records Search Results).

An intensive pedestrian archaeological survey was performed on the Project site. No previously unrecorded prehistoric or historic archaeological resources were identified during the survey. The Project would demolish the existing six buildings on the Project site, which according to the Contra Costa County Assessor were constructed in 1926 as part of a farm property. These buildings are not currently listed under national, state, or local landmark or historic district programs and are not included as significant in any historic resource surveys of the area. As the buildings are over 50 years of age, Stantec architectural historians surveyed and evaluated the property for national and state designation. The City of Antioch does not have a local landmark designation program or maintain a local historic register. Stantec concluded that the buildings on the Project site do not appear to be individually eligible for the NRHP or CRHR nor are they contributors to a potential historic district due to a lack of significance and integrity (see Appendix C for the Department of Parks and Recreation (DPR) 523 Form Set). The recommended Status Code

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

for all six buildings is 6Z, ineligible for national, state, and local designation through survey evaluation. Therefore, the six buildings on the Project site are not historical resources as defined by CEQA.

The threshold for determining significant impacts on historical resources in the State CEQA Guidelines is whether the proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of the resource or its immediate vicinity such that the historical resource is materially impaired. As the existing buildings on the Project site that would be removed do not meet the definition of a historical resource according to CEQA, the Project would have no direct impacts on historical resources. As noted above, there are no previously identified historical resources within the Study Area. Therefore, the Project would have no indirect impact on identified historical resources in the vicinity.

Preparer Qualifications

This report was prepared by Stantec personnel who meet the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in archaeology, architectural history, and history.

Stantec Architectural Historian Emily Rinaldi authored this report. Ms. Rinaldi received a Master of Science degree in Historic Preservation from Columbia University and has over five years of experience in cultural resource management. Ms. Rinaldi qualifies as an Architectural Historian and Historian under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 Code of Federal Regulations [CFR] Part 61).

Stantec Architectural Historian Rebecca Riggs contributed to this report. Ms. Riggs has a Master of Arts degree in Public History from California State University, Sacramento. Ms. Riggs qualifies as an Architectural Historian and Historian under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

Stantec Archaeologist Rudy Dinarte contributed to this report. Mr. Dinarte has a Master of Arts degree in Anthropology from Tulane University. Mr. Dinarte qualifies as an Archaeologist under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

Stantec Archaeological Technician Robley Lawson contributed to this report under the oversight of Rudy Dinarte, who qualifies as an Archaeologist under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61). Mr. Lawson has a Bachelor of Arts degree in Anthropology from California State University, Sacramento.

Acronyms and Abbreviations

Applicant	United Pacific
APN	Assessor Parcel Number
BERD	California Built Environment Database
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
DPR 523 Form	Department of Parks and Recreation 523 Form
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
NWIC	Northwest Information Center
OHP	California Office of Historic Preservation
PRC	Public Resource Code
Project	5200 Lone Tree Way United Pacific Gas Station Project
SR 4	State Route 4
SR 160	State Route 160

1.0 PROJECT LOCATION AND DESCRIPTION

The proposed Project site is located at 5200 Lone Tree Way in the City of Antioch. It is located on the southwest corner of Lone Tree Way and Vista Grande Drive. The proposed Project would be located on APN 056-270-059, located approximately 0.6 miles west of State Route 4 (SR 4).

The proposed Project consists of a new United Pacific convenience store of 3,200 square feet, attached car wash of 1,125 square feet, a fuel canopy with eight fuel dispensers, three underground storage tanks, and related site improvements and landscaping on an approximately two-acre lot. The Project proposes right-in/right-out ingress and egress from Lone Tree Way and Vista Grande Drive. The Project would provide nineteen parking stalls and landscaping which will consist of drought-tolerant species, including shade canopy trees. The car wash drive lane would provide adequate stacking away from areas of ingress/egress from the public right-of-way.

2.0 REGULATORY CONTEXT

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the CRHR, which is modeled after the NRHP. Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain statutory criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant. A lead agency may also treat a resource as historic if it meets statutory requirements and substantial evidence supports the conclusion.

2.1 NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

The National Historic Preservation Act (NHPA) of 1966, as amended, authorized the creation of the NRHP. The NRHP is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."¹ For a property to be considered for inclusion in the NRHP, it must typically be at least 50 years old and meet one or more of the four criteria for evaluation set forth in 36 CFR Part 60.4, as follows:

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 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

¹ Title 36 Code of Federal Regulations (CFR) Part 60.2.

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Regulatory Context
August 27, 2021

- 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.

A property must also be significant within a historic context under one or more of the criteria listed above. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation" states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."² A property must therefore represent an important aspect of the area's history or prehistory.

In addition to possessing significance, a property must possess integrity, defined by seven aspects as follows:

Location: the place where the historic property was constructed or the place where the historic event took place.

Design: the composition of elements that constitute the form, plan, space, structure, and style of a property.

Setting: the physical environment of a historic property that illustrates the character of the place.

Materials: the physical elements combined in a particular pattern or configuration.

Workmanship: the physical evidence of the crafts of a particular culture or people during any given period of history.

Feeling: the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time.

Association: the direct link between a property and the event or person for which the property is significant.³

2.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR)

The CRHR was established in 1992 by Assembly Bill 2881. It is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.⁴ The criteria for eligibility of listing in the CRHR are based upon NRHP criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

² "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," U.S. Department of the Interior, National Park Service, Cultural Resources, eds. Patrick Andrus and Rebecca Shrimpton, accessed June 7, 2021, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf, 7-8.

³ "National Register Bulletin 15," 44.

⁴ Public Resource Code (PRC) Section 5024.1(a).

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Regulatory Context
August 27, 2021

2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Like the NRHP, properties eligible for listing in the CRHR may include buildings, sites, structures, objects, and historic districts. While the enabling legislation for the CRHR is less rigorous with regard to the issue of integrity, there is the expectation that properties retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.⁵

Evaluations for the CRHR are based upon the evaluation instructions and classification system prescribed by the California Office of Historic Preservation (OHP) in its "Instructions for Recording Historical Resources," which include Status Codes for use in classifying potential historical resources. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The specific Status Codes referred to in this analysis are as follows:

6Z Found ineligible for the NRHP, CRHR, or local designation through survey evaluation

The CRHR may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner.⁶

2.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The State CEQA Guidelines set the standard for determining whether a proposed project will result in a "substantial adverse change" in the significance of historical resources in Title 14 CCR Section 15064.5(b), which states:

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

⁵ "California Office of Historic Preservation Technical Assistance Series #7: How to Nominate a Resource to the California Register of Historical Resources," California Office of Historic Preservation, accessed June 7, 2021, https://ohp.parks.ca.gov/pages/1056/files/07_TAB%207%20How%20To%20Nominate%20A%20Property%20to%20California%20Register.pdf, 11.

⁶ PRC Section 5024.1.

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Regulatory Context
August 27, 2021

Title 14 CCR Section 15064.5(b)(1) further clarifies “substantial adverse change” as follows:

Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

Title 14 CCR Section 15064.5(b)(2) in turn explains that a historical resource is “materially impaired” when a project:

Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

As such, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the NRHP or CRHR or other landmark programs such as the City of Laguna Beach Historic Register.

This analysis considers direct and indirect impacts to historical resources using the following definitions of each:

- Direct or primary impacts are caused by the project and occur at the same time and place (14 CCR Section 15358 [a][1]).
- Indirect impacts, or secondary effects, are reasonably foreseeable and caused by a project but occur at a different time or place (14 CCR Section 15358 [a][2]).

2.4 CITY OF ANTIOCH

The City of Antioch does not have a local historic preservation ordinance or landmark designation program nor does the City maintain a local historic register. However, the Antioch General Plan does include objectives and policies related to the protection of cultural resources as noted below:

Objective 10.9.1⁷

Preserve archaeological, paleontological, and historic resources within the Antioch Planning Area for the benefit and education of future residents.

Policy 10.9.2

- a. Require new development to analyze, and therefore avoid or mitigate impacts to archaeological, paleontological, and historic resources. Require surveys for projects having the potential to impact archaeological, paleontological, or historic resources. If significant resources are found to be present, provide mitigation in accordance with applicable CEQA guidelines and provisions of the California Public Resources Code.

⁷ LSA Associates Inc., *City of Antioch General Plan* (Antioch, CA: City of Antioch, November 24, 2003), 10-14.

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Regulatory Context
August 27, 2021

- b. If avoidance and/or preservation in the location of any potentially significant cultural resources is not possible, the following measures shall be initiated for each impacted site:
- A participant-observer from the appropriate Indian Band or Tribe shall be used during archaeological testing or excavation in the project site.
 - Prior to issuance of a grading permit for the project, the project proponent shall develop a test-level research design detailing how the cultural resource investigation shall be executed and providing specific research questions that shall be addressed through the excavation program. In particular, the testing program shall characterize the site constituents, horizontal and vertical extent, and, if possible, period of use. The testing program shall also address the California Register and National Register eligibility of the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The research design shall be submitted to the City of Antioch for review and comment. For sites determined, through the Testing Program, to be ineligible for listing on either the California or National Register, execution of the Testing Program will suffice as mitigation of project impacts to this resource.
 - After approval of the research design and prior to the issuance of a grading permit, the project proponent shall complete the excavation program as specified in the research design. The results of this excavation program shall be presented in a technical report that follows the City's outline for Archaeological Testing. The Test Level Report shall be submitted to the City for review and comment. If cultural resources that would be affected by the project are found ineligible for listing on the California or National Register, test-level investigations will have depleted the scientific value of the sites and the project can proceed.
 - If the resource is identified as being potentially eligible for either the California or National Register, and project designs cannot be altered to avoid impacting the site, a Treatment Program to mitigate project effects shall be initiated. A Treatment Plan detailing the objectives of the Treatment Program shall be developed. The Treatment Plan shall contain specific, testable hypotheses relative to the sites under study and shall attempt to address the potential of the sites to address these research questions. The Treatment Plan shall be submitted to the City for review and comment.
 - After approval of the Treatment Plan, the Treatment Program for affected, eligible sites shall be initiated. Typically, a Treatment Program involves excavation of a statistically representative sample of the site to preserve those resource values that qualify the site as being eligible for the California or National Register. At the conclusion of the excavation or research program, a Treatment Report shall be developed. This data recovery report shall be submitted to the City for review and comment.
- c. When existing information indicates that a site proposed for development may contain paleontological resources, a paleontologist shall monitor site grading activities with the authority to halt grading to collect uncovered paleontological resources, curate any resources collected with an appropriate reposition, and file a report with the Community Development Department documenting any paleontological resources found during site grading.

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Methodology
August 27, 2021

- d. As a standard condition of approval for new development projects, require that if unanticipated cultural or paleontological resources are encountered during grading, alteration of earth materials in the vicinity of the find be halted until a qualified expert has evaluated the find and recorded identified cultural resources. Policy
- e. Preserve historic structures and ensure that alterations to historic buildings and their immediate settings are compatible with the character of the structure and the surrounding neighborhood.

3.0 METHODOLOGY

To identify historical and archaeological resources in the Study Area and assess any potential impacts the Project may have on identified resources, Stantec performed the following tasks:

- Conducted a field inspection of the Project site and vicinity, during which Stantec determined the scope of the study as well as assessed the general condition and physical integrity of the Project site and six existing buildings. Digital photographs of the Project site and building exteriors were taken during the field inspection.
- Identified a Study Area to account for potential impacts on historical resources in the vicinity. See Section 4.0 for more information.
- Reviewed existing information to determine if there are any listed or previously surveyed historical or archaeological resources within the Study Area. The following sources were consulted:
 - Requested a records search from the Northwest Information Center (NWIC) in Rohnert Park, California on June 30, 2021. The purpose of this search was to determine whether or not the Study Area contained any resources that were currently listed under national, state, or local landmark or historic district programs and whether or not it contained resources that have been previously identified or evaluated as potential historical resources. This involved a review of the California Historic Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the NRHP, listed and determined eligible for listing in the CRHR, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resource surveys and other planning activities.
 - Consulted the California Built Environment Resource Directory (BERD), which is maintained by the California Office of Historic Preservation (OHP), to determine if the Project area or immediate vicinity contains any resources listed and determined eligible for listing in the National Register, listed and determined eligible for listing in the California Register, or that had been evaluated in historic resource surveys and other planning activities.

The results of the above research can be found in Section 5, Environmental Setting.

- Conducted research into the history of the Project site and the surrounding area. Sources consulted include City of Antioch building permit records, newspaper archives, census data, and public records available through Ancestry.com, Sanborn Fire Insurance maps available through the Los Angeles Public Library, as well as historic aerial photographs available through the University of California, Santa Barbara. Access to materials beyond those listed above was restricted due to the ongoing COVID-19 health emergency.

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Methodology

August 27, 2021

- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to national, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the six buildings on the Project site as potential historical resources.
- Conducted an archaeological survey of the of the Project site that met professional standards. The field survey was conducted by walking parallel, east-west transects of approximately ten to twenty meters. All areas of recent disturbance, including rodent burrows, were closely examined. Boot scrapes were employed to determine approximate gravel depth where there was 0% visibility.

3.1 NATIVE AMERICAN CONSULTATION

On June 30, 2021, Stantec sent an email with a Project description and a map depicting the Project area to the Native American Heritage Commission (NAHC) requesting a CEQA Tribal Consultation Lest (AB 52) and a review of the Sacred Lands File (SLF) for Native American cultural resources that might be affected by the Project. The NAHC responded on July 23, 2021 stating that the results of the SLF search were negative.

The NAHC provided a list of 19 Native American individuals and organizations to contact for additional information about sacred sites or Tribal Cultural Resources (TCR) in the Project vicinity:

- Irene Zwierlein (Chairperson, Amah Mutsun Tribal Band of Mission San Juan Bautista)
- Lloyd Mathiesen (Chairperson, Chicken Ranch Rancheria of Me-Wuk Indians)
- Corrina Gould (Chairperson, The Confederated Villages of Lisjan)
- Donald Duncan (Chairperson, Guidiville Indian Rancheria)
- Ann Marie Sayers (Chairperson, Indian Canyon Mutsun Band of Costanoan)
- Randy Yonamura (Ione Band of Miwok Indians)
- Rosemary Cambra (Chairperson, Muwekma Ohlone Indian Tribe of the SF Bay Area)
- Charlene Nijmeh (Chairperson, Muwekma Ohlone Indian Tribe of the SF Bay Area)
- Monica Arellano (Vice Chairwoman, Muwekma Ohlone Indian Tribe of the SF Bay Area)
- Cosme Valdez (Chairperson, Nashville Enterprise Miwok-Maidu-Nishinam Tribe)
- Katherine Erolinda Perez (Chairperson, North Valley Yokuts Tribe)
- Timothy Perez (MLD Contact, North Valley Yokuts Tribe)
- Andrew Galvan (The Ohlone Indian Tribe)
- Neil Peyron (Chairperson, Tule River Indian Tribe)
- Antonio Ruiz Jr. (Cultural Resources Officer, Wilton Rancheria)
- Jesus Tarango (Chairperson, Wilton Rancheria)

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Study Area

August 27, 2021

- Steven Hutchason (Tribal Heritage Preservation Officer, Wilton Rancheria)
- Dahlton Brown (Director of Administration, Wilton Rancheria)
- Kenneth Woodrow (Chairperson, Wuksache Indian Tribe/Eshom Valley Band)

The City, as Lead Agency, opted to send certified notification letters to each of the individuals and organizations identified by the NAHC on July 29, 2021. The letters contained a description of the Project and Project location, a map of the Project area, an invitation to consult on the Project, and contact information and asked for responses within 30 days. Additionally, emails were distributed with contact information and digital copies of the notifications to the individuals and organization identified by the NAHC on July 30, 2021. Follow up phone calls were made to each contact on August 13, 19 and 26, 2021.

In response to a follow-up telephone call placed on August 13, 2021, Meyo Marrufo, the Environmental Director of the Guidiville Indian Rancheria, stated that the Project was of no environmental or cultural resource concern for the tribe, but to please notify if any cultural resources were identified in the course of the project.

4.0 STUDY AREA

As the Project involves new construction, the Study Area was identified as the Project site as well as all parcels within a 100-foot radius from the center of the Project site (see **Figure 1**). This Study Area was established to account for potential impacts on historical resources in the vicinity. Parcels beyond this Study Area were not included because the Project would have no potential to directly or indirectly impact the buildings on these distant parcels or their surrounding setting. The buildings and streets immediately surrounding the Project site create a geographic and visual separation between the parcels beyond the Study Area and the Project site. The Project site therefore cannot be reasonably considered part of the environmental setting of historical resources beyond the Study Area due to this intervening space.



Figure 1: Study Area Map

5.0 ENVIRONMENTAL SETTING

The Project site is located in a highly developed area of Antioch on Lone Tree Way at Vista Grande Drive (see **Photograph 1**). Lone Tree Way is a major arterial street to the north of the Project site that provides regional access throughout southeast Antioch. It is six lanes wide with a center median and extends in an east-west direction. Vista Grande Drive is a secondary street located to the east of the Project site. It is two lanes wide with a center median and traffic travels in a north-south direction. The topography of the Project site and immediate vicinity is relatively flat. Surrounding land uses include commercial development such as restaurants, retail shops, and offices as well as residential development such as single-family and multi-family residences. Adjacent buildings are generally low scale, ranging from one to two stories.

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Environmental Setting
August 27, 2021



Photograph 1: Lone Tree Way, view from the Project site looking west (Stantec, July 2021)

The Project site is bordered by Lone Tree Way on the north, Vista Grande Drive to the east, two single-family residential properties located at 5002–5003 Hollowglen to the south, and three single-family residential properties located at 5115–5123 Plumwood Way to the west. It is accessed via a driveway on Lone Tree Way. The driveway is paved with asphalt and extends south from the north property boundary to a gravel paved surface parking area at the south end of the parcel. A portion of the rear surface parking area at the southwest corner of the parcel is surrounded by a chain-link fence. A concrete block curb borders the north boundary to the east and west of the driveway. A second driveway paved with concrete is located near the south end of the parcel on Vista Grande Drive. A half-height chain link fence with a sliding gate at the secondary driveway is located along the east property boundary. Landscaping primarily consists of mature trees, shrubs, and a grassy lawn.

There are six buildings located on the Project site, a single-family residence, two barns, two sheds, and a tankhouse (see **Figure 2**). The residence is setback from the north property boundary to the west of the driveway, while the tankhouse is slightly setback from the north boundary to the east of the driveway (see **Photograph 2**). One barn, referred to for the purposes of this report as the north barn, is located immediately to the southeast of the tank house. It has been previously converted into a garage. The second barn, referred to here as the south barn, is located further to the southwest near the east property boundary (see **Photograph 3**). Two sheds are also located on the property to the south of the north barn. For additional descriptive information regarding the property, please see Appendix B for the complete set of DPR 523 Forms.

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Environmental Setting
August 27, 2021



Figure 2: Map of 5200 Lone Tree Way with Project site outlined in red

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Environmental Setting
August 27, 2021



Photograph 2: Project site, view looking east towards residence, tankhouse, and north barn (Stantec, July 2021)



Photograph 3: Project site, view looking southwest towards north and south barns (Stantec, July 2021)

The area of Antioch where the Project site is located was devoted to agriculture throughout the late 19th century and much of the 20th century. It was not until the 1990s and 2000s that the surrounding land was subdivided into tracts and the majority of the existing residential and commercial development constructed. The Project site was previously part of a much larger agricultural property located over 5 miles southeast from what was then the city boundaries of Antioch. The property that comprises the Project site was later annexed by the City of Antioch in 1987 as part of the Williamson/Heidorn annexation. The history of this farming community, historically referred to as Lone Tree Valley, is therefore not closely associated with any one city, but rather is generally associated with the history of east Contra Costa County and the surrounding communities of Antioch, Brentwood, and Oakley.

The following sections provide contextual information for understanding the historical setting and potential significance of the six buildings on the Project site that were evaluated for NRHP and CRHR listing as part of the preparation of this report.

5.1 EARLY HISTORY OF EAST CONTRA COSTA COUNTY, 1850–1920

The Gold Rush incited a mass migration of over 300,000 people to California between 1848 and 1854, quickly propelling the territory into statehood and transforming almost every aspect of its earlier character.⁸ New immigrants soon settled throughout the state, including an influx European and European-Americans into present-day east Contra Costa County. Following California statehood, the U.S. Government began issuing federal land patents for the area. Records indicate that the U.S. Government issued over 40 patents for land surrounding the Project site between the late 1860s and 1870s.⁹

Many of the new settlers were farmers, and as a result, early growth in east Contra Costa County was in part fueled by agriculture dominated by crops such as wheat, barley, and hay. Contra Costa County and Lone Tree Valley, in particular, soon became a leading producer of barley, used primarily for animal feed as well as for making larger beer

⁸ "California Gold Rush," Britannica, accessed July 15, 2021, <https://www.britannica.com/topic/California-Gold-Rush>.

⁹ Bureau of Land Management, "Land Patent Search," *General Land Office Record*, accessed July 15, 2021, <https://glorerecords.blm.gov/default.aspx>.

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Environmental Setting
August 27, 2021

and ale.¹⁰ By 1879, 12% of the state's barley was grown in the county. Beginning in 1859, the discovery of coal in the Black Diamond mine area south of present-day Pittsburg also fueled early growth.¹¹ Black Diamond soon became California's largest mining operation from which nearly four million tons of coal was removed.

Several small communities and towns were formed in east Contra Costa County during this period. One of the earliest was Antioch, founded in 1849 as Smith's Landing by twin brothers, Rev. William Wiggins Smith and Rev. Joseph Horton Smith.¹² The town was promptly renamed Antioch in 1851 after the biblical city of Antioch. The early townsite developed around a pier on the banks of the San Joaquin River near what was then known as Front Street and Main Street.¹³ Besides Antioch, other towns in east Contra Costa County founded in the mid-19th century include those associated with the Black Diamond mines, such as Pittsburg, Nortonville, Somersville, Stewartville, West Hartley, and Judsonville.¹⁴

The completion of the San Pablo & Tulare line of the Central Pacific Railroad in 1878 and the Stockton line of the Santa Fe Railroad in 1898, brought further development to east Contra Costa County.¹⁵ Communities, such as Brentwood, Byron, Knightsen, and Oakley, formed around stops along the railroads. Early businesses in these towns included mercantile shops, blacksmith shops, barber shops, saloons, and hotels. The arrival of the railroads also provided farmers with easier access to transportation and expanded the number of markets they could ship their crops to. This led to a diversification of the types of crops cultivated in the county to include fruit and nuts.

The last operating coal mines closed in east Contra Costa County in the 1900s; however, the local economy continued to diversify throughout the early 20th century.¹⁶ Commercial sand mining soon replaced coal extraction beginning around 1910. Dairy grew to become a dominant industry in the area with Knightsen becoming the largest depot for shipping milk by the 1920s.¹⁷ Finally, agricultural practices in the area changes with the establishment of irrigation districts that allowed for the cultivation of more water intensive crops such as almonds and grapes.

The farmers in the Lone Tree Valley had established a formal farming community and irrigation district by 1925.¹⁸ The earliest aerial photograph of the area from 1939 shows scattered farms surrounded by uncultivated land. The parcels appear to have been formed by the United States rectangular land survey. Residences and farm buildings are typically clustered together near roadways and feature an allée or curved entry drive bordered by trees or orchards. These clusters are then surrounded by cultivated fields. Historic aerials illustrate that more of the undeveloped land was under cultivation by the mid-20th century; however, by the 1980s, some of the agricultural properties had been redeveloped with new residential, commercial, or industrial buildings. By the 1990s and 2000s, most of the agricultural properties in the area had been redeveloped, the majority with new suburban subdivisions.

¹⁰ Janet L. Pape, "Shannon Ranch/Williamson Ranch," National Register of Historic Places Nomination Form, Antioch, California, January 29, 1987, sect. 8, pg. 2.

¹¹ "Black Diamond Mines Regional Preserve," East Bay Regional Park District, accessed July 15, 2021, https://www.ebparks.org/parks/black_diamond/default.htm#history.

¹² "Early Antioch," The Antioch Historical Museum, accessed July 15, 2021, <https://www.antiochhistoricalmuseum.org/early-antioch>.

¹³ Sanborn Map Company, *Antioch*, 1884, Sheet 1.

¹⁴ Adrian Praetzelis, "Black Diamond Mines," National Register of Historic Places Nomination Form, Antioch, California, Anthropological Studies Center, Sonoma State University, May 2, 1991, sect. 8, pg. 11.

¹⁵ "Knightsen," East Contra Costa County Historical Society, accessed July 15, 2021, <https://eastcontracostahistory.org/our-communities/knightsen/>.

¹⁶ Praetzelis, sect. 8, pg. 1.

¹⁷ "Knightsen," East Contra Costa County Historical Society.

¹⁸ "Naval Day Celebration," *Mill Valley Record*, October 17, 1925.

Environmental Setting
August 27, 2021

5.2 HISTORY OF PROJECT SITE

The date of construction for the buildings on the Project site is noted by the Contra Costa County Assessor's Office as 1926. The earliest available aerial photograph for the Project site is from 1939. It shows the residence and two barns in their current locations on the property and what appears to be the tankhouse, although it is not clearly depicted in the photograph (see **Photograph 4**). The area to the south of the Project site between present-day Hillcrest Avenue and Heidorn Ranch Road were under cultivation by that date. Across Lone Tree Way, there are what appear to be a residence and two barns that are no longer extant. It is not known whether these buildings on the north side of Lone Tree Way were historically associated with the Project site. The surrounding area on the north side of Lone Tree Way between present-day Hillcrest Avenue and Heidorn Ranch Road was also under cultivation by that date.



Photograph 4: 1939 aerial photograph with Project site circled in red (UCSB)

Building permits and ownership information from the date of construction are no longer on file with either the City of Antioch or Contra Costa County; however, research indicates that the existing buildings on the Project site were likely constructed for owner Frederick H. Heidorn. Heidorn was the father of Frederick H. Heidorn, Jr., who is documented in building permit records as owning the property in the 1990s. Census data dating from the late 1920s through the 1950s, newspaper articles, and other publicly available records such as draft cards indicate that the family resided on a farm located on Lone Tree Way. The current address of 5200 Lone Tree Way is not listed on any of these documents, which is likely because the property was not historically assigned a number address. Heidorn, Jr.'s obituary notes that he grew up on his father's farm on Lone Tree Way and later inherited it from his father when he retired.¹⁹

¹⁹ "Frederick Henry Heidorn, Jr.," *Contra Costa Times*, February 28, 2007.

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Environmental Setting
August 27, 2021

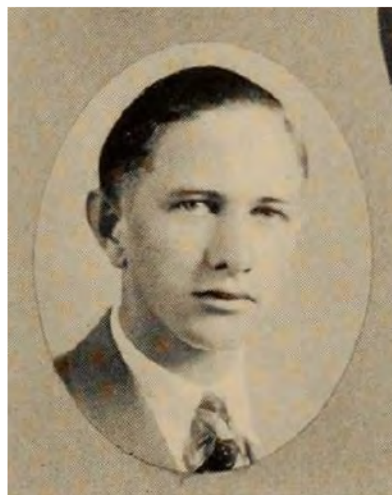
Frederick Heidorn, Sr. was born in east Contra Costa County in 1872 (see **Photograph 5**). He married Mary Metten Heidorn (1882–1970) and had three children Frederick, Marie, and Ralph.²⁰ He is listed in census and voter registration records as a farmer and is noted in several newspaper articles from the 1920s for growing barley.²¹ He is also noted as a trustee of the Lone Tree School District. Frederick Heidorn, Sr. passed away in 1954.²²

Frederick Heidorn, Sr.'s father, Henry Heidorn, Sr., was an immigrant from Hanover, Germany who arrived in the United States in 1868, and later received a land patent in 1874 for land in east Contra Costa County located at the present-day interchange of State Route (SR) 160 and SR 4.²³ He was married to Charlotte Heidorn and had four children, Fred, Louisa, Kattie, and Minnie.²⁴ Henry Heidorn, Sr. was likely related to Christian Heidorn, who was another immigrant from Hanover, Germany who settled in east Contra Costa County around the same time. According to the 1880 census, Henry Heidorn, Sr. was a farmer who owned a 200-acre farm with 100 acres of wheat under cultivation as well as 3 dairy cows, 10 horses, and 100 chickens.²⁵

Frederick Heidorn, Sr.'s son, Frederick Heidorn, Jr., was born in 1910 on the family farm (see **Photograph 6**). He attended Lone Tree School and Liberty High School, graduating in 1928. Upon graduation, he joined his father working their family farm and grew apricots, grapes, grain, walnuts, and almonds among other crops. He later married Doris Pfeiffer (1912–1990) in 1934 and had three children, Jayne, Susan, and Carol.²⁶ Frederick Heidorn, Jr. was a member of 4-H, Contra Costa Farm Bureau, Delta Dance, Antioch Senior Citizens, Antioch Historical Society and East Contra Costa Historical Society. Like his father, he was also a trustee of the Lone Tree School District. Frederick Heidorn, Jr. passed away in 2007.



Photograph 5: Frederick Heidorn, Sr., undated
(Ancestry.com)



Photograph 6: Frederick Heidorn, Jr., 1928
(Ancestry.com)

²⁰ "Diablo Valley Boy Dies after Operation," *Oakland Tribune*, January 5, 1926.

²¹ "Mrs. Laugenour to Be Bridge Club Hostess," *Woodland Daily Democrat*, January 18, 1929.

²² "Fred H. Heidorn, Sr." *Oakland Tribune*, March 27, 1954.

²³ Bureau of Land Management, "Land Patent Search," *General Land Office Record* entry for Henry Heidorn, Sr., Contra Costa County, CA, no. 818.

²⁴ United States Census Bureau, 1880, Township Five, Contra Costa County, California, 23.

²⁵ U.S. Census, 1880.

²⁶ "Frederick Henry Heidorn, Jr."

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Environmental Setting
August 27, 2021

It is not known how long the Heidorn family owned the property prior to the construction of the existing buildings in 1926. As noted above, Henry Heidorn, Sr. received a land patent in 1874 for a property located farther north near the present-day SR 160 and SR 4 interchange. Daniel A. Lewis appears to have received a land patent that included the Project site in 1871. Because primary source documents do not use number addresses and the City nor County have any deed information related to the property on record, it is difficult to determine when the Heidorn family purchased the property on Lone Tree Way. The 1920 census notes that the Heidorn family lived at a farm on Bretwood Road, which appears to have been a former name for present-day Lone Tree Way.²⁷ Therefore, it is possible that the family's association with the property pre-dates 1926.

Aerial photographs show that the property changed little between 1939 and 1982 (see **Photograph 7** and **Photograph 8**). Visible alterations to the property primarily included changes to the vegetation, such as the addition of an orchard to the east of the residence along Lone Tree Way and the removal and replacement of trees. An aerial from 1993 shows that the orchard had been removed as well as many of the mature trees throughout the property. By 2002, Lone Tree Way had been widened and the surrounding subdivision, Meadow Springs Village, had been constructed.

It is likely that the Heidorn family may have owned all or the majority of the land that today comprises the Meadow Springs Village subdivision. This subdivision extends south from Lone Tree Way to Prewett Ranch Drive between Hillcrest Avenue and Heidorn Ranch Road. Heidorn Ranch Road and Heidorn Park were probably named after the family when Meadow Springs was subdivided sometime in the late 1990s and early 2000s. Because the subdivision immediately surrounds the Project site to the west and south, the family likely sold this land, while retaining ownership of the part of the property where their residence was located.



Photograph 7: 1958 aerial photograph with Project site circled in red (UCSB)



Photograph 8: 1965 aerial photograph with Project site circled in red (UCSB)

5.3 PREVIOUSLY IDENTIFIED CULTURAL RESOURCES IN THE STUDY AREA

A records search was conducted by NWIC at Sonoma State University on July 29, 2021 (NWIC file no. 20-2690). The purpose of this search was to determine the proximity of previously documented cultural resources to the Project site and to help establish a context for the potential significance of historic properties. The records search included a

²⁷ United States Census Bureau, 1920, Township Eight, Contra Costa County, California, 6B.

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Environmental Setting
August 27, 2021

review of all recorded historic and prehistoric cultural resources situated within a 0.25-mile radius of the Project site, as well as a review of known cultural resource surveys and excavation reports. The following sources of information were consulted as part of the records search:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- Built Environment Resource Directory (BERD)
- California Inventory of Historic Resources (CHRI)
- California Historical Landmarks (CHL) list
- California Points of Historical Interest (CPHI) list
- California Office of Historic Preservation (OHP) records
- Historic topographic maps
- Bureau of Land Management General Land Office plat maps, and aerial photographs

The records search identified 18 studies within 0.25 miles of the Project site. One of the previous studies were within or immediately adjacent to the Project site, and an additional 17 studies were identified within a 0.25-mile radius (see Table 1). A copy of the existing resource documentation is included in Appendix B.

Table 1. Previous Studies within .25-mile of Project site

Study Number	Author	Year	Title	Location
S-11826	Theodoratus Cultural Research	1980	Montezuma I & II Cultural Resources: Pacific Gas & Electric Company	Project site
S-000595	King, R. F.	1974	A Report on the Status of Generally Available Data Regarding Archaeological, Ethnographic, and Historical Resources Within a Five Mile Wide Corridor Through Portions of Colusa, Yolo, Solano, and Contra Costa Counties, California	0.25 Mile Research Buffer
S-000848	Fredrickson, David A.	1976	A Summary of Knowledge of the Central and Northern California Coastal Zone and Offshore Areas, Vol. III, Socioeconomic Conditions, Chapter 7: Historical & Archaeological Resources	0.25 Mile Research Buffer
S-001978	Aiello, Anthony V.	1960	The Islands of Contra Costa	0.25 Mile Research Buffer
S-002458	Ramiller, Neil, et al.	1981	Overview of Prehistoric Archaeology for the Northwest Region, California Archaeological Sites Survey: Del Norte, Humboldt, Mendocino, Lake, Sonoma, Napa, Marin, Contra Costa, Alameda	0.25 Mile Research Buffer

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Environmental Setting
August 27, 2021

Study Number	Author	Year	Title	Location
S-005208	Greenway, Gregory and William E. Soule	1977	Sacramento-San Joaquin Delta Investigations: Cultural Resources Reconnaissance	0.25 Mile Research Buffer
S-009462	Miller, Teresa A.	1977	Identification and Recording of Prehistoric Petroglyphs in Marin and Related Bay Area Counties	0.25 Mile Research Buffer
S-009583	Mayfield, David W.	1978	Ecology of the Pre-Spanish San Francisco Bay Area	0.25 Mile Research Buffer
S-009795	Jackson, Thomas L.	1986	Late Prehistoric Obsidian Exchange in Central California	0.25 Mile Research Buffer
S-016660	Fentress, Jeffrey B.	1992	Prehistoric Rock Art of Alameda and Contra Costa Counties, California	0.25 Mile Research Buffer
S-017773	Banet, Angela M.	1992	Contract 04E634-EP, Task Order #9, Historic Map Review for CALTRANS Maintenance Facilities (letter report)	0.25 Mile Research Buffer
S-017835	Suchey, Judy M.	1975	Biological Distance of Prehistoric Central California Populations Derived from Non-Metric Traits of the Cranium	0.25 Mile Research Buffer
S-018217	Gmoser, Glenn	1996	Cultural Resource Evaluations for the Caltrans District 04 Phase 2 Seismic Retrofit Program, Status Report	0.25 Mile Research Buffer
S-020395	Gillette, Donna L.	1998	PCNs of the Coast Ranges of California: Religious Expression or the Result of Quarrying?	0.25 Mile Research Buffer
S-030204	Gillette, Donna L.	2003	The Distribution and Antiquity of the California Pecked Curvilinear Nucleated (PCN) Rock Art Tradition.	0.25 Mile Research Buffer
S-032596	Milliken, Randall, Jerome King, and Patricia Mikkelsen	2006	The Central California Ethnographic Community Distribution Model, Version 2.0, with Special Attention to the San Francisco Bay Area, Cultural Resources Inventory of Caltrans District 4 Rural Conventional Highways	0.25 Mile Research Buffer
S-033600	Meyer, Jack and Jeff Rosenthal	2007	Geoarchaeological Overview of the Nine Bay Area Counties in Caltrans District 4	0.25 Mile Research Buffer
S-049780	Byrd, Brian F., et al.	2017	San Francisco Bay-Delta Regional Context and Research Design for Native American Archaeological Resources, Caltrans District 4	0.25 Mile Research Buffer

No previously recorded cultural resources were identified within the Project site or Study Area; however, two resources were identified within 0.25 mile. **Table 2** identifies the previously recorded resources within 0.25 mile of the Project site (see the complete results in Appendix B).

Table 2. Previously Recorded Resources within 0.25 mile of the Project site

Primary Number	Trinomial	Age	Description	NRHP Eligibility
P-07-000015	CA-CCO-692H	Historic	Concrete foundations of F-12 / Lone Tree School and associated outbuildings located	7 - Unevaluated

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Evaluation of Identified Resources
August 27, 2021

Primary Number	Trinomial	Age	Description	NRHP Eligibility
			approximately 0.24 mile east of the Project	
P-07-000303	CA-CCO-532/H	Historic	Williamson/Shannon Homestead farm complex located approximately 0.23 mile west of the Project.	1S – Individual property listed in the National Register (NR). Listed in the California Register (CR).

6.0 EVALUATION OF IDENTIFIED RESOURCES

The records search and desktop archaeological review did not identify any prehistoric or historical archaeological resources. The Project site generally exhibits a low sensitivity for the presence of surface or subsurface cultural resources.

The intensive archaeological pedestrian survey found a possible footing/foundation, approximately 50-feet south of the barn, however, no diagnostic artifacts were identified. The footing is likely related to the historical structures at 5200 Lone Tree Way. No prehistoric resources were identified within the Project site. No previously recorded built resources were identified within the Project site or Study Area.

The six buildings on the Project site located at 5200 Lone Tree Way are not currently listed under national, state, or local landmark or historic district programs and are not included as significant in any historic resource surveys of the area. Because they are all over 50 years of age, Stantec evaluated their eligibility for listing in the NRHP and CRHR to determine if they qualify as historical resources as defined by CEQA.

6.1 5200 LONE TREE WAY

5200 Lone Tree Way is a former agricultural property located in southeast Antioch. It was evaluated for the NRHP and CRHR under Criteria A/1, B/2, C/3, and D/4 as well as under federal and state integrity requirements. Because the six buildings lack individual distinction and are united by their history and physical development, Stantec evaluated them as part of a potential historic district per the guidance outlined in “National Register Bulletin: Guidelines for Evaluating and Documenting Rural Historic Landscapes,” which notes that properties “containing a number of buildings, sites, and structures—such as a ranch or farming community—are classified as historic districts.”²⁸ The following is a summary of the property’s evaluation. Please see Appendix B for the full evaluation.

The property was evaluated under Criteria A/1 within the context of the Early History of East Contra Costa County. The Heidorn family were early farmers who settled in east Contra Costa County in the 1870s; however, it could not be confirmed that the property is directly associated with Henry Heidorn Sr. nor could it be confirmed that the property is associated with Frederick H. Heidorn, Sr. prior to the 1920s. The earliest known record of the family occupying a property on Lone Tree Way is the 1920 census, which notes the family farm was located on Brentwood Road, likely the former name for Lone Tree Way. “National Register Bulletin: How to Apply the National Register Criteria for

²⁸ McClelland et. al, “National Register Bulletin: Guidelines for Evaluation and Documenting Rural Historic Landscapes,” U.S. Department of the Interior, National Park Service, Cultural Resources, 1989, revised 1999, 2.

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

Evaluation of Identified Resources
August 27, 2021

Evaluation" notes that "a property is not eligible if its associations are speculative."²⁹ Because it could not be determined that the property had a direct involvement in the early agricultural development of the area, the property does not appear to be significant under Criteria A/1.

Even if the property's association with early agricultural development is later confirmed upon further research, it still does not appear to be eligible for listing under Criteria A/1 because the property no longer reflects the period of time in which these important events took place. According to the Contra Costa County Assessor, the construction dates for the three buildings and structure on the property is 1926, which is after the end of the early period of agricultural development in east Contra Costa County between 1850 and 1920. Additionally, the property has substantially changed since 1926 and no longer retains integrity of design, materials, workmanship, feeling, or setting. Most notably, the land surrounding 5200 Lone Tree Way was previously redeveloped into a residential subdivision and no longer retains its agricultural character. As "Guidelines for Evaluating and Documenting Rural Historic Landscapes" notes, "new construction and incompatible land uses covering extensive acreage such as residential subdivisions....cause the greatest damage" to historic integrity.³⁰ Additionally, individual buildings, such as the residence and north barn, have been substantially altered through the removal and/or replacement of original features and materials.

The property does not appear to be significant under Criteria B/2. While the Heidorn family may have been prosperous early farmers, no primary or secondary sources were found that detail their specific activities, accomplishments, or influence that distinguishes them from other early farmers in east Contra Costa County. The individual contributions or roles of Henry Heidorn Sr., Frederick H. Heidorn, Sr., and Frederick Heidorn, Jr. cannot be identified and documented as significant within the history of east Contra Costa County.

The property also does not appear to be significant under Criteria C/3. 5200 Lone Tree Way may have originally exhibited the landscape characteristics of an agricultural property from the 1920s; however, few landscape characteristics dating from this period remain extant. The property's original land uses, division of property, overall pattern of circulation, and any natural features were mostly demolished when the surrounding residential subdivision was constructed. Other features such as the original fields for cropping, orchards, treelines, and boundary demarcations were also removed. The only features that appear to remain are the six buildings and structures.

The north barn, south barn, tankhouse, and two sheds are all vernacular in their design and construction. Like other agricultural buildings constructed at this time, they feature metal or composite shingle roofing, no foundation or concrete on grade, and wood channel or clapboard siding. The design and construction of these buildings are typical for early-to-mid-20th century agricultural properties and commonly found throughout California and the western United States.

The residence does not embody the distinctive characteristics that would make it significant as an example of any one particular style. The only notable original design feature it possesses is its roof shape; otherwise, all original decorative features or ornament appear to have been previously removed. The residence is thus lacking in qualities associated with finer examples of popular architectural styles for single-family residences during this period, such as Craftsman, Period Revival, Spanish Colonial Revival, and American Colonial Revival. It does not exhibit quality craftsmanship, nor does it demonstrate any innovative, important, or outstanding design features.

²⁹ "National Register Bulletin 15," 12.

³⁰ McClelland et. al, 24.

CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

References

August 27, 2021

Criteria D/4 generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for an agricultural property from the 1920s. Therefore, 5200 Lone Tree Way does not appear to be significant under NRHP Criteria D.

For these reasons, this evaluation finds that 5200 Lone Tree Way does not meet the criteria for listing in the NRHP or CRHR as a historic district nor do the individual buildings and structures appear eligible for listing. The property therefore does not appear to be a historical resource for the purposes of the California Environmental Quality Act (CEQA) pursuant to Title 14 California Code of Regulations (CCR) §15064.5.

7.0 REFERENCES

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CULTURAL RESOURCES TECHNICAL REPORT FOR 5200 LONE TREE WAY

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August 27, 2021

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Appendix A ARCHAEOLOGICAL SURVEY FORM

Project Name: 5200 Lone Tree Way Antioch
Project Number: 185705497
Generic Survey Form

Surveyor Name/s: Rudy A. Dinarte	Date: 7/12/2021
Additional Survey Names:	
Weather: ~66° clear skies (projected high of 95°)	
Survey Location: 5200 Lone Tree Way, Antioch, CA 94531 Contra Costa County, Antioch South 7.5-Minute, CA. T1N, R2E, Section 4 Lat/Long: 37.961112, -121.755406	
Time start: 7:00 am	Time stop: 1:30 pm
<p>Environmental Setting (% visibility, vegetation, % slope/grade): The project is located on a corner lot within a suburban area of Antioch, CA at the intersection of Lone Tree Way and Vista Grande Drive. Paved asphalt roads Lone Tree Way and Vista Grande Drive borders the northern and eastern boundary of the project area; additionally, suburban housing developments are located on the southern and western boundary of the project area.</p> <p>The lot has been utilized for mixed uses including housing, barns, and construction yard. As a result, only approximately 37 percent of native soils were surveyed.</p> <p>In the areas where the ground was not covered by gravel, structures, or asphalt, visibility was good, with approximately 70-80% visibility. Visibility was obscured by minimal grasses and weeds, and 6-8 trees.</p> <p>Native soils consisted of 10YR 7/2 light-gray-brown silty sand with ~20% subangular gravels throughout.</p>	
Survey type (Reconnaissance, Intensive): Intensive pedestrian survey with 10-20 meter transects. Due to poor visibility, boot scrapes were attempted within the imported gravel yard, but I was not able to reach native soils (at least 4 inches below surface). Additionally, when present, rodent burrows and vegetation bald patches were intensively inspected for cultural resources.	
Survey size (Linear/acreage, miles, feet, meters): approximately 2 acres	
Percentage of Survey Coverage: approximately 77% of the area was accessible, however only 37% of native soils were visible.	
<p>Survey Methods (include existing conditions, extent and agents of disturbance): Condition: It appears different sections of the lot have been utilized for different uses, including a house, storage/construction yard, and a barn. Due to the mixed use, visibility was limited for various reasons, including imported gravels pad, asphalt paving, four structures, and one house, in addition to various parked vehicles and modern-refuse throughout the lot. Only approximately 0.74 (~37%) acres of native soils were visible. In addition to the lot's uses, the southwest quarter, approximately 0.46 acres, was inaccessible due to fencing and mesh material blocking any visibility. A vast majority of the southern section of the lot consist of what appears to be light gray imported gravels that are at least 4 inches in depth; boot scrapes were stopped at ~4 inches.</p>	

Disturbance: In addition to the various structures, building, asphalt road, and imported gravels, it appears multiple irrigation systems have been installed in the lot, including an irrigation system for an apparent yard immediately north of the house. The entire lot has likely been subject to multiple grading activities, and it appears multiple dirt access roads have been created in an as-needed bases by tenants. Additional disturbances include a utility vault, storm drain, telecommunications-service box, and the apparent use of sections of the lot as a modern refuse dump location.

Methods: Intensive pedestrian survey (10-20 meter transects), utilizing boot scrapes to determine approximate gravel depth due to 0% visibility. Transects were walked in a generally east to west trajectory.

Survey results: (If sites/resources observed, note access roads, staging areas, include photos, continue on separate sheet as needed)

It appears that historically the property was used as an orchard, and a working farm. The built environment has been assessed by Stantec Architectural Historian Rebecca Riggs; please see their notes for assessment.

A possible footing/foundation was observed approximately 50 feet south of barn, however no diagnostic artifacts were found.

No other cultural resources were observed.

Recommendations: Due to the historic component of the property, the minimal surface soils observed, monitoring would be recommended during ground disturbing activities to provide an opportunity to see what is below the asphalt and imported gravel.

Alternatively, a tailboard for an Archaeological Resources Awareness training, in addition to the inadvertent discovery protocol.

Communications (if with Land Owners or others):

I met with Stantec Architectural Historian Rebecca Riggs, and I was provided with a general background of the property history and built environment.

Notes:

Possible footings/foundations were found approximately 50 feet south of barn; no diagnostic artifacts were observed within or near the foundation, so just a photo and general location were recorded.

Approximately 600 feet of sidewalk northwest of property were surveyed for a possible turn lane associated with the project. Sidewalk was paved with landscaped green zones that included an irrigation system.

Photos Taken: Y X / N

GIS Data Taken: Y / N X

Photos/ GIS Descriptions:

Overview of survey location, disturbances, and overviews of the built environment for reference (see Rebecca Riggs's report for detailed notes and photographs of the built environment).

Attachments:

Attachment A: Survey Coverage Map

Attachment B: Photographs

Attachment A: Survey Coverage Map



Map 1: Survey Coverage for 5200 Lone Tree Way Antioch, completed 7/12/2021

Attachment B: Photographs



Photo 1: Overview of survey area, facing east/southeast



Photo 2: Overview of survey area, facing south



Photo 3: Overview of survey area, facing northwest



Photo 4: Overview of fenced off area, facing northwest



Photo 5: Overview of locked gate blocking access to southwest portion of survey area



Photo 6: Overview of utilities vault (disturbance), facing east



Photo 7: Overview of telecommunications boxes (disturbance), facing north



Photo 8: Overview of lot use for vehicle storage, facing northeast



Photo 9: Overview of modern refuse dump location (disturbance), facing northwest



Photo 10: Overview of house on property and storm drain, facing south



Photo 11: Overview of structure on property, facing southwest



Photo 12: Overview of structure on property, facing northeast



Photo 13: Overview of structure on property, facing southwest



Photo 14: Overview of possible turnout lane (estimate), facing east



Photo 15: Possible structure footing/foundation remnants, facing west/southwest

Appendix B RECORDS SEARCH RESULTS

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

7/29/2021

NWIC File No.: 20-2690

Leven Kraushaar
Stantec Consulting Services Inc.
1383 North McDowell Boulevard, Suite 250
Petaluma, CA 94954

Re: Antioch Gas Station CEQA Initial Study - 185705497 200.0002c

The Northwest Information Center received your record search request for the project area referenced above, located on the Antioch South USGS 7.5' quad(s). The following reflects the results of the records search for the project area and a 0.25 mi. radius:

Resources within project area:	None listed
Resources within 0.25 mi. radius:	P-07-000015, P-07-000303
Reports within project area:	S-11826
'Other' Reports within project area:	[17] Please see attached list, page 3
Reports within 0.25 mi. radius:	S-10413, 10509, 16917, 18187, 18557, 20218, 23674, 24466, 36622, 43437, 43476, 49353

Resource Database Printout (list):

☐ enclosed ☒ not requested ☐ nothing listed

Resource Database Printout (details):

☐ enclosed ☒ not requested ☐ nothing listed

Report Database Printout (list):

☐ enclosed ☒ not requested ☐ nothing listed

Report Database Printout (details): [Other reports only]

☒ enclosed ☐ not requested ☐ nothing listed

Resource Record Copies:

☒ enclosed ☐ not requested ☐ nothing listed

Report Copies:

[within only]

☒ enclosed ☐ not requested ☐ nothing listed

OHP Built Environment Resources Directory:

☒ enclosed ☐ not requested ☐ nothing listed

Archaeological Determinations of Eligibility:

☐ enclosed ☐ not requested ☒ nothing listed

CA Inventory of Historic Resources (1976):

☒ enclosed ☐ not requested ☐ nothing listed

Historical Maps:

☒ enclosed ☐ not requested ☐ nothing listed

Local Inventories:

☐ enclosed ☐ not requested ☒ nothing listed

GLO and/or Rancho Plat Maps:

☒ enclosed ☐ not requested ☐ nothing listed

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

Annette Neal

Researcher

'Other' Report selections-in

DocCo	DocNo
S-	000595
S-	000848
S-	001978
S-	002458
S-	005208
S-	009462
S-	009583
S-	009795
S-	016660
S-	017773
S-	017835
S-	018217
S-	020395
S-	030204
S-	032596
S-	033600
S-	049780

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

Primary # P-07-015
HRI#
Trinomial CA-CCO-692H

Page 1 of 3

*Resource Name or # Lone Tree School

*Recorded by: C. Wills

*Date: 12/29/1993 (Updated: S. Pappas 8/23/2013)

☐ Continuation

☒ Update

1. Impacts observed since site formation/use:

- ☐ Constructed trail ☐ Wildlife path ☒ Grading ☐ Recreational use by humans (campfire ring, etc.) ☐ Fire
☐ Erosion ☐ Vandalism/pothunting/artifact collection ☐ New vegetation growth ☒ Modern trash deposits
☐ Fire break ☒ Construction ☒ Vegetation removal ☐ None ☐ Other (explain):

2. Is the site location narrative accurate?

- ☒ Yes ☐ No (explain):

3. Is the site description narrative accurate?

- ☐ Yes ☒ No (explain): Site has been severely impacted since previous recording.

4. Were new photos taken? Attach photograph record and paste representative photo below.

- ☒ Yes ☐ No (explain):

5. Date of site revisit: 8/23/2013

6. Revisited by: S. Pappas; ECORP Consulting, Inc., 2525 Warren Drive, Rocklin, CA 55677

7. Reason for revisit (check all that apply):

- ☒ USACE 2-year requirement ☒ Collect GPS data/Impact Mapping ☐ Evaluation of Eligibility
☐ Change in project area conditions (fire, flood, etc.) ☐ Other (explain):

8. Report citation: 2013. Westwood, Lisa and Stephen Pappas. *Cultural Resources Inventory Report, Antioch Autozone, Contra Costa County, California*. Report on file at ECORP Consulting, Inc. Rocklin, California.

9. Were survey grade UTM coordinates gathered?

- ☒ Yes ☐ No (explain):

10. Remarks:

The Lone Tree School was originally recorded as seven features: an area of raised concrete platforms, foundation walls, and two sets of stairs (all identified as Feature 1); a U-shaped concrete slab; a concrete slab with sectioned-off partition and plumbing pipes (possible restroom); three raised concrete platform/ramps located west of the main foundation areas; and a former sandbox in the northeast corner of the site. Also noted were piles of broken concrete, scattered surface refuse, and a broken up asphalt driveway in the southern end of the site.

During ECORP's revisit, the site appeared to have been severely altered due to construction activities after the initial recording in 1993. The only remaining features were the U-shaped concrete slab and the possible restroom foundation. None of the raised platforms, walls or steps from Feature 1 could be found. The walls and steps may have been removed or graded, as well as the ramps in the western portion of the site. No indications of a sandbox were observed as the majority of the surface had base rock and granitic rocks imported and graded. Additionally, after review of the site sketch map, it appeared that the eastern end of the site may have been demolished from construction of apartment complexes directly east of the Project Area.

A few mounds of broken concrete were found piled on top of the bathroom foundation, but it was not clear if the piles were from recent nearby construction or from the school house. No historic artifacts were observed within the site boundaries. Overall, the site appeared to be in poor condition with further destruction caused by disturbance from surrounding construction.

S-43476

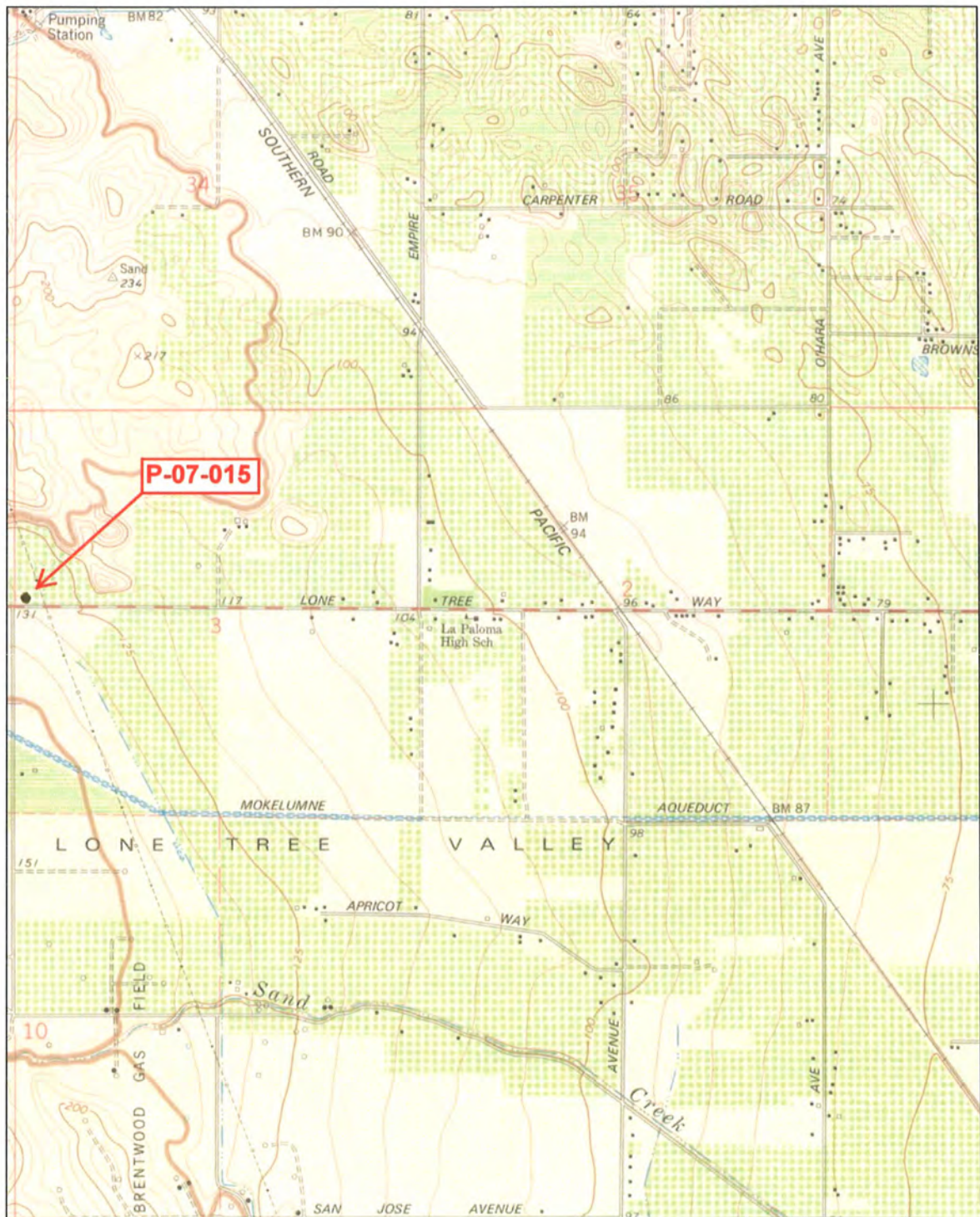
b.



Possible bathroom foundation with raised concrete pad in background, view south, 8/23/2013, Photo #006



Raised concrete pad overview, view west, 8/23/2013, Photo #011



ARCHEOLOGICAL SITE RECORD

Primary No.: P-07-000015
Permanent Trinomial: CA-CCo-692H
Supplement? No
Other Designations: F-12

Page 1 of 5

1. **County:** Contra Costa County
2. **USGS Quad:** Brentwood, Calif. 7.5'. (#4632; 1978)
3. **UTM Coordinates:** Zone 10, N4202145mN/E609925mE. (609880 mE)
4. **Township 1N Range 2E;** NW 1/4 of SW 1/4 of SW 1/4 of NW 1/4 of Section 3, MDBM
5. **Map Coordinates:** 174mmS/45mmE.
6. **Elevation:** 130 feet above sea level.
7. **Location:** Exiting the City of Antioch to the south, travel on Lone Tree Way south about 5 miles to Sand Creek Road and park by the roadside. Site is located on the northeast corner of the intersection of Lone Tree Way and Sand Creek Road.
8. **Prehistoric** **Historic** XX **Protohistoric**
9. **Site Description:** The site consists of the foundation of the Lone Tree School, which appears on the 1911 USGS topographic quadrangle map of the area and was still identified on the 1954 USGS topographic map (photorevised 1968). Since it is not found on the 1873 State Geological Survey of California map, it can be concluded that it was constructed sometime between 1873 and 1911.

The site currently consists of concrete foundation walls, concrete and asphalt walkways, a former sandbox, and piles of both modern and old debris. The wooden sandbox (still containing sand) is located to the north of the schoolhouse foundation and measures 20' 6" by 8' 6".
10. **Area:** Elliptical; 27 meters NS by 37 meters EW; 785 square meters (pacing).
11. **Depth:** N/A **Method of Determination:** N/A
12. **Features:** The site consists of the foundation of the former Lone Tree School (Feature 1).

Feature 1 comprises a series of raised concrete platforms and concrete foundation walls. A square, "U"-shaped, concrete slab measuring 37' 7" by 14' 4" by 13" in height, with a

ARCHAEOLOGICAL SITE RECORD

Primary No.: P-07-000015
Permanent Trinomial: CA-CCo-692H
Supplement? No
Other Designations: F-12

Page 2 of 5

6' deep indentation into the "U" on the northwestern side, is located adjacent to Lone Tree Way. Northwest of this concrete slab lies a rectangular foundation still outlined in concrete walls. This begins next to the raised, square, concrete "U", and extends for a length of 32 feet straight back away from the "U." This rectangular foundation was 39' across the northwestern end, with a height of 13 to 15" and a width of approximately 8". Two small sets of concrete stairs lead up to the foundation wall, on the northeastern and southwestern sides, and a third set of concrete stairs were constructed between the rectangular foundation and the raised platform/foundation to its northwest.

Northwest of the rectangular foundation and the third set of stairs is another well-defined area divided into three sections. Overall this area measured 11' 6" northeast-southwest by 39' northwest-southeast. Two 6'-wide sections on the northwestern side of this area are of raised (~28.5") concrete, and are divided in two by a 7.5" wide wall. These appear to have been the restrooms, since there are large plumbing pipes still present. The southeastern portion of this section is another area defined simply by a wall 8" in width and ~13" in height. To the west of this feature were three concrete ramps, perpendicular to the school house foundation. The larger of these measured 52' 6" long, was 62" wide and varied in height from 2 to 11" tall. This ramp had 2" diameter round holes along the southwestern side every 6 to 6.5'. Twelve feet south of this ramp were two additional ramps, approximately 14' long. These were abutted end to end.

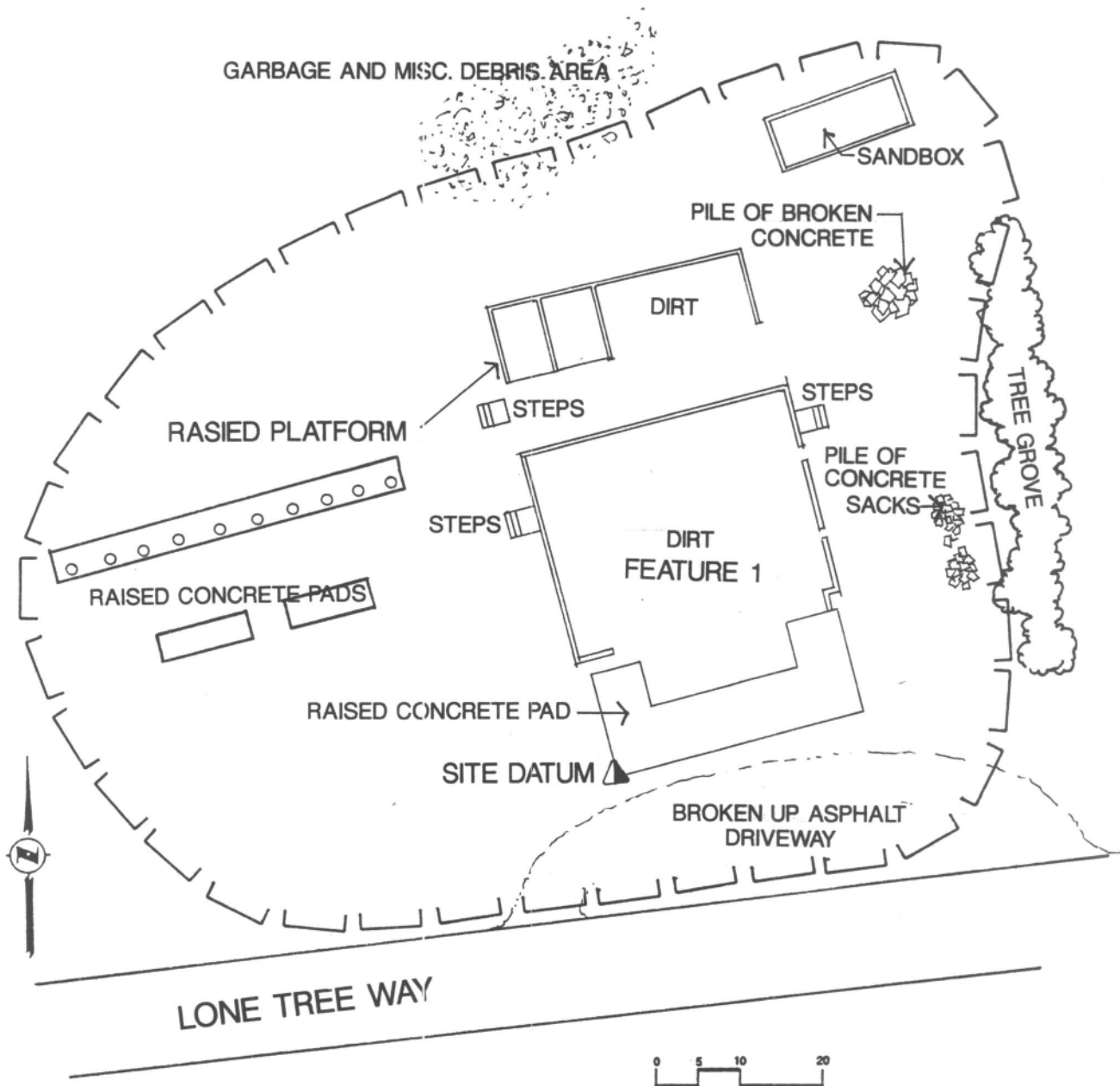
13. **Artifacts:** Although there are numerous artifacts present, due to the extensive dumping in this area, it is impossible to distinguish artifacts recently dumped and ones possibly associated with the school.
14. **Non-Artifactual Constituents and Faunal Remains:** None observed.
15. **Date Recorded:** 29 December 1993.
16. **Recorded By:** Carrie D. Wills.
17. **Affiliation and Address:** William Self Associates, PO Box 2192, Orinda, CA 94563. (510) 631-0342; FAX (510) 254-3353.
18. **Human Remains:** None observed.
19. **Site Disturbance:** Almost 100% due to extensive dumping and mechanical grading; subject to future development.

ARCHEOLOGICAL SITE RECORD

Primary No.: P-07-000015
Permanent Trinomial: CA-CCo-692H
Supplement? No
Other Designations: F-12

Page 3 of 5

20. **Nearest Water:** Sand Creek flows approximately 1 1/2 miles south of the site.
21. **Vegetation Community (vicinity):** Valley Oak (Quercus lobata) and Live Oak (Quercus agrifolia), Star Thistle (Centaurea solstitialis), Wild Oats (Avena fatua), Turkey Mullein (Eremocarpus setigerus), Morning Glories (Convolvulus), Lupine (Lupinus), Wild Artichokes (Cynara scolymus), and various other native and imported vegetation.
22. **Vegetation (on-site):** Largely barren of vegetation; one almond tree.
23. **Site Soil:** Medium-brown clay.
24. **Surrounding Soil:** Same as Item 23 above.
25. **Geology:** No visible bedrock.
26. **Landform:** Flat, alluvial plain.
27. **Slope:** 0%.
28. **Exposure:** Almost 100% to both sun and wind.
29. **Landowner:** Unknown.
30. **Remarks:** Large piles of dumped debris limited both the observation of the site's surface and artifact determination.
31. **References:** *Archeological Survey Report, Future Urban Area 2, Antioch, Contra Costa County, California* (in preparation). William Self Associates, Orinda.
32. **Name of Project:** Antioch Future Urban Area 2.
33. **Type of Investigation:** Surface reconnaissance.
34. **Site Accession No.:** None.
35. **Curated At:** N/A.
36. **Photos:** FUA 2, Roll 1, #17-25.



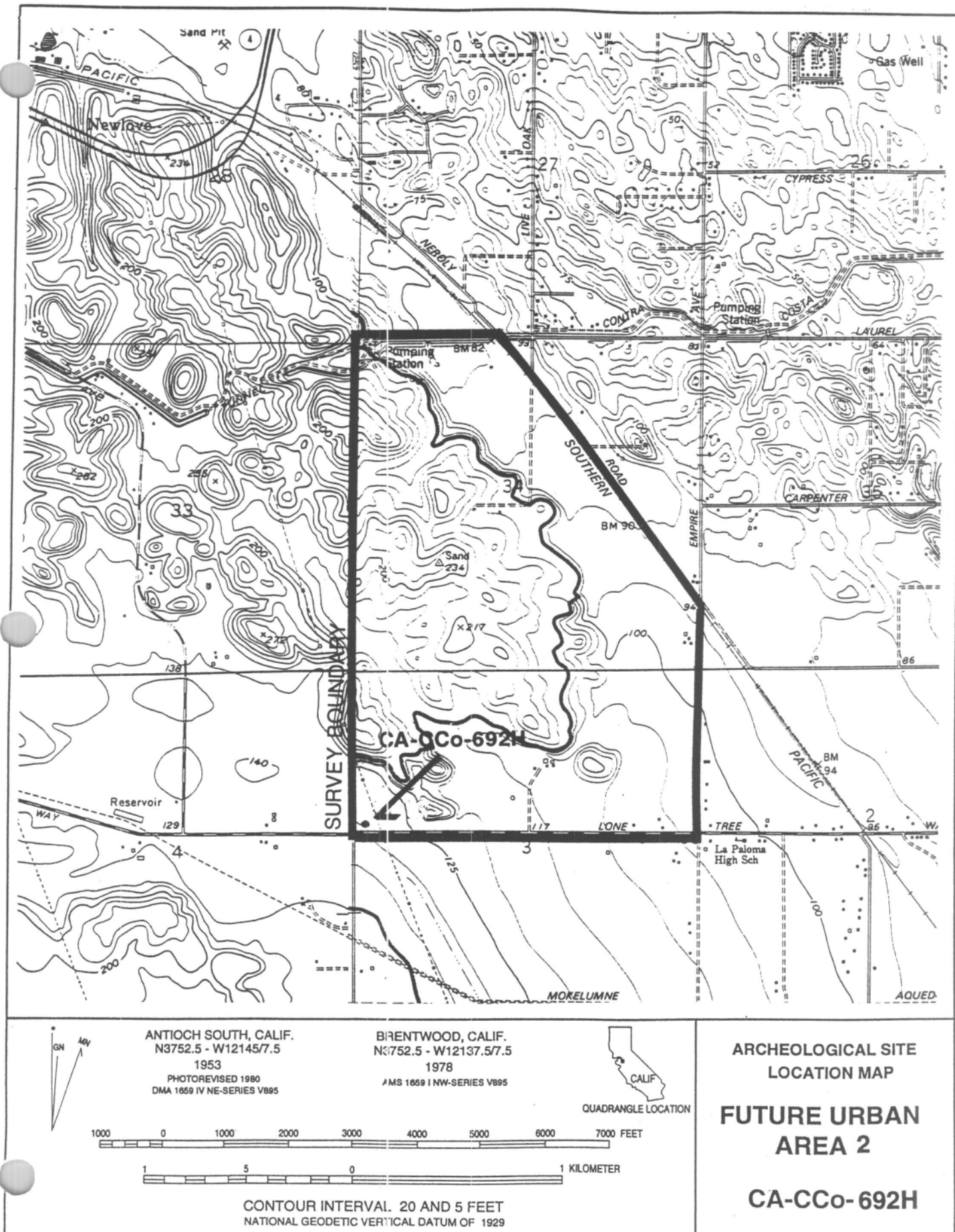
FEATURE

1. Concrete platforms and foundation walls

ARCHEOLOGICAL SITE
MAP

**FUTURE URBAN
AREA 2**

CA-CCo-692H



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METADATA SHEET

OHP HPD PROGRAM REFERENCE: NPS-87000003-0000

This resource is listed in the Office of Historic Preservation/Historic Properties Directory.
This resource has also been assigned a Primary Number. Therefore, a copy of the
National Register records has been added to the Primary File.

P-07-000303
NPS-87000003-0000

Date: May 25, 2016

NWIC Staff: *Annette Neal*

METADATA SHEET

P-07-000902

The Primary/Trinomial Number has been voided because this resource was inadvertently assigned two Primary/Trinomial Numbers. Please see the following Primary Number:

P-07-000303

Date: May 25, 2016

NWIC Staff: *Annette Neal*

FINAL

P-07-000303

OMB No. 1024-0018
Exp. 10-31-84

CA-CCO-532/H

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

NPS-87000003-0000
received

date entered

St. HS. LNDMK 8700003

1. Name

historic Shannon Ranch/Williamson Ranch

and/or common Williamson Ranch

2. Location

street & number R.R. 1, Lone Tree Way N/A not for publication

city, town Antioch N/A vicinity of congressional district 7

state California code 06 county Contra Costa County code 013

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military

4. Owner of Property

name Donald Williamson, Naomi Williamson, Shirley Williamson Perry

street & number R.R. 1, Box 1115

city, town Antioch N/A vicinity of state California

5. Location of Legal Description

courthouse, registry of deeds, etc. Contra Costa County Recorder's Office

street & number 822 Main Street

city, town Martinez state California

6. Representation in Existing Surveys

1. Historic Archaeological Site, CA-CCO-532H
title 2. Preliminary Survey of Historic Properties has this property been determined eligible? ☐ yes ☒ no1. April 1986
date 2. July 1986 ☐ federal ☒ 1 state ☐ county ☒ 2 local1. California Archaeological Inventory-Northwest Information Center
depository for survey records 2. Antioch Historical Society/City of Antioch1. Sonoma State Univ., 1801 Cotati Avenue, Rohnert Park California
city, town 2. City Antioch, City Hall, Antioch state California

United States Department of the Interior
National Park Service

**National Register of Historic Places
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Continuation sheet

Item number 4

Page 2

Two utility right-of-way easements cross the property. Although not owners in fee simple, the two easement holders are noted below for the record:

Pacific Gas and Electric Company
77 Beale Street
San Francisco, CA 94105

East Bay Municipal Utility District
2130 Adeline Street
Oakland, CA 94607

7. Description

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date N/A

Describe the present and original (if known) physical appearance

The Williamson/Shannon ranch, a 398.01-acre parcel, evolved from the original 160 acres homesteaded in the late 1860s by Thomas Shannon, who planted wheat, barley, and hay. The present building complex, which contains several of the original buildings, owes much of its appearance to subsequent development by William Williamson from 1895 to 1929. The original log cabin burned c. 1894, and the present house was built in its place and completed c. 1896. Williamson added several additional buildings. The structures are essentially unaltered from their historic appearances. Integrity for the complex as a whole, including the surrounding farmland, remains high from the period of association with Williamson.

The property terrain consists of gently rolling hills surrounded by open space, bounded on the north by Lone Tree Way and by fencing on the remaining three sides. The farm land is presently in pasture with volunteer hay. An almond orchard planted in the 1860s is situated between Lone Tree Way and the tank house and granary and on the east and south sides of the house. An array of various trees, such as eucalyptus, pepper, olive, cedar, and palm trees, are located within the 6-acre complex. The house is surrounded by decorative shrubbery and enclosed with wire and wood-frame fencing.

The approximate 3,200-square-foot house is a two-story central block with a one-story wing extending to the south and sits on a masonry pier foundation. The house and roof are constructed of wood frame, with wood shiplap horizontal siding and composition roof (originally wood shingles). A 6'-7'9" wide porch with canopy wraps around the north, west, and south sides of the central block and the west side of the wing. A 30' enclosed, screened porch is located on the east side of the house. The porch is 7' wide at the wing and 5' wide along the central block. (The house is Feature A on the sketch map.)

The roof of the wing is side-gabled, and the roof of the central block is hipped with a widow's walk at its peak. A triangular dormer with a finial on top is on the north side of the hipped roof. The dormer contains a half-circle, quarter-paned window and has a patterned shingle-front side. The house has two chimneys, one on both sections, with the chimney on the wing containing a chimney pot.

Entranceways are located on the north, west, and east sides of the central block and the east and west sides of the wing, the wing containing two entrances on the west side. An entrance to the concrete wall cellar under the kitchen is located on the west porch of the wing.

The first story of the north facade contains an octagonal bay extension at the northeast corner where the side windows are double hung with two panes vertically splitting each sash. The larger center window is a single hung with window pane pattern stained glass bordering the pane of the upper sash. Single-paned, paired windows are on the north facade, west of the main entrance. The second story of the north facade has three double-hung windows, each sash with two vertically split panes. The first and second stories of the three remaining facades of the central block have two each of the same type windows. The wing has one each of the identical window on the west, south, and east facades.

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Continuation sheet

Item number 7

Page 2

Curved brackets are located at the corners at the roof line and along the frieze of the covered porches above the columns. Simplified spindles trim the covered porch and railing. A triangular pediment with decorative wood carving is over the front entry on the north side. Farm utensils are hung on the first floor exterior west side as decorative pieces.

The porches and interior floors are 1"x4" tongue and groove pine. The central block has 10' high ceilings and the wing has 9' ceilings. The doors are paneled solid redwood with doorknobs of clear glass on the interior and white porcelain on the exterior. Decorative redwood molding frames each door in the central block. The doors and molding in the central block are painted to give the appearance of wood grain. The parlor contains a coal burning fireplace with cast iron coal bin, framed in raised deco celedon-colored tile and oak. A beveled mirror framed in oak is above the oak mantel. The fireplace is in excellent condition and looks new. The kitchen walls in the wing have vertical tongue and groove 3/4"x4" wood paneling, painted white.

A cistern is located adjacent to the east side of the wing at the southeast corner. A 2' octagonal wood wall surrounds the 8'2"x8'4" cistern and a 10' high roof resting on 8 posts shelters the cistern. (Feature K on map)

The tank house is wood frame with 9" tongue and groove horizontal wood siding and situated on a concrete sill. The roof is pyramidal with the original wood shingles. The tank house is 16'6"x16'6" at the base tapering to approximately 16'x16' at an 8' high level. A 6'2"x31" entrance way is located on the south side. A fixed window is located on each of the west, north and east sides. The original water tank is situated in the upper level supported by trussed rafters. Below the roof eaves on all sides is an approximate 2' high wood criss-cross decorative facade. The windmill, which was removed in the early 1950s, was located on the west side of the tank house. (Feature C)

The grainery is a 32'8"x24'2" simple side gabled wood frame structure with a lean-to. The structure is 12' high from ground to roof peak and rests on a mud sill. The structure has one principal room and a rearward extension, each with a separate entry. The principal room rests on a dry laid stone foundation. The east, west and south sides have random-rough redwood vertical siding. The north side has horizontal planks with exterior exposed studs on center resting on the floor joists. The extended roof on the north side is supported by four posts. The structure has no windows. An entranceway is centered on the north side of the principal room at a 3' high elevation. The height of the floor made it easier to load grain onto the wagons. The floor is wood 3/4"x6" tongue and groove. The rearward extension has a dirt floor and a 5'8"x9'9" sliding door hung on an iron round track with rollers on the east side. The south side of the structure has a corrugated tin roof and the north side has the original wood shingles. (Feature B)

The bunk house is a 12'4"x12' wood frame structure with board & batten exterior siding. It has a front-gabled roof, the original wood shingles having been replaced several years ago with corrugated tin. The structure sits on a wood sill. The wood floor of 3/4"x6" tongue and groove is 2' high from the ground. A rectangular boulder is used as a step into the 5'11"x29-3/4" entranceway on the west side. One fixed, four-pane window is centered on the east side. The structure is in poor condition with a board missing near the southeast corner and some internal fire damage to some of the rafters. (Feature D)

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Continuation sheet

Item number

7

Page 3

The "old shop", cow/buggy barn and horse barn are all wood frame structures with redwood 1x10 random rough siding. All three structures sit on redwood piers, however the "old shop" originally had mud sills. Each barn has dirt floors, except for the cow/buggy barn which originally had a partial wood floor now replaced by concrete on 1/4 of the floor area. The horse barn and "old shop" have front-gabled roofs and the cow barn has a salt box roof. The original wood shingle roofs on each structure have been replaced with corrugated tin. The horse barn has two 20" square green plastic skylights on the north side.

The "old shop" is a 20'5"x22' structure, 13' to the peak. It has a sliding 8'x7'3" sliding door hung on a rectangular iron track with rollers on the east side. (Feature F)

The cow/buggy barn is 35'x40' and 20' high at the peak. It has an 11'6"x14'7" sliding door on the west side and a 7'6"x8' sliding door on the east side, both doors hung on iron tracks with rollers. A 6'2"x4'6" entranceway is also located on the west side near the southwest corner. A hay door is located on the west side near the roof peak. A small 28'x26" opening with a wood door is located on the south side near the southwest corner. (Feature E)

The horse barn is a 56'x70'7" structure, 25' high at the peak. A 10'x16' sliding door is located on both the west and east sides near the south facade. Also, a 7'6"x6'6" sliding door is located on both the east and west sides near the north facade. The sliding doors are all hung on rectangular iron tracks with rollers. One 2'square sliding wood hatch is located on the south wall and eight 1'6" square sliding wood hatches are located on the north wall. The horse barn has the original Jackson fork for loading hay into the barn through the hay door on the west side near the roof peak. (Feature J)

The hay barn, a 31'8"x45'5" wood frame and open horizontal wood slat structure, was moved onto the property by William Williamson in the early 1920s from property he purchased north of Lone Tree Way. It is front gabled with a corrugated tin roof which is rusting. (Feature G)

A wood frame chicken house with rough wood vertical siding is located north of the "old shop". It is an approximate 6'x8' structure, front-gabled, with a corrugated tin roof. (Feature L)

A garage, 20'5"x14'5" wood frame structure with board & batten siding is located west and south of the house. It is front-gabled with a wood shingle roof. It has an approximate 18'x8' sliding door on the north side with track and post 16' to the east. (Feature H)

The grainery, "old shop", cow/buggy barn and the chicken house are the earliest built structures on the property, constructed around 1868. The bunk house was built in the 1880s and the horse barn was built in the early 1890s. The family lived in the grainery when the original cabin burned in 1894. A now-patched hole on the east wall of the grainery was cut for the stove pipe. The cow/buggy barn, originally a wagon shed in 1868, was expanded in 1894 to its present state.

Located a short distance east of the 1895 house is the site of the original privy for the homestead. This privy feature dates from c. 1868. Only a depression remains in the ground; the structure was torn down in the 1940s. Although this site has not been subject to any detailed investigation, its early association with the property suggests the possibility of historical archeological values. (Feature I)

A modern house trailer was moved onto the property within the last 20 years. Located southwest of the house, it is occupied by the caretaker. (Feature M)

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National Park ServiceNational Register of Historic Places
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Continuation sheet

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7

Page 4

The barns are all weathered and in fair condition. The house, tank house and garage are all in excellent condition and freshly painted. Nineteenth century farm utensils, machinery and house fixtures and furniture are stored in the barns and bunk house. Plows, tillers and other machinery from the late 19th and early 20th century are lying about on the south side of the hay barn and "old shop". Some of the original fence posts are still located on the property. Several corrals are located south and west of the horse barn. The only major alterations to any of the structures on the property were the replacement of some roofing materials in 1982.

List of Features

<u>Map letter</u>	<u>Feature</u>	<u>Construction date</u>	<u>Contributing/non-contrib.</u>
A	House	c. 1895-96	Contributing
B	Grainery	c. 1868	Contributing
C	Tank house	c. 1895-96	Contributing
D	Bunk House	1880s	Contributing
E	Cow/buggy barn	c. 1868/enlarged c. 1894	Contributing
F	"Old shop"	c. 1868	Contributing
G	Hay barn	unknown/moved early 1920s	Contributing
H	Garage	early 1920s	Contributing
I	Privy feature (site)	c. 1868	Contributing
J	Horse barn	1895	Contributing
K	Cistern	c. 1895-96	Contributing
L	Hen house	c. 1868	Contributing
M	House trailer	modern	Non-contributing

Resource Count: Nine contributing buildings
Two contributing structures (tank house & cistern)
One contributing site (privy feature)
One non-contributing object (house trailer)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1895–1929 Builder/Architect Unknown

Statement of Significance (in one paragraph)

The Williamson/Shannon ranch is the only 19th century farm complex in eastern Contra Costa County which has survived intact to the present. It is significant for its association with the early agricultural industry in Contra Costa County, namely wheat and barley, and their importance to the county and state. Wheat was the dominant field crop in Contra Costa County for nearly half a century until the 1890s. Contra Costa County was also a leading producer of barley in the state and in the nation. The farm has been owned and operated by descendants of Thomas Shannon for four generations through the present, a span of 117 years. The Williamson/Shannon ranch is also significant because it is one of a few working 19th century farms in Contra Costa County which evoke a feeling and association with the agriculture industry of this time period, not only by each of its separate components but as a complete complex. The buildings have retained their historical integrity, original fabric, and character of the late 1800s. The house, completed in c. 1896, is an eclectic Italianate style with free classic adaptation and spindlework representative of rural housing built between 1880–1900. While the appearance of the complex is late 19th century, the period of significance extends through the life of William Williamson who continued to develop the property until his death in 1929.

Thomas and Mary Ann Shannon, Irish immigrants, homesteaded in Lone Tree Valley near Antioch, California in 1867 and were deeded 160 acres through the Homestead Act of 1862(1). The Shannons planted wheat, barley, and hay on their land, wheat being their primary crop. Lone Tree Valley was on its way to becoming known as a wheat-growing area. Thomas Shannon applied for citizenship in 1873 and at that time he was attested to owning a house, barn, corral, orchard, well, granary, chicken house, wagon shed, and one-half mile of fencing. He also owned 2 wagons, 4 horses, 4 mules, 2 cows, 1 hog, and poultry.(2) In October 1876, the Shannons acquired an additional 240 acres bordering their parcel to the south.(3) An 1877 assessment record depicts the Shannons as owning 146 a. in wheat, 60 a. in barley, and 110 a. in hay.

Contra Costa County was a leader in the state's barley production, producing 12% of the state's barley in 1879. For over 20 years, since 1859, California produced 30% of the nation's barley. Barley was used primarily as feed to domestic animals but at times brought higher prices than wheat in markets because of its demand for use in making lager beer and ale.(4)

Wheat was the dominant field crop in Contra Costa County from the 1850s to the 1890s, and it was famed throughout foreign markets for its whiteness and strength.(5) Wheat was hauled by wagons pulled by four and eight-horse teams to ports from Antioch to Crockett and stored in warehouses until ocean-going vessels arrived to transport the wheat to markets in northwestern Europe.(6) California was a leading producer of wheat during the last half of the 19th century, and five times between 1872 and 1884 was the nation's leading producer.(7) An 1882 history of Contra Costa County claimed that "a gentleman purchased a quarter section of land for \$15 per acre and seeded it in wheat....His first crop paid for the land and left him a surplus of six hundred dollars."(8)

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Continuation sheet

Item number

8

Page 2

In the midst of the peak years for wheat production in Contra Costa County, Thomas Shannon died and Mary Ann continued to operate the farm. In 1888, she sold the original 160 a. to William Williamson, her new son-in-law. During the same time, Mary Ann purchased a home in Antioch, keeping 240 a. of the farm for income. After her death in 1893, her only daughter, Elizabeth, and William Williamson inherited the 240 a.(9)

William owned and operated the farm until his death in 1929. A 1917 biographical sketch of William states that he "has been identified with agricultural pursuits of this county for many years." He is also described as "prominent among the more active, enterprising, and influential citizens of eastern Contra Costa County." William was a director of the First National Bank of Antioch from its beginnings in 1911 and a member of the Antioch school board for 26 years.(10)

The farm prospered and additional livestock was purchased in 1892 and 1893.(11) A new horse barn and a new cow/buggy barn was built by 1895 as evidenced by an insurance certificate dated August 5, 1895 by the Scottish Union National Insurance Company. It insures two barns, one for \$400 and one for \$100, the horse and cow barn respectively. It also insures "wagons, buggies, carriages and harness" for \$100; \$50 on farming implements, "not including combined harvester, steam engine, separators or appurtenances"; and \$150 on his header, "all while contained in last above described barn."

William and Elizabeth built the present house after the cabin burned in c1894. (Ashes are visible beneath the house today.) The family lived in the grainery structure while the new house was being built. The new house was constructed in two phases, the wing completed first in c1895 and the central block in c1896.(12) Presumably the tank house was built during the same time period. The garage was built by William in the early 1920s.

The farm, its open space and building complex, continue to evoke the sense of an agricultural period in the history of Contra Costa County which has long since passed. Farm implements and machinery of the late 1800s are still present about the farm and stored in the barns. The Jackson hay forks used by William are still hanging from the ceiling of the horse barn and "old shop" where William hung them. The barns are weathered and only the roofs have been replaced, occurring four years ago. The house, tank house and garage are in excellent condition and have also retained their original fabric. A few minor alterations have been made in the interior house wing. The interior wood trim, doors, etc. are all original to the house.

The grain industry in Contra Costa County in the 1800s stimulated new business growth and employment in areas such as blacksmithing, farm implement factories, lumber industry, shipping and flour mills. The effects of the grain industry also resulted in the forming of communities, building of country roads, and cutting of canals. These same forces are now having a negative impact on the farms in Contra Costa County. The Williamson/Shannon Ranch is presently threatened with the push of development and road widening in the current surge of growth in Contra Costa County.

SEE CONTINUATION SHEET

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Continuation sheet

Item number

8

Page

3

The Williamson/Shannon ranch is the only 19th century ranch complex in eastern Contra Costa County preserved completely intact and the only operating farm which has retained its historic integrity. The house possesses a uniqueness of architectural type and period, design, setting, location, materials, feeling and association in this area. Each structure is also a "museum" in itself in that each houses farming implements, machinery, furniture and other 19th century items utilized during the operation of the farm since the late 1800s. The property is a cultural resource which represents a particular, yet rapidly diminishing way of life in America, especially in this rapidly suburbanizing California county, at the expense of rapid growth and development. It is imperative that this cultural resource not be compromised by road expansion or superfluous development.

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Continuation sheet

Item number

8

Page 4

ENDNOTES:

1. CCC, RO, Book of Patents, 1875, V.2, p.256; Assessment Record, 1874, Book 1, pg. 302; Ibid. 1877, Book 10, pg. 92.
2. CCC, Clerk's Office, Decrees of Naturalization, April 22, 1874; U.S. Department of Commerce, Population Schedules, 1870, CCC, pg. 85; Ibid. 1880, CCC, pg. 41; Williamson family papers.
3. CCC, RO, Book of Deeds, Vol 35, pg. 194-195.
4. U.S. Department of Commerce, Bureau of the Census, 1883 Report on the Production of Agriculture, June 1, 1880, Vol. 3, pg. 497-498.
5. Mae Fisher Purcell, History of Contra Costa County (Berkeley: Gillick, 1940), pg. 403-404.
6. Margery S. Hellman, "Port Costa, California Wheat Center", in The California Geographer, Vol. 14, 1963, pg. 65-66; Goodan, Douglas and T. C. Shatto, "Changing Land Use in Ygnacio Valley, California", in Economic Geography, April 1948, Vol. 24, pg. 135-148.
7. Margery S. Hellman, "Port Costa, California Wheat Center", in The California Geographer, Vol. 14, 1963, pg. 65-66; U.S. Bureau of the Census, 10th Census, 1883, Report on the Production of Agriculture, June 1, 1880, Vol. 3; Ibid. 11th Census, 1895, Report on the Statistics of Agriculture in the U.S., 1890.
8. J.P. Munro-Fraser, History of Contra Costa County, California (San Francisco: W.A. Slocum, 1882), pg. 492.
9. CCC, RO, Decrees of Distribution, 1894, pg. 443.; Ibid 1907, #3053.
10. F. J. Hulaniski, The History of Contra Costa County, California (Berkeley: Elms, 1917), pg. 539-540; Antioch Ledger, January 17, 1929.
11. Assessment Record, CCC, 1892, Book 10, pg. 679; Ibid, 1893, Book 10, pg. 749.
12. Donald Williamson interviews, March 23 & 29, 1986. Family records, Leslie Williamson.

9. Major Bibliographical References

Contra Costa County Recorder's Office, Deeds, Mortgages, & Official Records: Assessment Records, Contra Costa County Historical Society; U.S. Bureau of the Census, Report on the Production of Agriculture, 1883 & 1895; Donald Williamson, Interviews, March 23 & 29, 1986, Family records and letters of Leslie Williamson, April 4, 1986; Janet Pape, "An Archaeological Survey of Williamson/Shannon Homestead, Antioch, CCC, CA" April 14, 1986.

10. Geographical Data

Acreage of nominated property 398.01

Quadrangle name Antioch South

Quadrangle scale 1:24000

UTM References

A

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6	0	9	0	2	0
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4	2	0	2	0	7	0
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Zone Easting Northing

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4	2	0	0	0	6	0
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Zone Easting Northing

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6	0	8	2	5	0
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4	2	0	0	0	6	0
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4	2	0	2	0	6	0
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Verbal boundary description and justification AP#s 054-050-010, 054-050-002, 054-060-01, 054-070-01

The southwest quarter of Section 4 and northwest quarter and the north half of the southwest quarter of Section 9, Township 1 North, Range 2 East of Mount Diablo base and Meridian, CCC Deeds, 1875, Vol. 2, pg. 256; Ibid, 1878, vol. 35, pg. 194-195. Boundaries are

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	n/a	code
-------	-----	------	--------	-----	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Janet L. Pape, Cultural Resource Consultant

organization n/a date August 1, 1986

street & number 1672 Oxford Street, #14 telephone (415) 849-4521

city or town Berkeley state California 94709

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Kathryn M. Sullivan

title State Historic Preservation Officer

date 11/26/86

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

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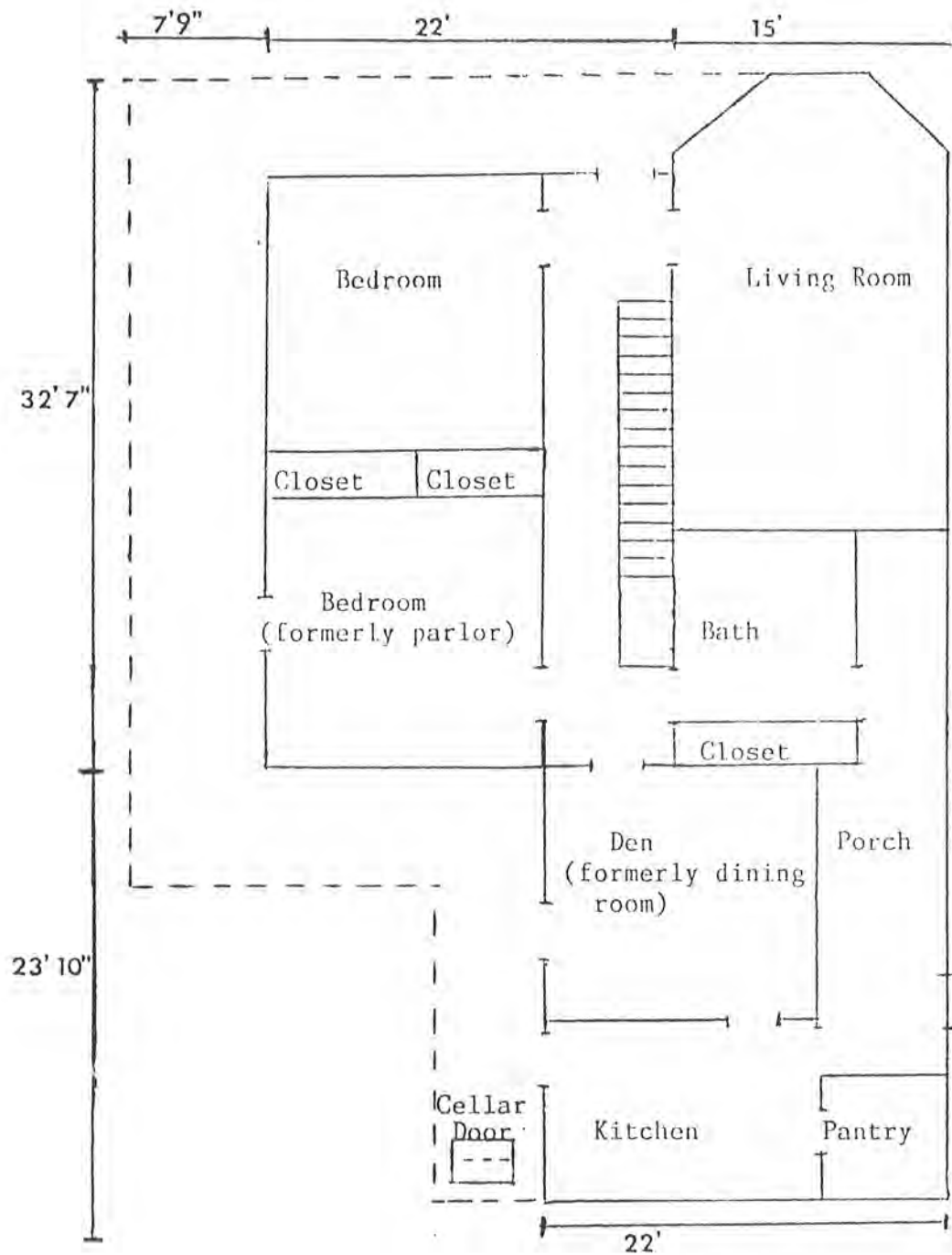
Item number 10

Page 2

drawn upon the historic (and current) property lines as they had evolved by 1893; boundaries are shown on attached maps.

WILLIAMSON/SHANNON HOUSE

First Floor



Scale: 1 cm = 1 ft.

SHANNON RANCH/WILLIAMSON RANCH
R.R. 1, Lone Tree Way
Antioch, Contra Costa County, CA
House floorplan

LEGEND

- A = House
- B = "Grainery"
- C = Tank House
- D = Bunk House
- E = "Old Shop"
- G = Hay Barn
- H = Garage
- I = Privy Feature
- J = Horse Barn
- K = Cistern
- L = Hen House
- M = House Trailer
- = Farm Machinery
- ✕ = historic fence/ fence posts
- ⊕ = footed bathtub
- ⊖ = coiled wire
- ⊙ = lumber
- ⊗ = fencing
- ⊘ = almond orchard
- ⊙ = olive tree
- ⊙ = cedar tree
- ⊙ = pepper tree
- ⊙ = palm tree
- ⊙ = eucalyptus tree
- ⊙ = wood slat fence
- ✕ = windmill site
- Δ = datum
- g = clear glass frag.
- i = ironstone frag.
- bg = brown glass frag.
- ≡ = gravel road
- ⊙ = square nail
- ⊙ = metal harness frag.
- ⊙ = barbed wire
- * E=Cow/buggy barn

DISTANCES

- Δ Datum (telephone pole) to:
- Southern boundary 1,050 ft.
- Western boundary 30 ft.
- Eastern boundary 240 ft.
- northern boundary of livestock area 310 ft.

NOT TO SCALE

WILLIAMSON/SHANNON
HOMESTEAD
CA-CFO-532H

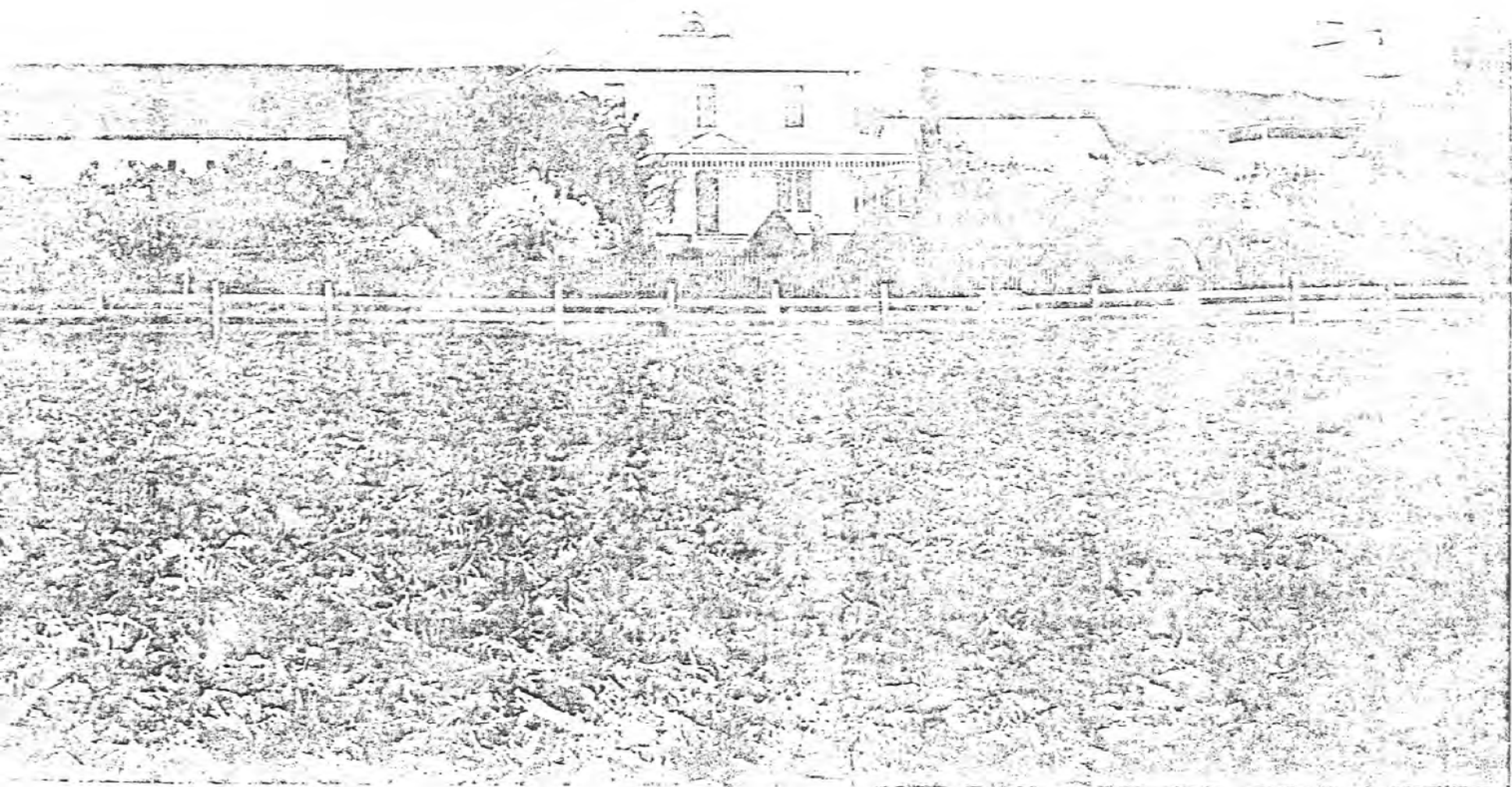
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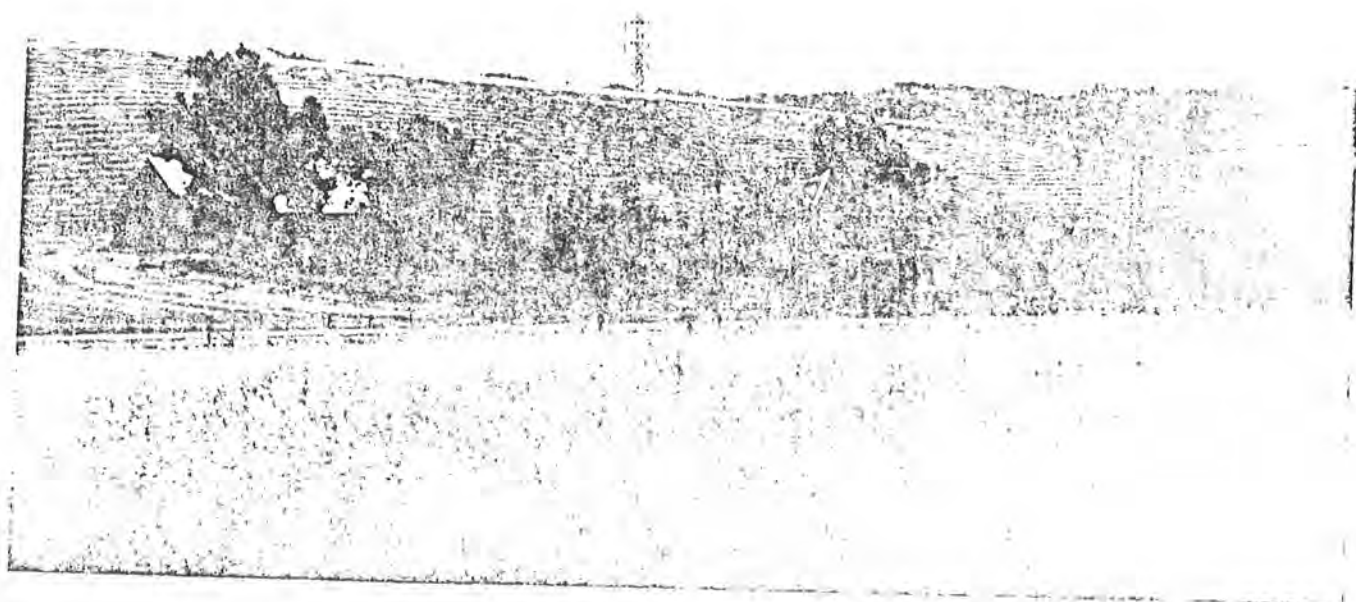
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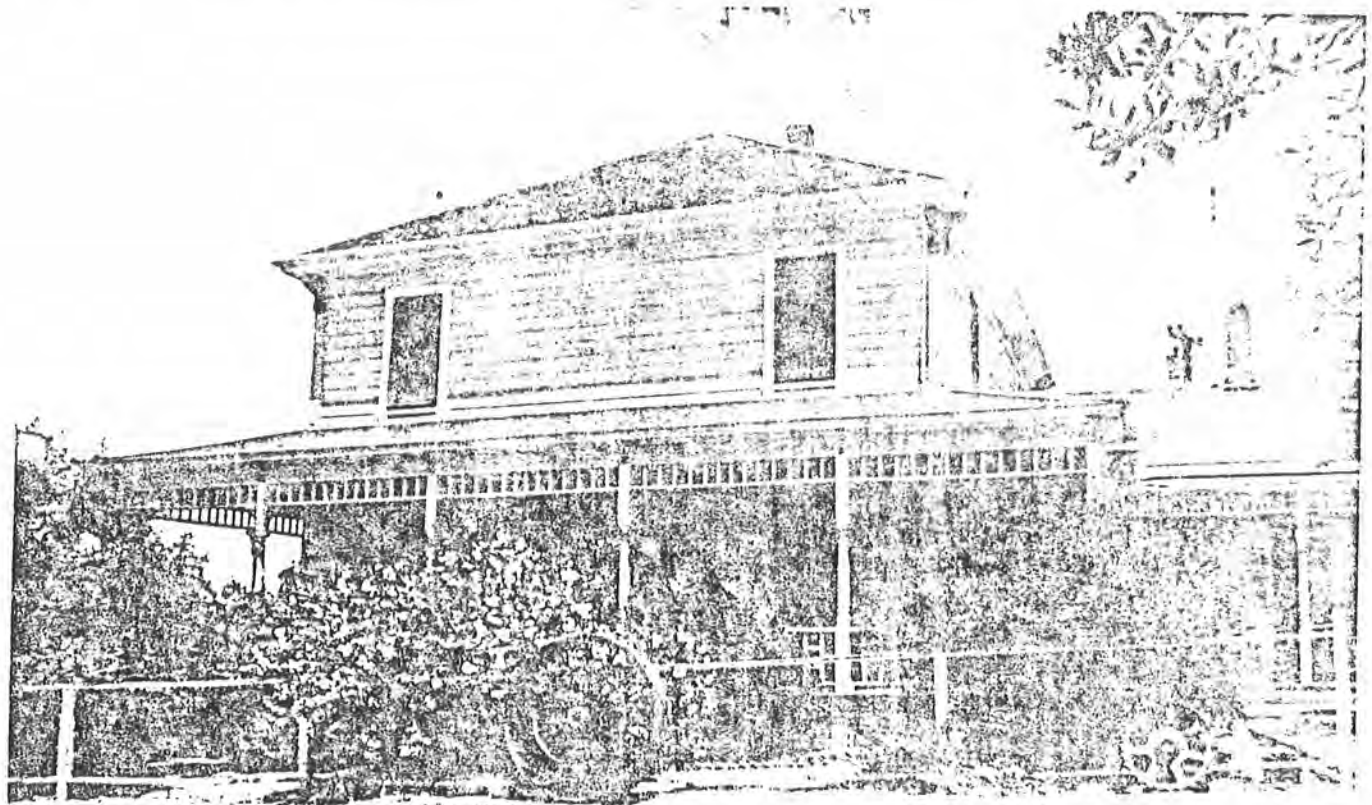
July 1956
F.L. Carr

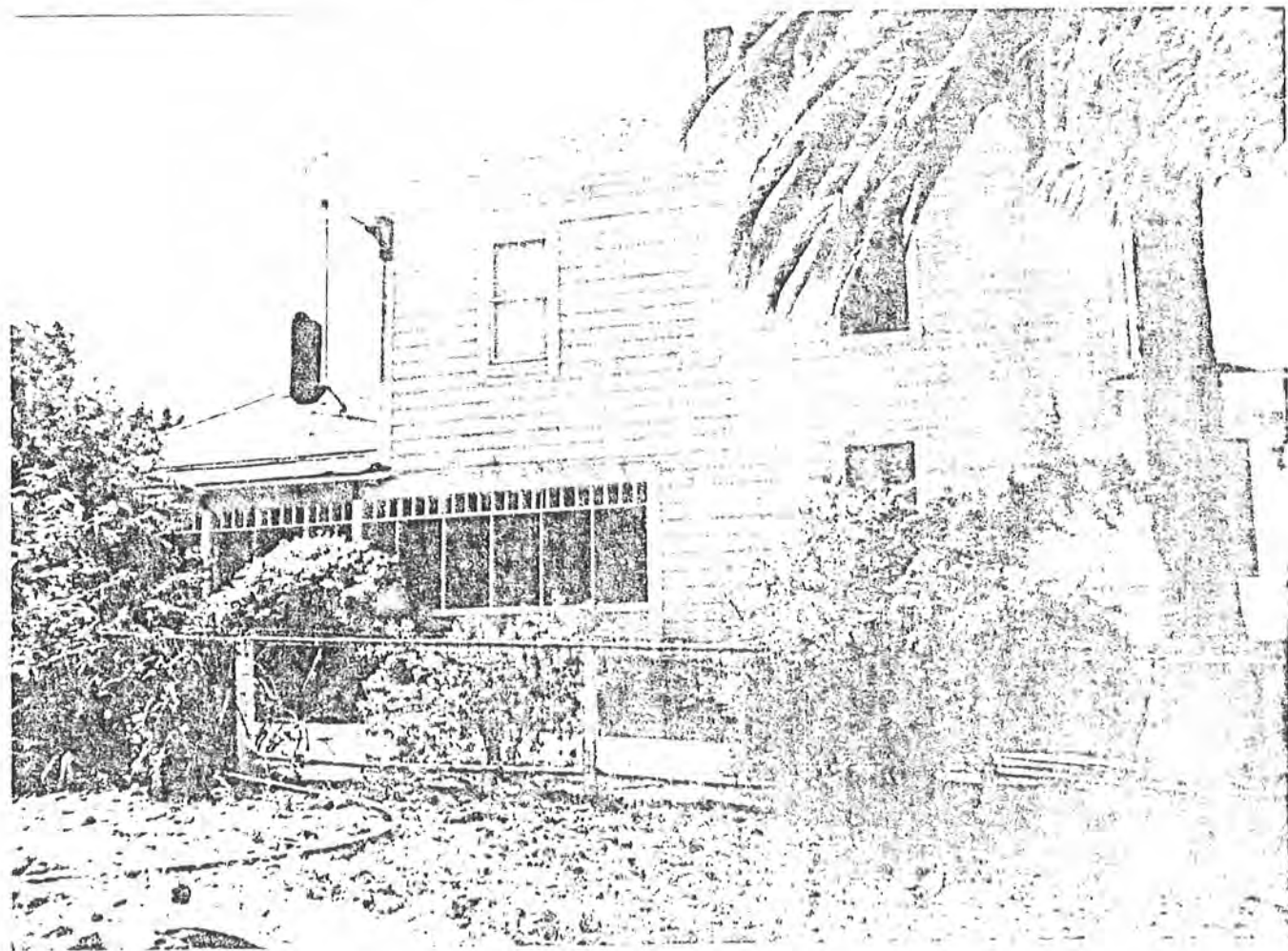
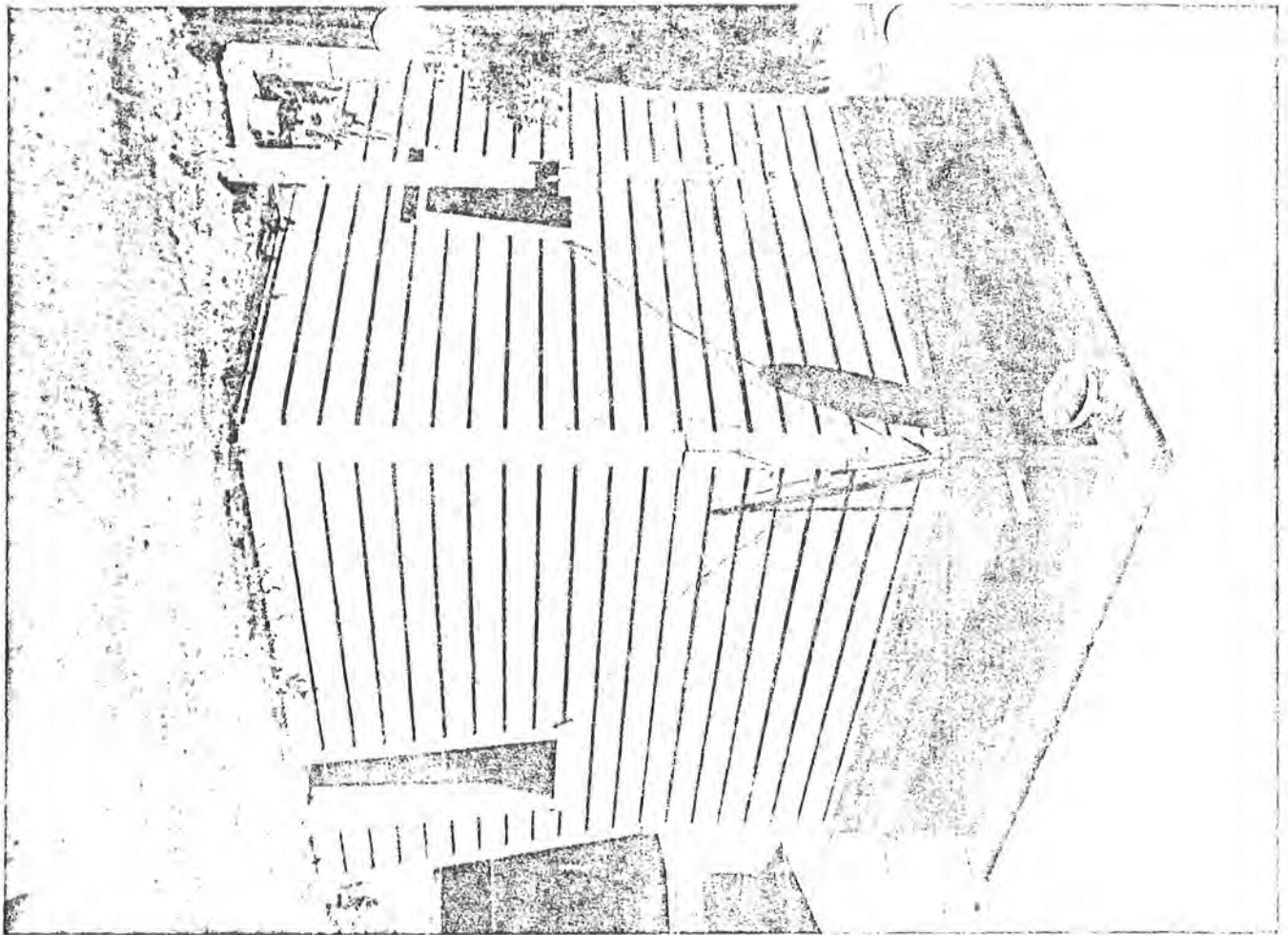
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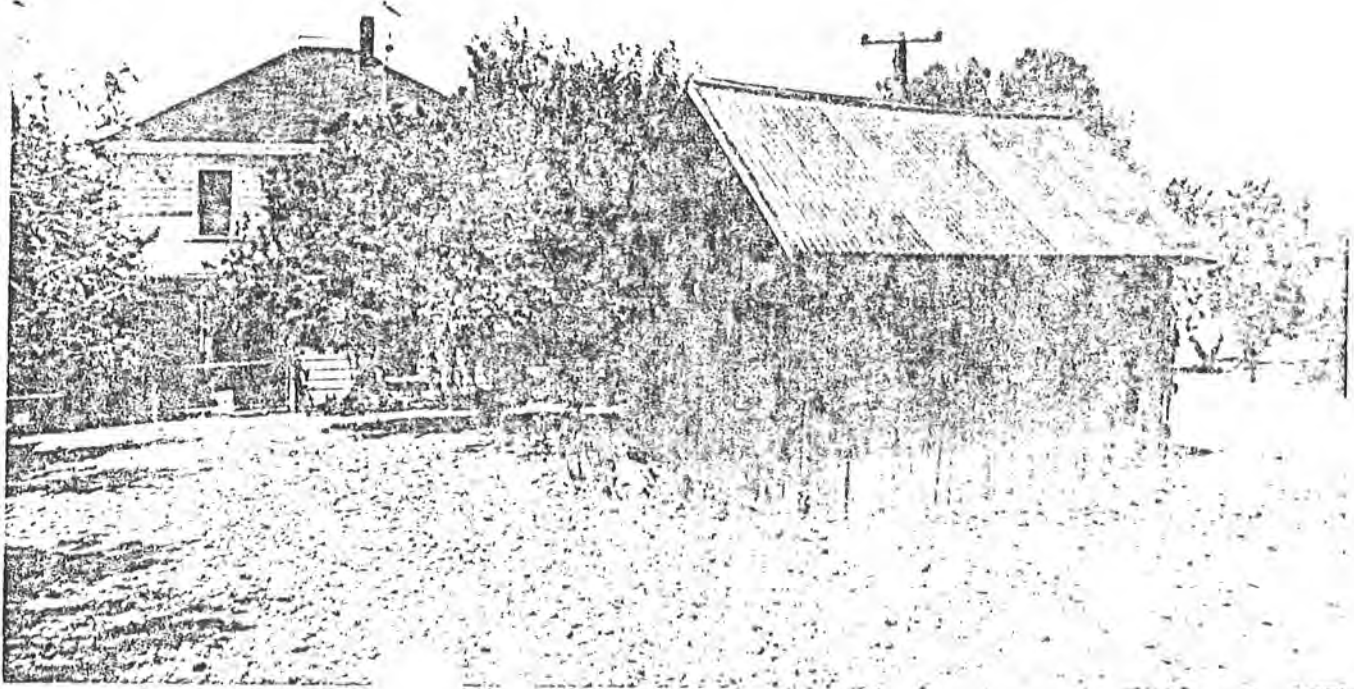
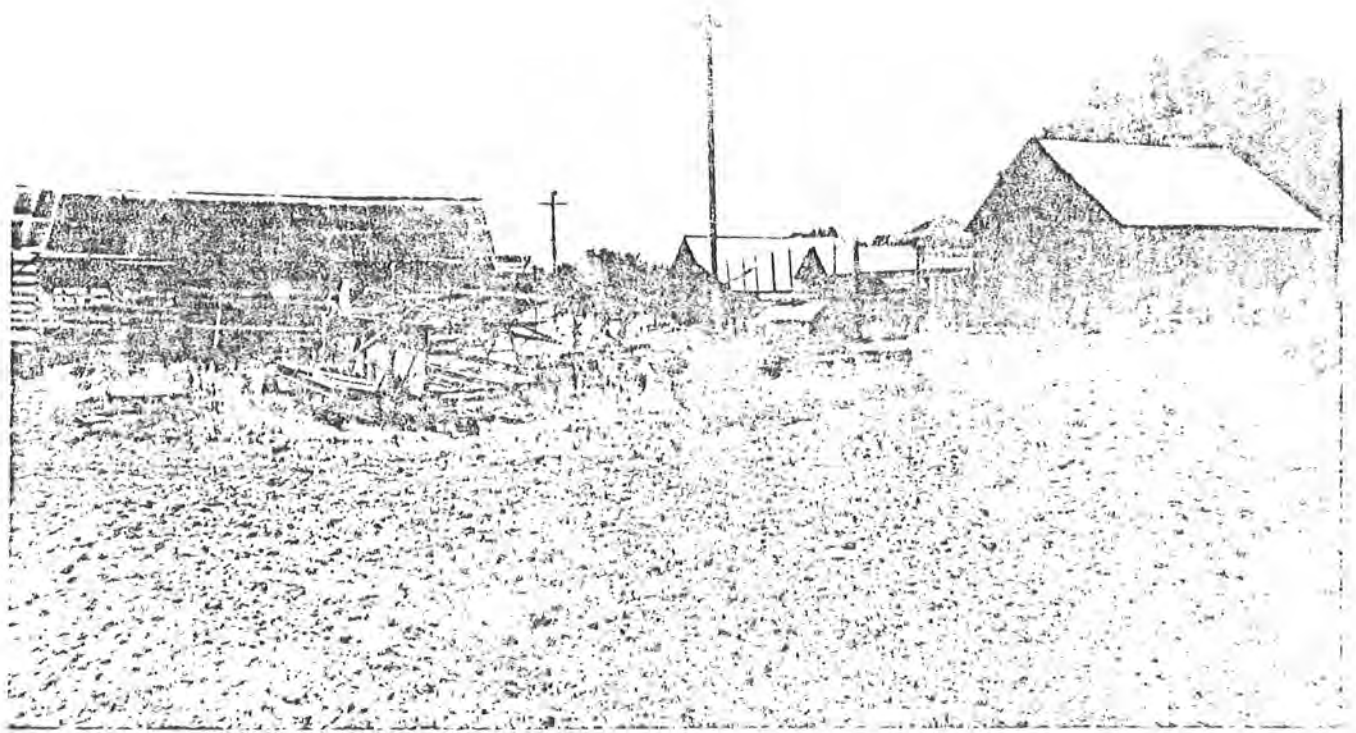
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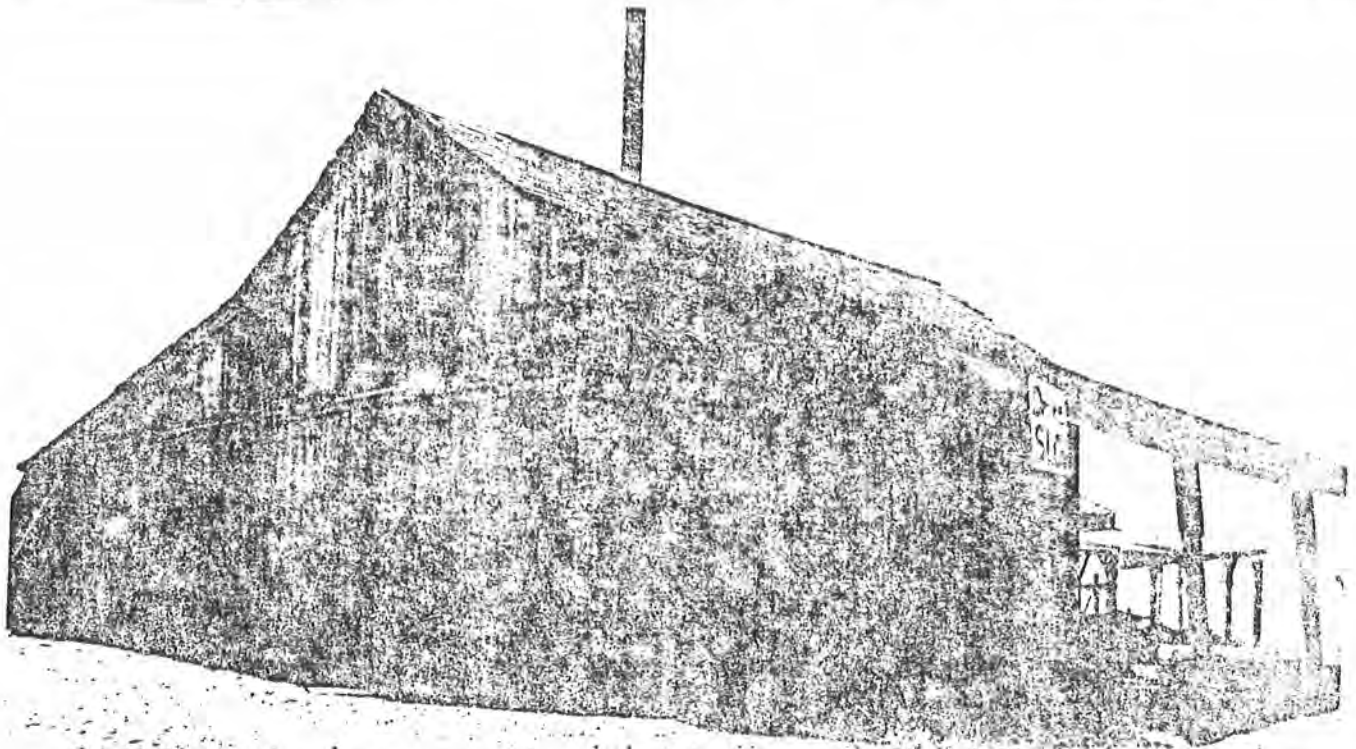
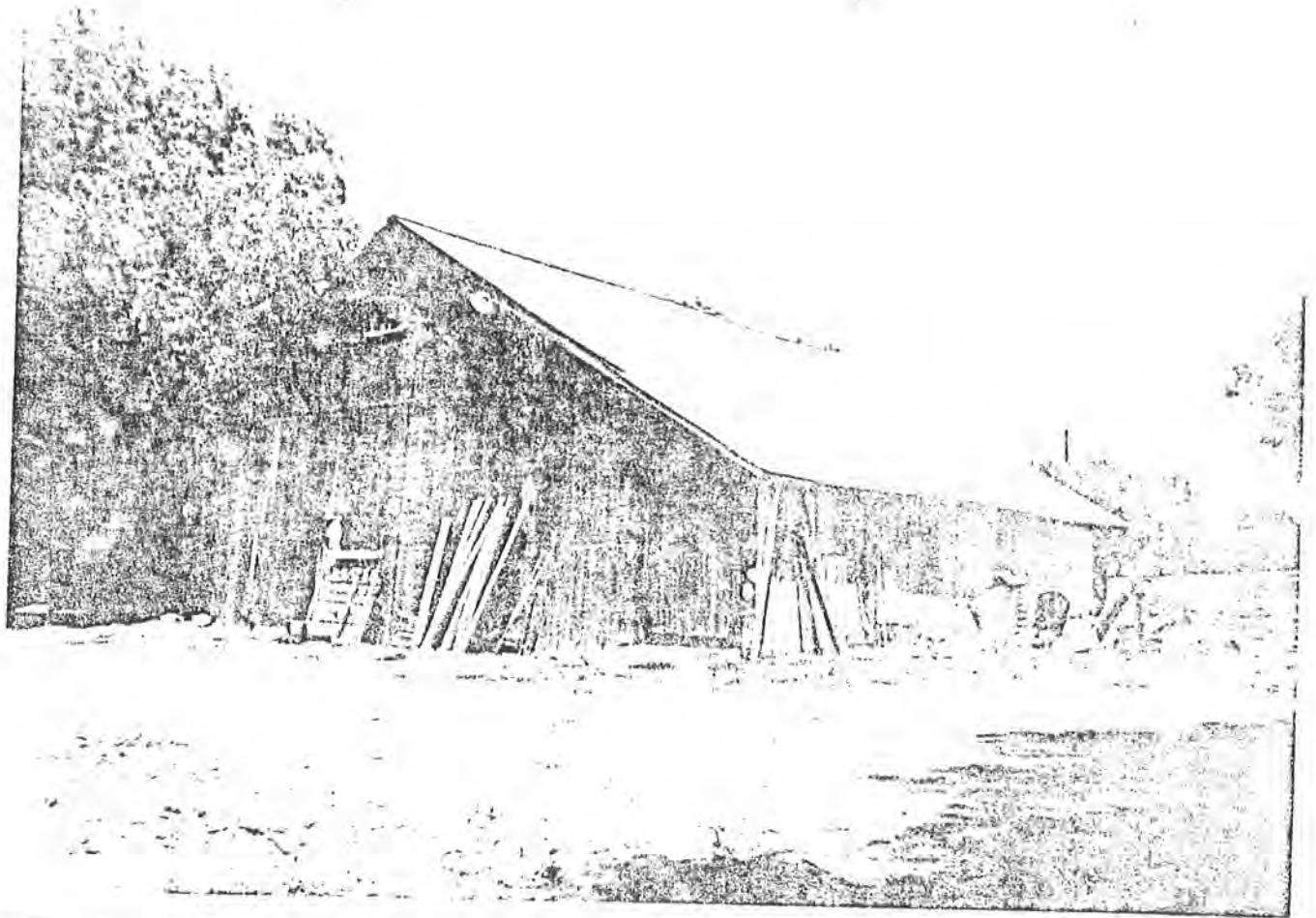


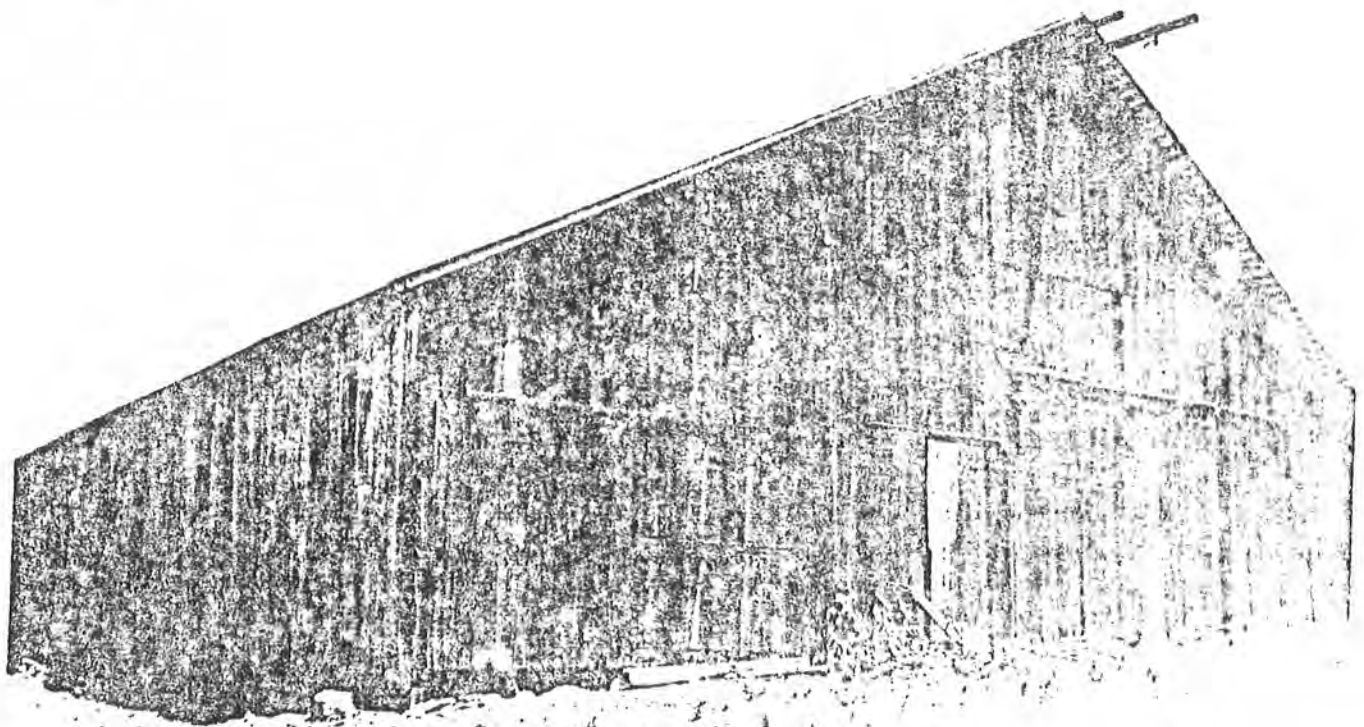
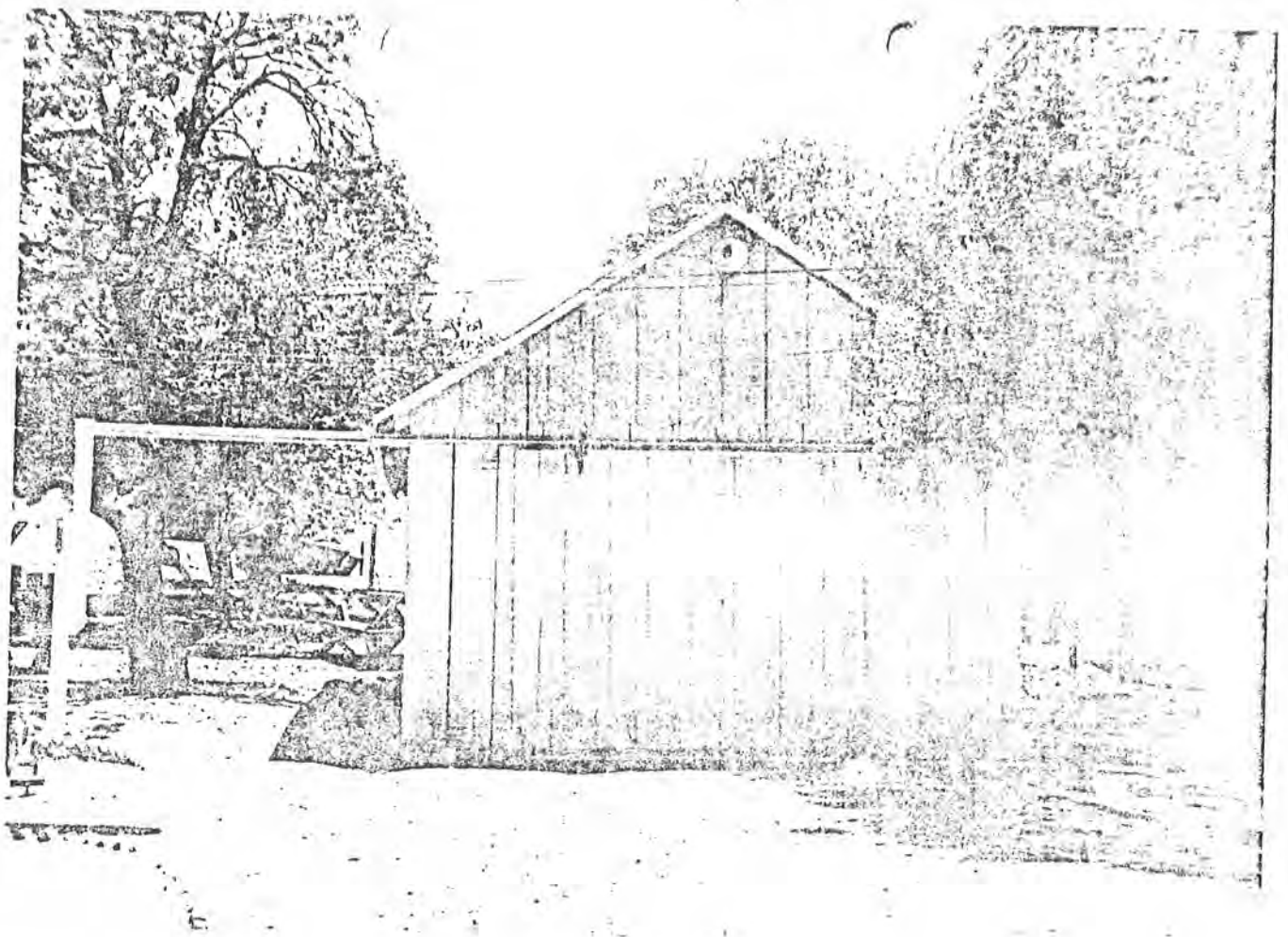


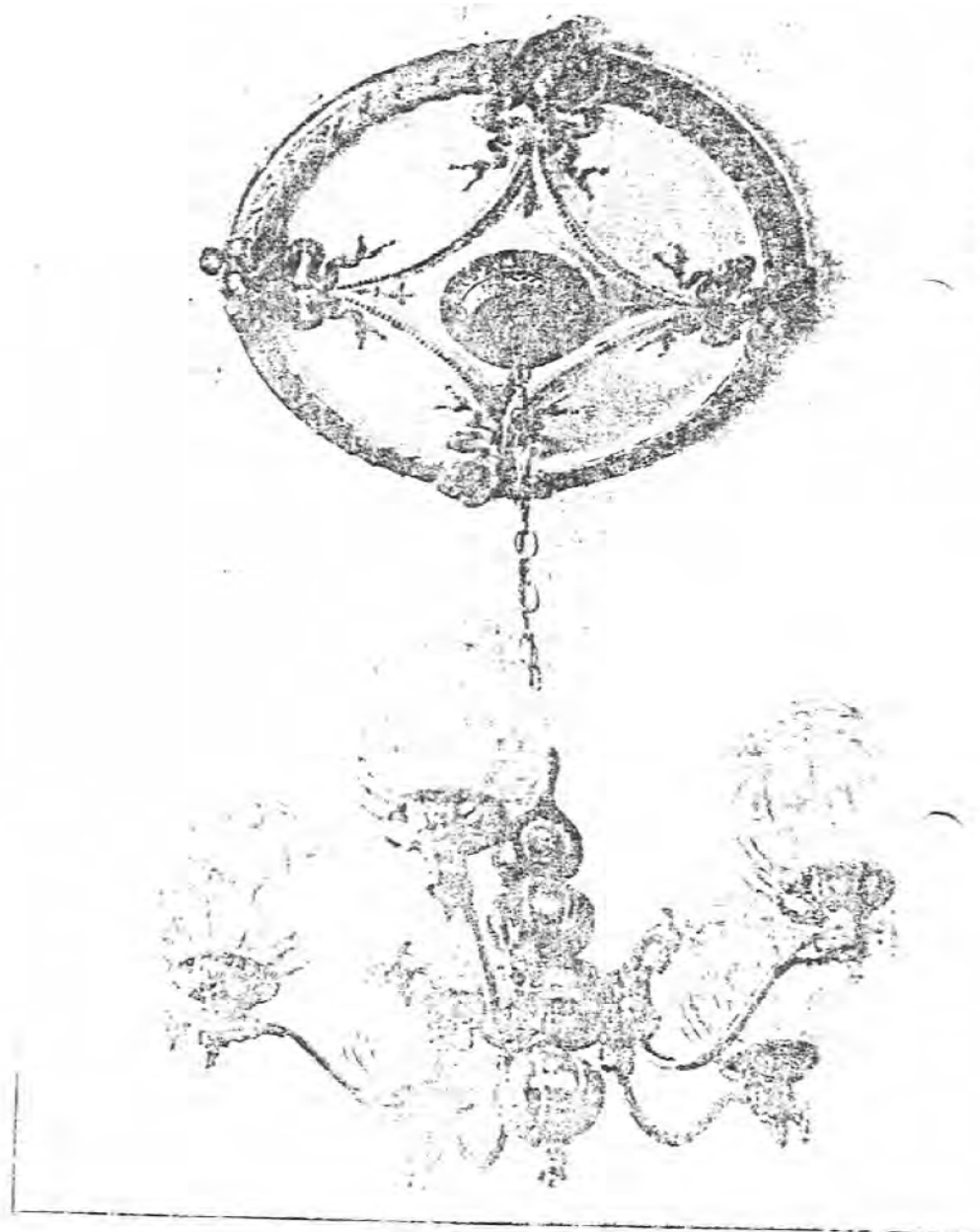
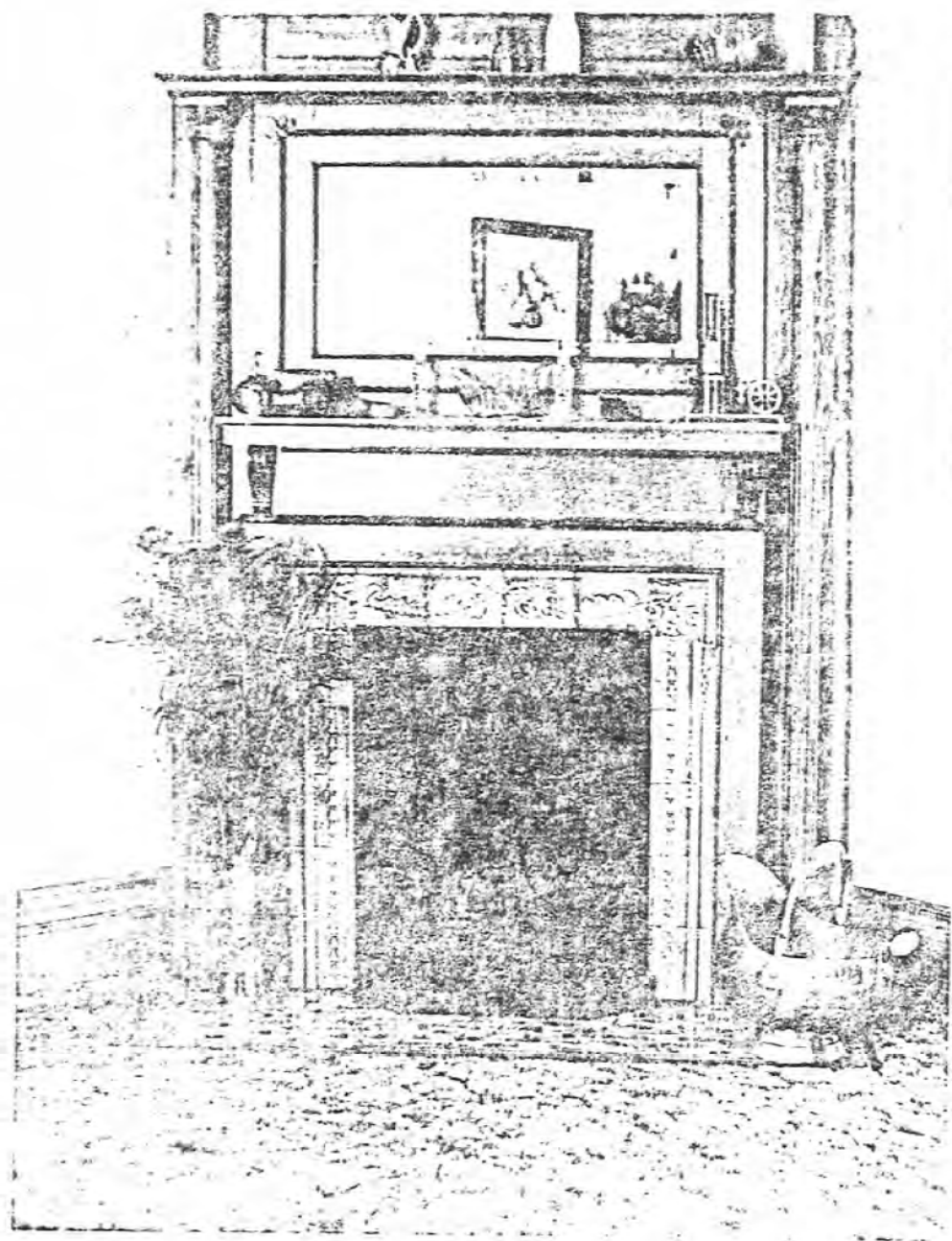


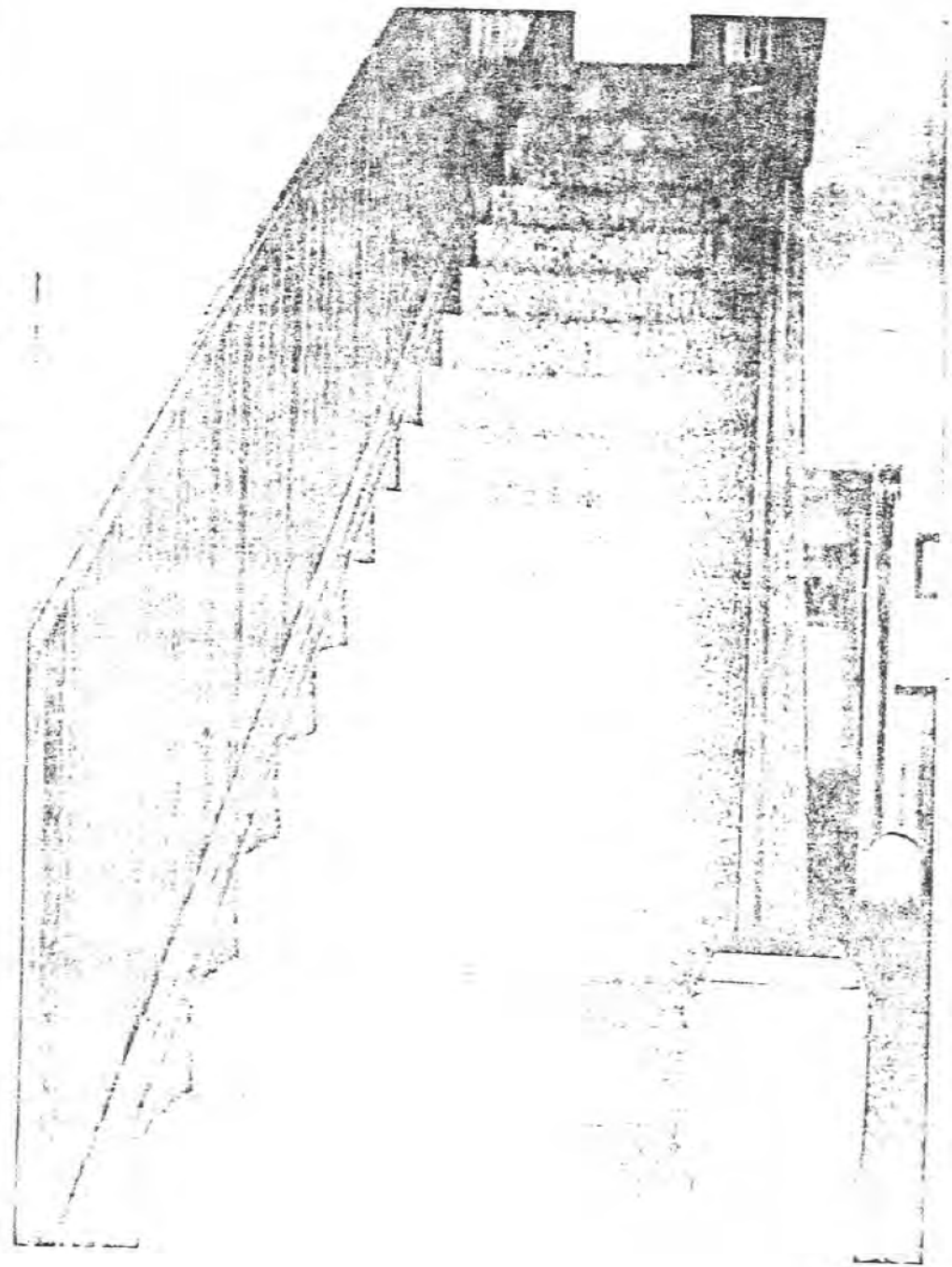
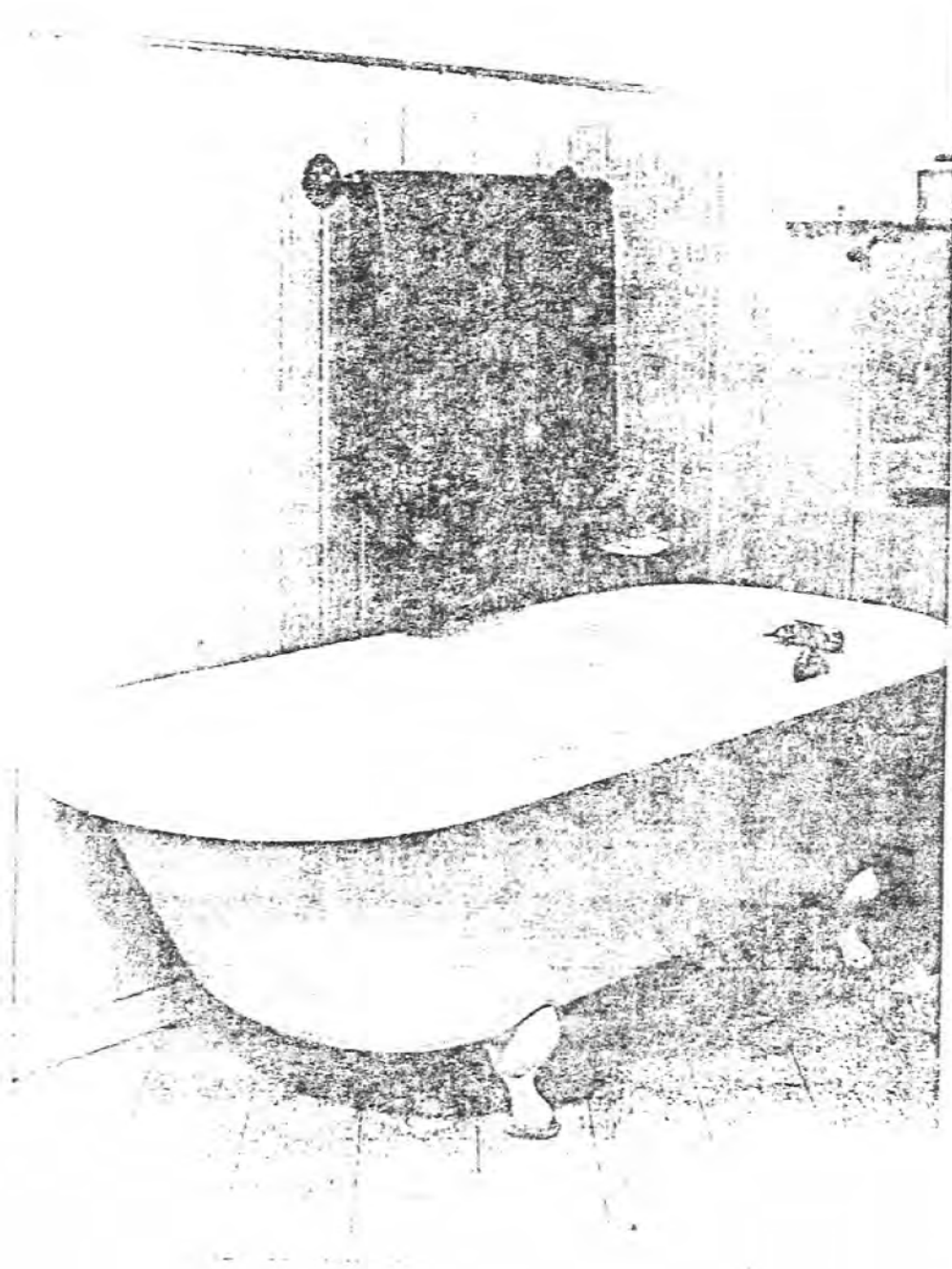




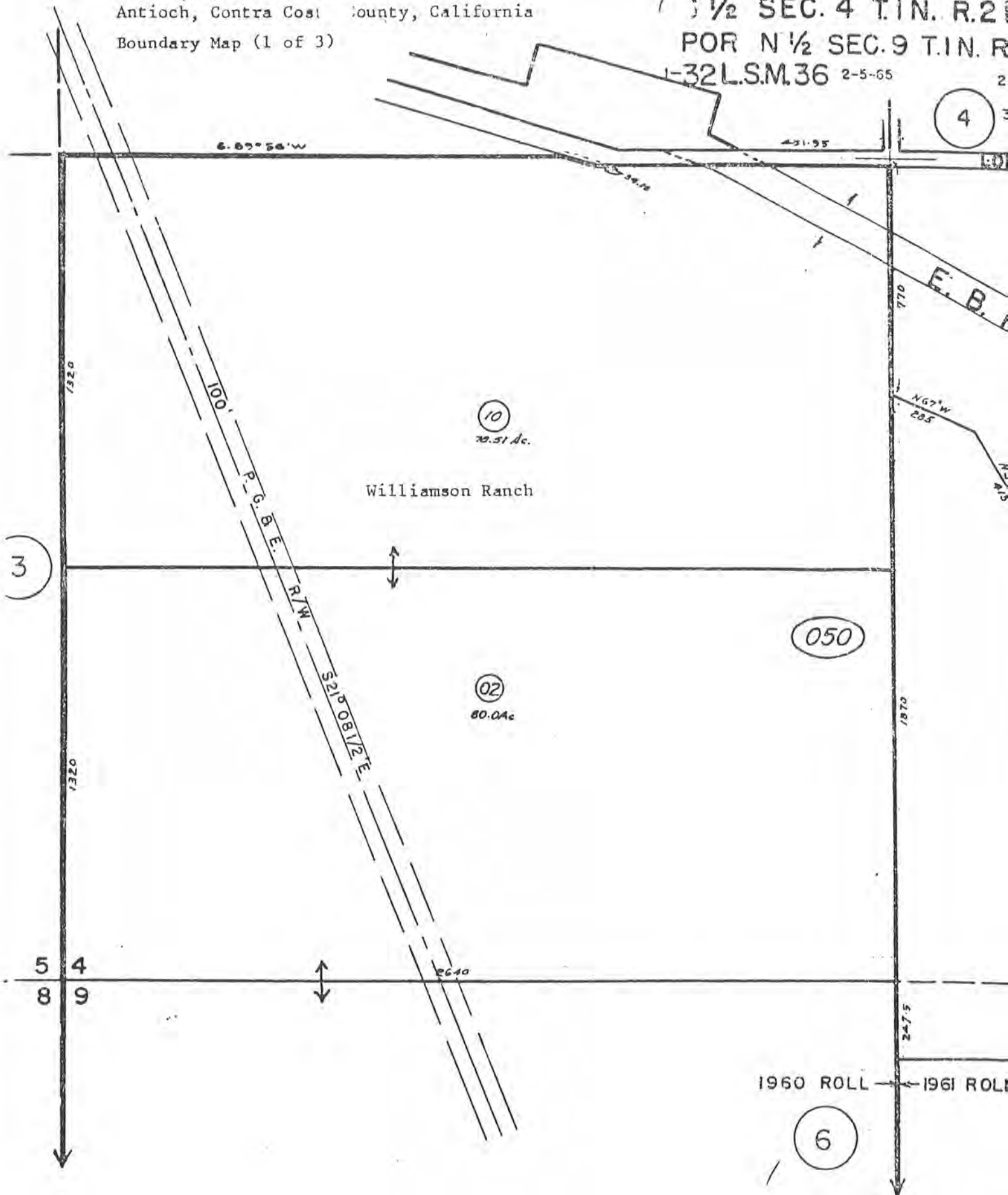




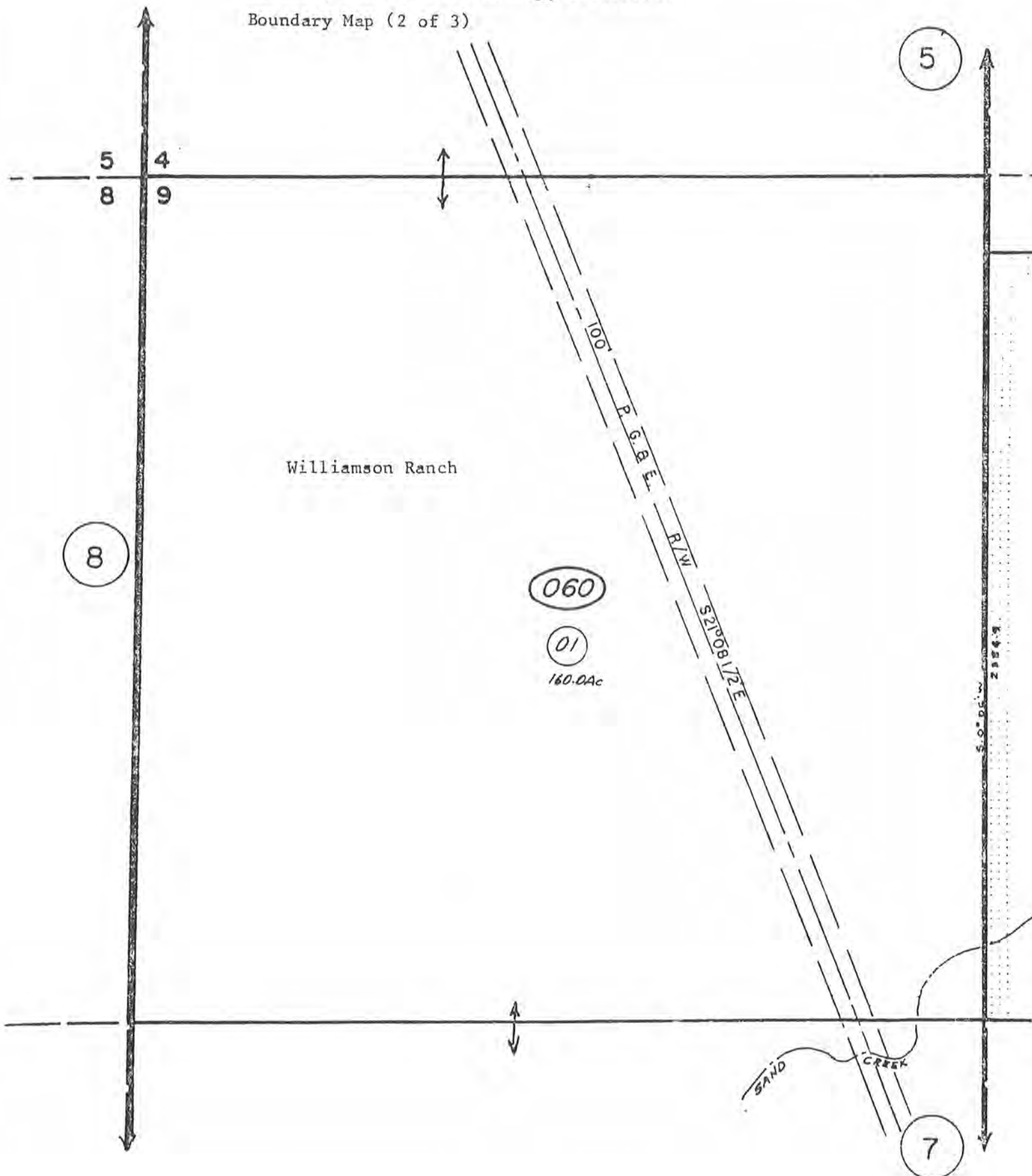




1-32 L.S.M.36 2-5-65



SHANNON RANCH/WILLIAMSON RANCH
R.R. 1, Lone Tree Way
Antioch, Contra Costa County, California
Boundary Map (2 of 3)



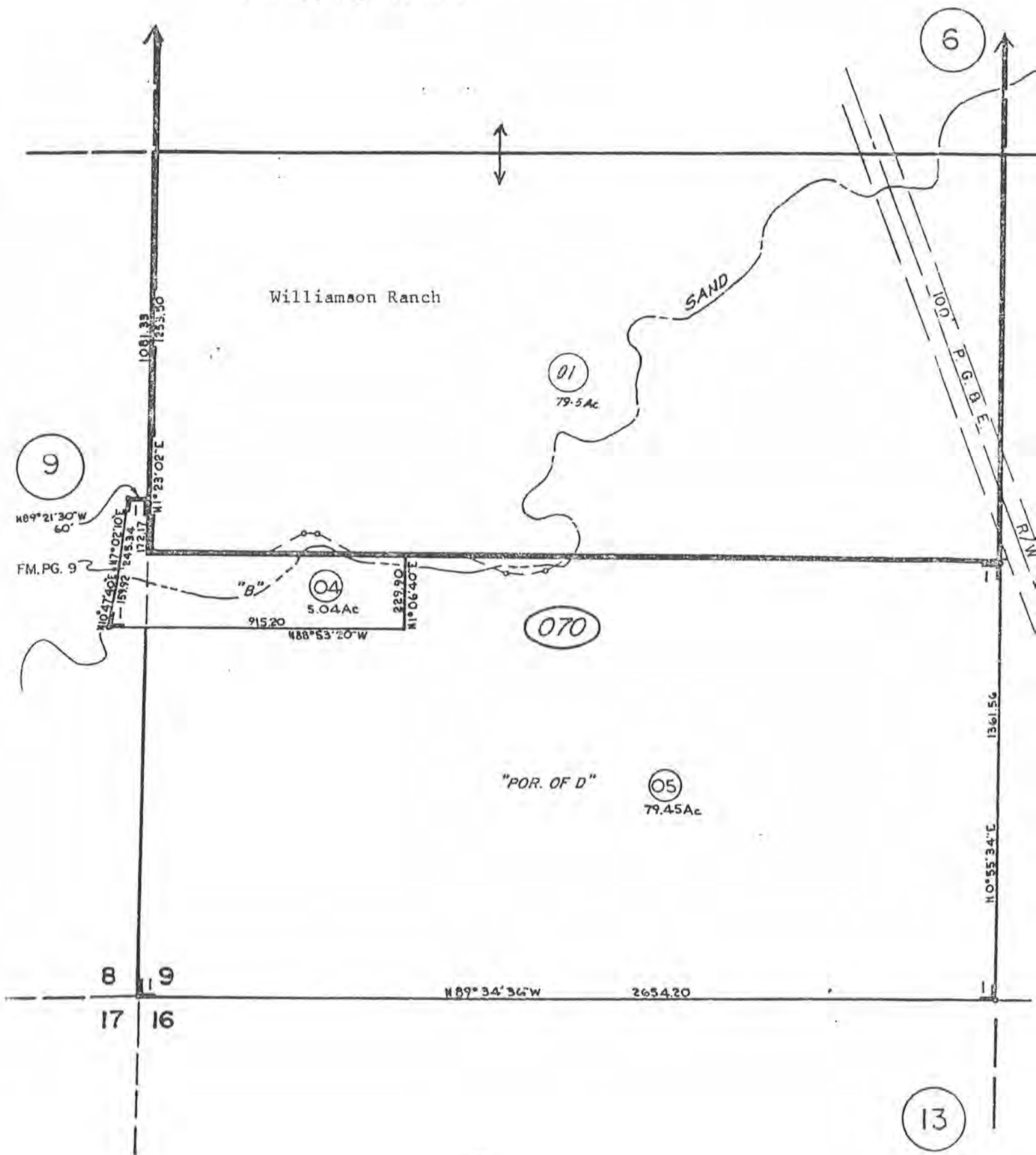
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SHANNON RANCH/WILLIAMSON RANCH

R.R. 1, Lone Tree Way

. Antioch, Contra Costa County, California

Boundary Map (3 of 3)



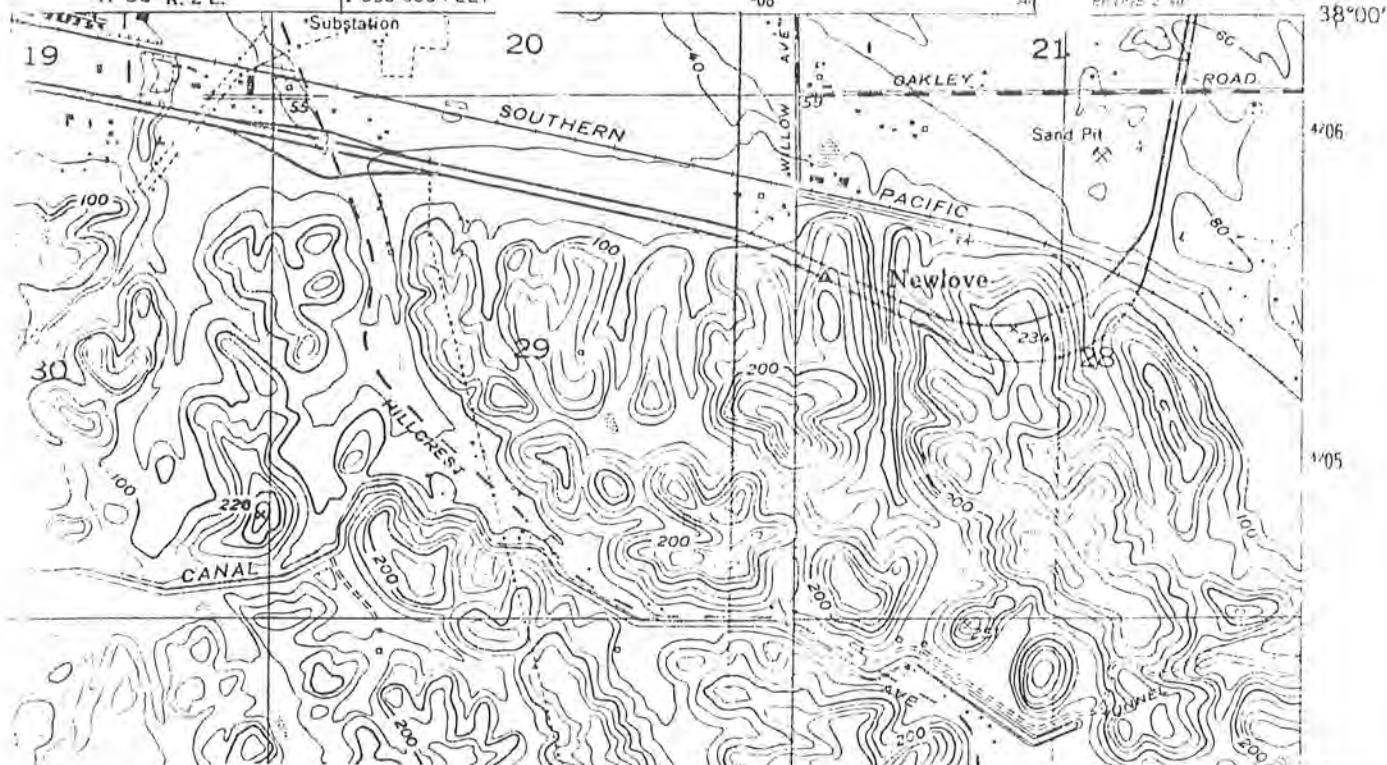
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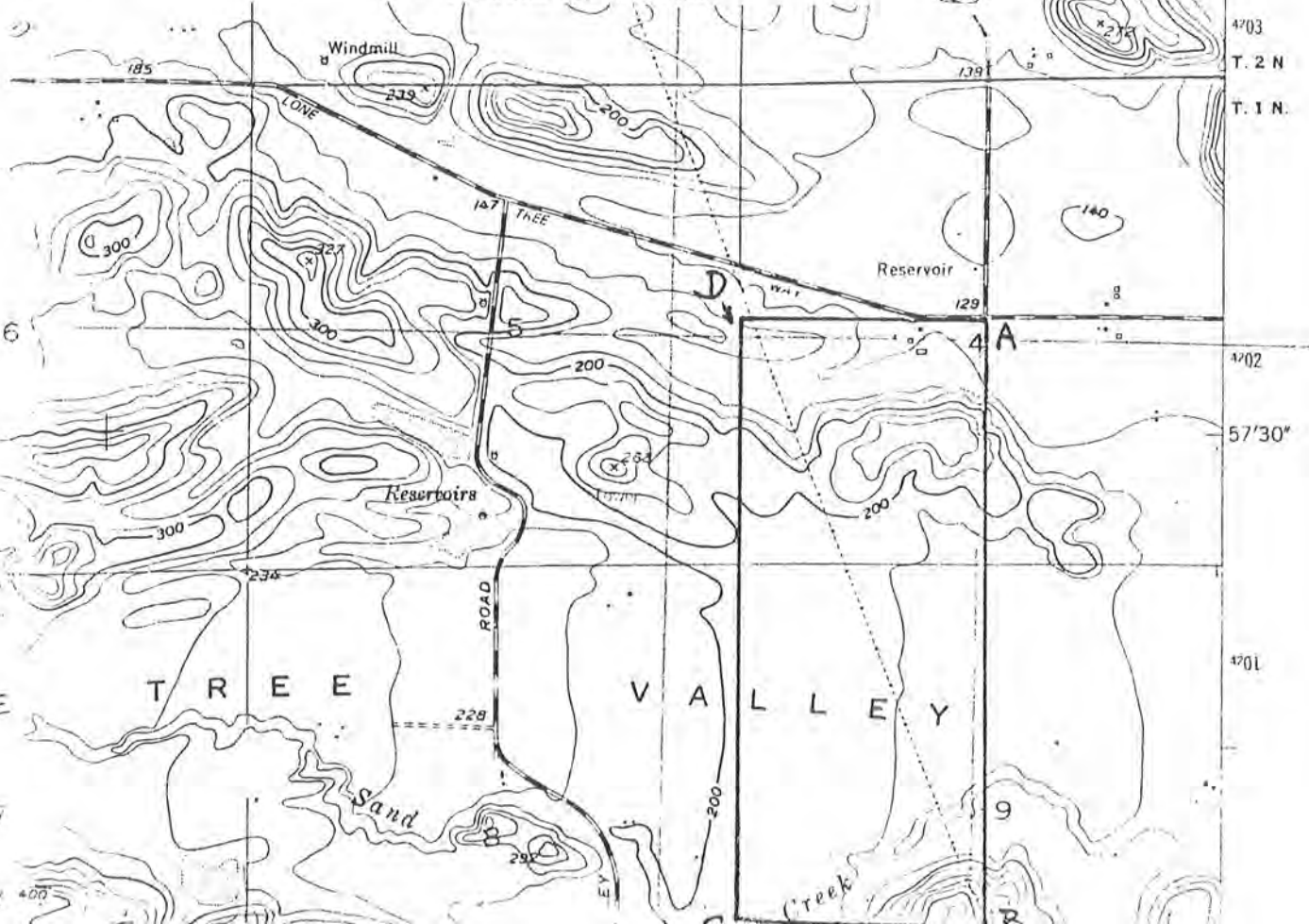
121°45'

38°00'



SHANNON RANCH/WILLIAMSON RANCH
R.R. 1, Lone Tree Way
Antioch, Contra Costa County, CA

UTM: A - 10/609020/4202070
B - 10/609050/4200060
C - 10/608250/4200060
D - 10/608230/4202060





1. NAME: Williamson/Shannon Ranch
2. ADDRESS: R.R.1, Lone Tree Way
Box 1115, Antioch, CA 94509
Contra Costa County
3. PHOTOGRAPHER: Janet Pape
4. DATE: 11 May 1986
5. LOCATION OF NEGATIVE:
Janet Pape, 1672 Oxford Street,
Berkeley, CA 94709
6. DESCRIPTION OF VIEW: Facing south.
North facade of house showing dormer,
widow's walk, pediment over front entry,
octagonal bay and spindlework; palm tree.
7. NUMBER: ~~01/10~~ 3 of 17

RECEIVED 28 APR 1986

HISTORIC ARCHAEOLOGICAL SITE RECORD

P-07-000303

SITE NAME: Williamson/Shannon Homestead

SITE NO: CA-CCO-532H

1. USGS Antioch South, CA (464A) YR: 1953 Photorevised: 1980

2. Landgrant: No

3. TWP 1N RANGE 2E NW 1/4 of NE 1/4 of SW 1/4 of -- 1/4 Section 4

4. UTM Coordinates (608760E, 4292999 N) 5. Contour: Hi 138' Low 129'

6. Address Rural Route 1 (On Lone Tree Way, between Deer Valley Rd. & Hillcrest Rd)

7. Site Location Antioch, CA, Contra Costa County. Hiway 4 to Hillcrest exit.

Turn left on to Hillcrest to Lone Tree Way. Turn right and go approx. 500 ft.

Site is south of Lone Tree Way, with fencing bordering on the three remaining sides.

8. Historic Name, if known: Shannon farm/ranch

9. Present Owner(s): Donald A. Williamson, Shirley Williamson (siblings)

Address: Rural Route 1, P.O. Box 1115

Ownership is: Public Private XX

9. Present Use Ranching Original Use Farming/Ranching

10. Site Description Approximate 6-acre 19th century farm complex containing a house, tank house, horse barn, cow barn, "old shop" barn, "grainery", chicken house, bunk house, and a 20th century garage. A cistern with a gabazo type shelter over it, is situated at the SE corner of the east side of the house. 19th & 20th century farm machinery and equipment lay about the complex and inside the barns. One feature, an approx. 4'sq. area where the privy was once situated, is located ap. 40' east of the east house entrance. Livestock pens are situated south and west of the horse barn. Original cabin burned down in c1893 where new house is now situated. Family lived in "grainery" structure during the house reconstruction. The area south of the barns and north of the livestock pens has lumber, coiled wire, tires and other farm appurtenances lying about.

11. Apparent Significance of Site The farm complex has been inhabited since 1869 by a single family. Structures have retained their historical integrity of workmanship design, location, and feeling of a 19th century homestead.

12. Theme: Architecture Arts & Leisure Economic/Industrial X
Exploration/Settlement Government Military Religion
Social/Education

S-10413 S-7983

13. Dominant Vegetation Miner's lettuce, wild oats, mustard, almond orchard,
eucalyptus trees and a cedar, palm, olive & pepper tree. Decorative shrubs
surround the house and tank house.
14. Nearest Water: Distance 1 mi. Direction due south
Nature of Water Source Sand Creek which joins Marsh Creek approx. 3 mi. east
Other sources Contra Loma and Antioch Reservoirs to the southeast
15. Exposure to Prevailing Wind Northwest
16. Erosion None visible
17. Disturbance and/or Modifications None visible
18. Dimensions of Entire Site 270' x 1050'
Area of Entire Site 6+ acres. Method used to determine extent
of site and individual features Pacing and tape measure
19. Features and/or Major Elements of Site (Keyed to Map)
- A. Description House: two story with cellar; Italinate design with hip
roof and bracketts at corners. South one-story section built c1895. North
section built c1898. Open porch on north and west sides, enclosed porch on
east side. Brick column foundation. Dimensions 61' x 66'5"
- B. Description Grainery: Stone foundation, overhang on north side.
Structure floor is elevated 3 ft'. Stove pipe hole in east wall.
Dimensions 24'2" x 32'8"
- C. Description Tank house . Open wood criss-cross design near roof.
A windmill was once situated on the west side of the tank house as evidenced
by early photographs. Dimensions 16' 6" x 16' 6"

D. Description Bunk house: Wood structure with window on east side and door on west side. Floor is elevated approx. 2 ft. Used as storage area.

Dimensions 12'4" x 12'

Additional Notes on Features (See reverse side of sheet)

Fence posts south of "old shop" and running adjacent to the west side of the roadway are circa 1870. Fence c1870, runs E-W on west side of horse barn part of livestock pen. All structures are constructed of wood.

All the barns, chicken house and bunk house have tin roofs; house & tank house have shingle roof.

20. Artifactual Remains: Ceramics White ironstone, 5 fragments

Glass clear, curved bottle glass , 3 fragments

clear window glass, 2 fragments , brown bottle glass, neck frag.-modern

Metal Square nails, harness fragments, two-strand, galvanized plate barbed wire.

Other Nine mortars and pestles are located on the west side of the house.

Bone and/or Shell None

21. Estimated Dates of Occupation Based on Artifacts 1870-1986

22. Occupation Dates Based on Published Sources, Oral Interviews, etc.

Homestead deed dated 1869; 1870, 1880, 1900 census. Assessment lists 1874-1881 Book of Deeds 1881-1906. Family documents.

23. Primary Building Material: Adobe Wood XX/ Stone all structures Brick

Stucco Other

24. Is Structure on Original Site: Moved Unknown

All structures are on original site except for hay barn which was moved onto the property in early 1920's, and the garage which was moved from the north side of the tank house adjacent to the road to the west side of the house.

19. con't

- E. Cow/Buggy Barn: Wood with a ground level and hip line hay doors on west side. Structure used for storage of farm equipment.
Dimensions: 40' x 35'3"
- F. "Old Shop" barn: Wood with door on east side. Used presently for storage; used historically as a machine repair shop.
Dimensions: 22.5' x 20'5"
- G. Hay Barn: Open wood slat construction. Moved from the Fitzpatrick property north of site across Lone Tree Way in early 1920's as stated by Donald Williamson. Used presently to store combine and other farm machinery.
Dimensions: 45'3" x 31'8"
- H. Garage: Built in early 1920's, wood, shingle roof. Dimensions: 14'.5" x 20'.5"
- I. Feature: Depressed area approximately 4'x 4' 40ft east of east house entrance.
- J. Horse Barn: Wood structure with a door at ground level and hip level on west side. Small window size openings which have been boarded up run the length of the north side of the barn.
Dimensions: 70'7" x 56'
- K. Cistern: Four posted at corners, with gabezo type roof.
Dimensions: 8'2" x 8'4"
- L. Hen house: Wood structure , approximately 4' x 6'

Site No. CA-CCO-532H

25. Elements or Features related to site but outside site as delimited:

The complex is surrounded by open space. Complex is a portion of a 440 acre farm, 40 acres to the north across Lone Tree Way and 400 acres south of Lone Tree Way

26. Current Landmark Status: Existing: None

Recommended: National Register of Historic Places

27. Previous Survey, Excavation, or Reference: None

28. Photographs: Number 13 B/W Color X Slides

By Janet Pape & Donald Williamson

29.

Comments: The mortars and pestles located on the west side of the house were discovered throughout the years on the 440 acres, primarily while plowing, as related to me by Donald Williamson.

Recorded by: Janet L. Pape

Date March 29, 1986

LEGEND

- A = House
- B = "Grainery"
- C = Tank House
- D = Bunk House
- F = "Old Shop"
- G = Hay Barn
- H = Garage
- I = Privy Feature
- J = Horse Barn
- K = Cistern
- L = Hen House
- M = House Trailer
- = Farm Machinery
- + = historic fence/
- o = fence posts
- = footed bathtub
- = coiled wire
- = lumber
- = fencing
- = almond orchard
- = olive tree
- = cedar tree
- = pepper tree
- = palm tree
- = eucalyptus tree
- = wood slat fence
- * = windmill site
- Δ = datum
- g = clear glass frag.
- i = ironstone frag.
- bg = brown glass frag.
- = gravel road
- = square nail
- = metal harness frag.
- = barbed wire

DISTANCES

Δ Datum (telephone pole)
to:

- Southern boundary
1,050 ft.
- Western boundary
30 ft.
- Eastern boundary
240 ft.
- northern boundary of
livestock area
310 ft.
- tank house
80 ft.

NOT TO SCALE

SITE BOUNDARY LINE

WILLIAMSON/SHANNON
HOMESTEAD
CA-CCO-532H

LONE TREE WAY

Datum

90'

24'

42'

150'

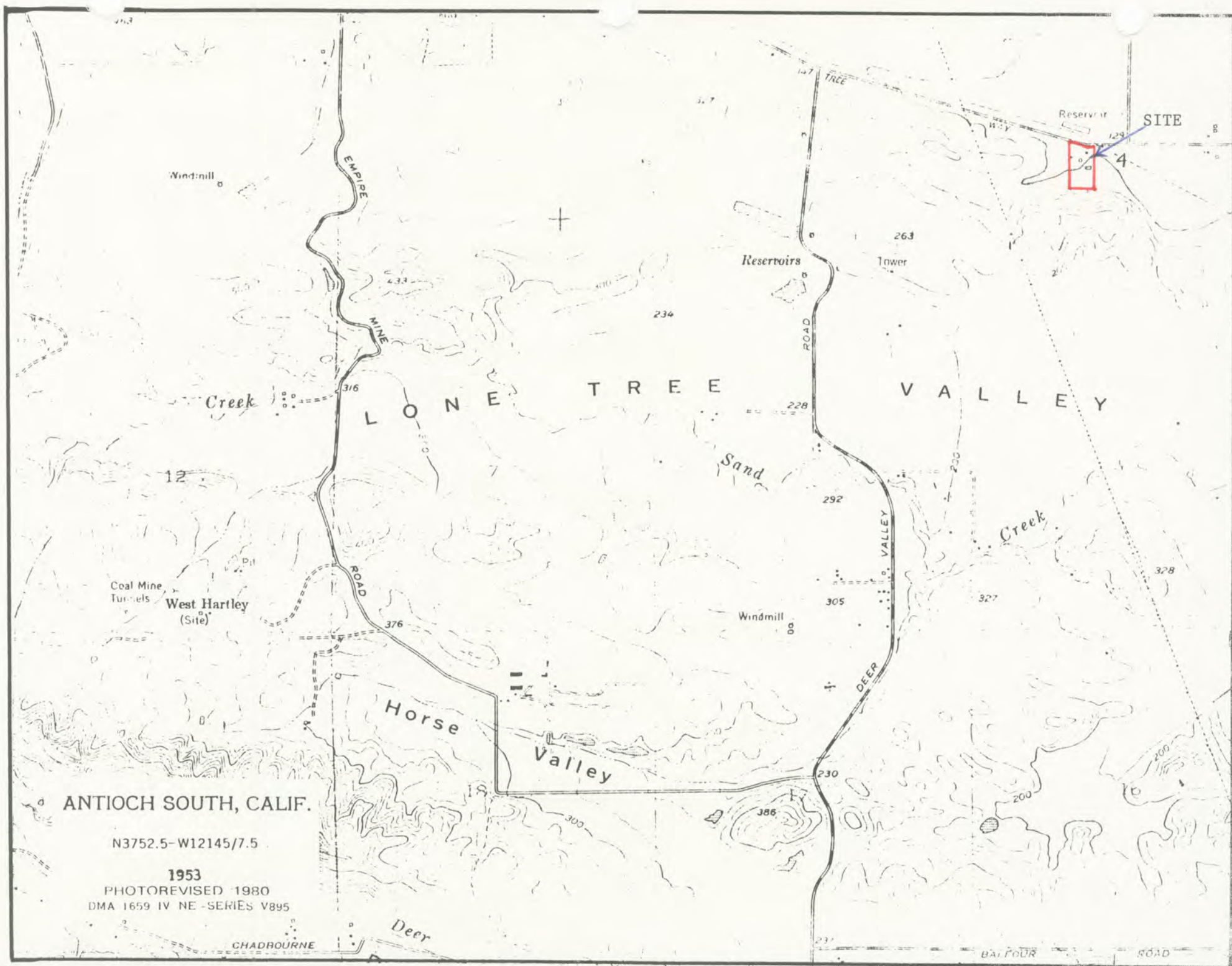
55'

93'

740'

LIVESTOCK AREA

March 1986
J.L. Pape



Looking east

Barn & outbuildings on Don Williamson

3/23/86



P-07-000303 / CA-CCO-532/H
PHOTOS BY JANET PAPE (MARCH 1986)

Looking north

Outbuildings on Don Williamson estate

3/23/86

CA-CCO-532H

FEB
1986



Looking east

Home of Don Williamson
Antioch, CA
2/23/86

1986

FEB
1986



P-07-000303 / CA-CCO-532/H
PHOTOS BY JANET PAPE (MARCH 1986)

Looking NW

Outbuilding - "Grainery"
Don Williamson estate

CA-CCO-532/H

FEB
1986



CA-000-532H

North side of house
Don Williamson home
Antioch, CA

FEB
1986

2/23/86



P-07-000303 / CA-CCO-532/H
PHOTOS BY JANET PAPE (MARCH 1986)

West side of house
Don Williamson at his home, Antioch, CA
2/23/86

CA-000-532H

FEB
1986



P-07-000303



P-07-000303



Appendix C **DPR-523 SERIES FORMS**

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 17 *Resource Name or #: (Assigned by recorder) 5200 Lone Tree Way

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Contra Costa County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Antioch South Date 2018 T 1N; R 2E; SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 04; Mount Diablo B.M.

c. Address 5200 Lone Tree Way City Antioch Zip 93526

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Assessor Parcel Number (APN): 056-270-059

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

See District Record for detailed description.

*P3b. Resource Attributes: (List attributes and codes) HP33. Farm/Ranch

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) View of 5200 Lone Tree Way looking SE, 7/19/2021

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both

1926; Contra County Assessor's Office

*P7. Owner and Address:

Jorge F. Vargas
4300 Delta Fair Blvd
Antioch, CA 94509

*P8. Recorded by: (Name, affiliation, and address)

Emily Rinaldi and Rebecca Riggs
Stantec Consulting Services, Inc.
801 S. Figueroa St. Suite 300
Los Angeles, CA 90017

*P9. Date Recorded: 7/14/2021

*P10. Survey Type: (Describe)
Intensive Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Emily Rinaldi, Stantec Consulting Services Inc., "Historic Resource Evaluation Report for the 5200 Lone Tree Way United Pacific Gas Station Project," August 2021

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

Page 2 of 17

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder)

D1. Historic Name: Heidron Farm

D2. Common Name: None

*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

5200 Lone Tree Way is a former agricultural property located in the City of Antioch. The district includes one legal parcel approximately two acres in size that is associated with the assessor parcel number (APN) 056-270-059. It is bordered by Lone Tree Way on the north, Vista Grande Drive to the east, two single-family residential properties located at 5002–5003 Hollowglen to the south, and three single-family residential properties located at 5115–5123 Plumwood Way to the west. Lone Tree Way is a major arterial street providing regional access throughout southeast Antioch. It is six lanes wide with a center median and traffic traveling in an east-west direction. Vista Grande Drive is two lanes wide with a center median and traffic traveling in a north-south direction. The topography of the Project site and immediate vicinity is relatively flat. Surrounding land uses include commercial development such as restaurants, retail shops, and offices as well as residential development such as single-family and multi-family residences. Adjacent buildings are generally low scale, ranging from one to two stories in height.

The property is accessed via a main driveway on Lone Tree Way. The driveway is paved with asphalt and extends south from the north property boundary to a gravel paved surface parking area at the south end of the parcel. A portion of the rear surface parking area at the southwest corner of the parcel is surrounded by a chain-link fence. A concrete block curb borders the north boundary to the east and west of the driveway. A second driveway paved with concrete is located near the south end of the parcel on Vista Grande Drive. A half-height chain link fence with a sliding gate at the secondary driveway is located along the east property boundary. Landscaping primarily consists of mature trees, shrubs, and a grassy lawn.

There are six buildings located on the parcel, a single-family residence, two barns, two sheds, and a tank house. The residence is setback from the north property boundary to the west of the driveway, while the tank house is slightly setback from the north boundary to the east of the driveway. One barn, referred to for the purposes of this evaluation as the north barn, is located immediately to the southeast of the tank house. It has been previously converted into a garage. The second barn, referred to here as the south barn, is located further to the southwest near the east property boundary. Two sheds are also located on the property to the south of the north barn. For additional descriptive information regarding these buildings, please see the attached DPR 523 A (Primary Record) forms. Primary Record forms were prepared for the six buildings within the district boundary.

Based upon a review of aerial photographs, the property appears to have changed little between 1939 and 1982. Visible alterations to the property primarily included changes to the vegetation between the 1939, 1958, and 1965 aerials, such as the addition of an orchard to the east of the residence along Lone Tree Way and the removal and replacement of trees. The exact date of construction of the sheds is unknown, although they appear on the 1965 aerial. An aerial from 1993 shows that the orchard was been removed as well as many of the mature trees throughout the property. By 2002, Lone Tree Way was widened and the surrounding subdivision, Meadow Springs Village, was constructed.

There are only four building permits on file with the City of Antioch. One permit was for erecting a chain link fence in 2000. The remainder were for connecting the property to city utilities between 1996–1998. Numerous alterations to the individual buildings and structures on the property were noted in the field. The residence appears to be stripped entirely of any decorative features or ornament that may have been part of its original design. Its original cladding has been removed and replaced with stucco, the roofing material replaced, and all of its door and window sashes replaced. A former window opening at the center of the street-facing (north) elevation has been resized into a paired door opening. The entrance to the north barn has been reconfigured into three garage door openings. The original cladding and roofing materials also

Page 3 of 17

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder)

D1. Historic Name: Heidron Farm

D2. Common Name: None

appear to be replaced. The roof material at the south barn has been replaced. Finally, the tank house appears to be missing its windmill, which is typically used in the operation of tank houses.¹

History of East Contra Costa County, 1850–1920

The Gold Rush incited a mass migration of over 300,000 people to California between 1848 and 1854, quickly propelling the territory into statehood and transforming almost every aspect of its earlier character.² New immigrants soon settled throughout the state, including an influx European and European-Americans into present-day east Contra Costa County. Following California statehood, the U.S. Government began issuing federal land patents for the area. Records indicate that the U.S. Government issued over 40 patents for land surrounding the Project site between the late 1860s and 1870s.³

Many of the new settlers were farmers, and as a result, early growth in East Contra Costa County was in part fueled by agriculture dominated by crops such as wheat, barley, and hay. Contra Costa County and Lone Tree Valley, in particular, soon became a leading producer of barley, used primarily for animal feed as well as for making larger beer and ale.⁴ By 1879, 12% of the state's barley was grown in the county. Beginning in 1859, the discovery of coal in the Black Diamond mine area south of present-day Pittsburg also fueled early growth.⁵ Black Diamond soon become California's largest mining operation from which nearly four million tons of coal was removed.

Several small communities and towns were formed in East Contra Costa County during this period. One of the earliest was Antioch, founded in 1849 as Smith's Landing by twin brothers, Rev. William Wiggins Smith and Rev. Joseph Horton Smith.⁶ The town was promptly renamed Antioch in 1851 after the biblical city of Antioch. The early townsites developed around a pier on the banks of the San Joaquin River near what was then known as Front Street and Main Street.⁷ Besides Antioch, other towns in East Contra Costa County founded in the mid-19th century include those associated with the Black Diamond mines, such as Pittsburg, Nortonville, Somersville, Stewartville, West Hartley, and Judsonville.⁸

The completion of the San Pablo & Tulare line of the Central Pacific Railroad in 1878 and the Stockton line of the Santa Fe Railroad in 1898, brought further development to East Contra Costa County.⁹ Communities, such as Brentwood, Byron, Knightsen, and Oakley, formed around stops along the railroads. Early businesses in these towns included mercantile shops, blacksmith shops, barber shops, saloons, and hotels. The arrival of the railroads also provided farmers with easier access to transportation and expanded the number of markets they could ship their crops to. This led to a diversification of the types of crops cultivated in the county to include fruit and nuts.

¹ Meg McConahey, "Rural Relics," *The Press Democrat*, November 3, 2011, accessed July 12, 2021, <https://www.pressdemocrat.com/article/news/rural-relics/>.

² "California Gold Rush," Britannica, accessed July 15, 2021, <https://www.britannica.com/topic/California-Gold-Rush>.

³ Bureau of Land Management, "Land Patent Search," *General Land Office Record*, accessed July 15, 2021, <https://gloreCORDS.blm.gov/default.aspx>.

⁴ Janet L. Pape, "Shannon Ranch/Williamson Ranch," National Register of Historic Places Nomination Form, Antioch, California, January 29, 1987, sect. 8, pg. 2.

⁵ "Black Diamond Mines Regional Preserve," East Bay Regional Park District, accessed July 15, 2021, https://www.ebparks.org/parks/black_diamond/default.htm#history.

⁶ "Early Antioch," The Antioch Historical Museum, accessed July 15, 2021, <https://www.antiochhistoricalmuseum.org/early-antioch>.

⁷ Sanborn Map Company, *Antioch*, 1884, Sheet 1.

⁸ Adrian Praetzelis, "Black Diamond Mines," National Register of Historic Places Nomination Form, Antioch, California, Anthropological Studies Center, Sonoma State University, May 2, 1991, sect. 8, pg. 11.

⁹ "Knightsen," East Contra Costa County Historical Society, accessed July 15, 2021, <https://eastcontracostahistory.org/our-communities/knightsen/>.

Page 4 of 17

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder)

D1. Historic Name: Heidron Farm

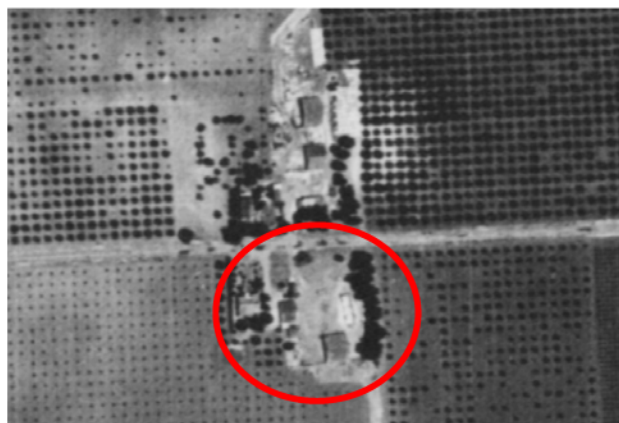
D2. Common Name: None

The last operating coal mines closed in East Contra Costa County in the 1900s; however, the local economy continued to diversify throughout the early 20th century.¹⁰ Commercial sand mining soon replaced coal extraction beginning around 1910. Dairy grew to become a dominate industry in the area with Knightson becoming the largest depot for shipping milk by the 1920s.¹¹ Finally, agricultural practices in the area changes with the establishment of irrigation districts that allowed for the cultivation of more water intensive crops such as almonds and grapes.

The farmers in the Lone Tree Valley had established a formal farming community and irrigation district by 1925.¹² The earliest aerial photograph of the area from 1939 shows scattered farms surrounded by uncultivated land. The parcels appear to have been formed by the United States rectangular land survey. Residences and farm buildings are typically clustered together near roadways and feature an allée or curved entry drive bordered by trees or orchards. These clusters are then surrounded by cultivated fields. Historic aerials illustrate that more of the undeveloped land was under cultivation by the mid-20th century; however, by the 1980s, some of the agricultural properties had been redeveloped with new residential, commercial, or industrial buildings. By the 1990s and 2000s, most of the agricultural properties in the area had been redeveloped, the majority with new suburban subdivisions.

History of Property

The date of construction for the buildings on the Project site is noted by the Contra Costa County Assessor's Office as 1926. The earliest available aerial photograph for the Project site is from 1939. It shows the residence and two barns in their current locations on the property and what appears to be the tankhouse, although it is not clearly depicted in the photograph (see **Photograph 1**). The area to the south of the Project site between present-day Hillcrest Avenue and Heidorn Ranch Road were under cultivation by that date. Across Lone Tree Way, there are what appear to be a residence and two barns that are no longer extant. It is not known whether these buildings on the north side of Lone Tree Way were historically associated with the Project site. The surrounding area on the north side of Lone Tree Way between present-day Hillcrest Avenue and Heidorn Ranch Road was also under cultivation by that date.



Photograph 1: 1939 aerial photograph with Project site circled in red (UCSB)

Building permits and ownership information from the date of construction are no longer on file with either the

¹⁰ Praetzelis, sect. 8, pg. 1.

¹¹ "Knightson," East Contra Costa County Historical Society.

¹² "Naval Day Celebration," *Mill Valley Record*, October 17, 1925.

Page 5 of 17

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder)

D1. Historic Name: Heidron Farm

D2. Common Name: None

City of Antioch or Contra Costa County; however, research indicates that the existing buildings on the Project site were likely constructed for owner Frederick H. Heidorn. Heidorn was the father of Frederick H. Heidron, Jr., who is documented in building permit records as owning the property in the 1990s. Census data dating from the late 1920s through the 1950s, newspaper articles, and other publicly available records such as draft cards indicate that the family resided on a farm located on Lone Tree Way. The current address of 5200 Lone Tree Way is not listed on any of these documents, which is likely because the property was not historically assigned a number address. Heidorn, Jr.'s obituary notes that he grew up on his father's farm on Lone Tree Way and later inherited it from his father when he retired.¹³

Frederick Heidorn, Sr. was born in East Contra Costa County in 1872 (see **Photograph 2**). He married Mary Metten Heidorn (1882–1970) and had three children Frederick, Marie, and Ralph.¹⁴ He is listed in census and voter registration records as a farmer and is noted in several newspaper articles from the 1920s for growing barley.¹⁵ He is also noted as a trustee of the Lone Tree School District. Frederick Heidorn, Sr. passed away in 1954.¹⁶

Frederick Heidorn, Sr.'s father, Henry Heidorn, Sr., was an immigrant from Hanover, Germany who arrived in the United States in 1868, and later received a land patent in 1874 for land in East Contra Costa County located at the present-day interchange of State Route (SR) 160 and SR 4.¹⁷ He was married to Charlotte Heidorn and had four children, Fred, Louisa, Kattie, and Minnie.¹⁸ Henry Heidorn, Sr. was likely related to Christian Heidorn, who was another immigrant from Hanover, Germany who settled in East Contra Costa County around the same time. According to the 1880 census, Henry Heidorn, Sr. was a farmer who owned a 200-acre farm with 100 acres of wheat under cultivation as well as 3 dairy cows, 10 horses, and 100 chickens.¹⁹



Photograph 2: Frederick Heidorn, Sr., undated
(Ancestry.com)



Photograph 3: Frederick Heidorn, Jr., 1928
(Ancestry.com)

¹³ "Frederick Henry Heidorn, Jr.," *Contra Costa Times*, February 28, 2007.

¹⁴ "Diablo Valley Boy Dies after Operation," *Oakland Tribune*, January 5, 1926.

¹⁵ "Mrs. Laugenour to Be Bridge Club Hostess," *Woodland Daily Democrat*, January 18, 1929.

¹⁶ "Fred H. Heidorn, Sr." *Oakland Tribune*, March 27, 1954.

¹⁷ Bureau of Land Management, "Land Patent Search," *General Land Office Record* entry for Henry Heidorn, Sr., Contra Costa County, CA, no. 818.

¹⁸ United States Census Bureau, 1880, Township Five, Contra Costa County, California, 23.

¹⁹ U.S. Census, 1880.

Page 6 of 17

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder)

D1. Historic Name: Heidron Farm

D2. Common Name: None

Frederick Heidorn, Sr.'s son, Frederick Heidorn, Jr., was born in 1910 on the family farm (see **Photograph 3**). He attended Lone Tree School and Liberty High School, graduating in 1928. Upon graduation, he joined his father working their family farm and grew apricots, grapes, grain, walnuts, and almonds among other crops. He later married Doris Pfeiffer (1912–1990) in 1934 and had three children, Jayne, Susan, and Carol.²⁰ Frederick Heidorn, Jr. was a member of 4-H, Contra Costa Farm Bureau, Delta Dance, Antioch Senior Citizens, Antioch Historical Society and East Contra Costa Historical Society. Like his father, he was also a trustee of the Lone Tree School District. Frederick Heidorn, Jr. passed away in 2007.

It is not known how long the Heidorn family owned the property prior to the construction of the existing buildings in 1926. As noted above, Henry Heidorn, Sr. received a land patent in 1874 for a property located farther north near the present-day SR 160 and SR 4 interchange. Daniel A. Lewis appears to have received a land patent that included the Project site in 1871. Because primary source documents do not use number addresses and the City nor County have any deed information related to the property on record, it is difficult to determine when the Heidorn family purchased the property on Lone Tree Way. The 1920 census notes that the Heidorn family lived at a farm on Bretwood Road, which appears to have been a former name for present-day Lone Tree Way.²¹ Therefore, it is possible that the family's association with the property predates 1926.

Aerial photographs show that the property changed little between 1939 and 1982 (see **Photograph 4** and **Photograph 5**). Visible alterations to the property primarily included changes to the vegetation, such as the addition of an orchard to the east of the residence along Lone Tree Way and the removal and replacement of trees. An aerial from 1993 shows that the orchard had been removed as well as many of the mature trees throughout the property. By 2002, Lone Tree Way had been widened and the surrounding subdivision, Meadow Springs Village, had been constructed.

It is likely that the Heidorn family may have owned all or the majority of the land that today comprises the Meadow Springs Village subdivision. This subdivision extends south from Lone Tree Way to Prewett Ranch Drive between Hillcrest Avenue and Heidorn Ranch Road. Heidorn Ranch Road and Heidorn Park were probably named after the family when Meadow Springs was subdivided sometime in the late 1990s and early 2000s. Because the subdivision immediately surrounds the Project site to the west and south, the family likely sold this land, while retaining ownership of the part of the property where their residence was located.

²⁰ "Frederick Henry Heidorn, Jr."

²¹ United States Census Bureau, 1920, Township Eight, Contra Costa County, California, 6B.

Page 7 of 17

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder)

D1. Historic Name: Heidron Farm

D2. Common Name: None



Photograph 4: 1958 aerial photograph with Project site circled in red (UCSB)



Photograph 5: 1965 aerial photograph with Project site circled in red (UCSB)

*D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The boundary of the property is the full extent of the Contra Costa County Assessor Parcel No. 056-270-059.

*D5. Boundary Justification:

The boundary is the parcel on which the buildings and features associated with the Heidorn family were constructed and have been historically associated.

D6. Significance: Theme Early History of East Contra Costa County Area Antioch Period of Significance N/A
Applicable Criteria None (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.)

5200 Lone Tree Way was evaluated for National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) under the established federal and state criteria. Because the six buildings lack individual distinction and are united by their history and physical development, they were evaluated as part of a potential historic district per the guidance outlined in "National Register Bulletin: Guidelines for Evaluating and Documenting Rural Historic Landscapes," which notes that properties "containing a number of buildings, sites, and structures—such as a ranch or farming community—are classified as historic districts."²²

This evaluation finds that 5200 Lone Tree Way does not meet the criteria for listing in the NRHP or CRHR as a historic district nor do the individual buildings appear eligible for listing. The property therefore does not appear to be a historical resource for the purposes of the California Environmental Quality Act (CEQA) pursuant to Title 14 California Code of Regulations (CCR) §15064.5.

²² McClelland et. al, "National Register Bulletin: Guidelines for Evaluation and Documenting Rural Historic Landscapes," U.S. Department of the Interior, National Park Service, Cultural Resources, 1989, revised 1999, 2.

Page 8 of 17

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder)

D1. Historic Name: Heidron Farm

D2. Common Name: None

National Register of Historic Places

Criterion A

To be eligible under NRHP Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. Within "Guidelines for Evaluating and Documenting Rural Historic Landscapes," the National Park Service (NPS) outlines additional guidance specific to applying Criterion A to rural properties. The bulletin states that a property "must have served or resulted from an important event, activity or theme in agricultural development as recognized by the historic contexts for the area."²³ The property "must have had a direct involvement in the significant events or activities by contributing to the area's economy, productivity, or identity as an agricultural community."²⁴ Finally, the property "must cogently reflect the period of time in which the important events took place" through its historic landscape characteristics.²⁵ The most applicable context for evaluating the property under NRHP Criterion A is the Early History of East Contra Costa County.

5200 Lone Tree Way was operated as a farm by the Heidorn family beginning in the early 20th century until 2002 when Frederick H. Heidorn, Jr. sold most of the property, retaining only the residence and ancillary farm buildings located on the parcel associated with APN No. 056-270-059. Frederick H. Heidorn, Jr.'s grandfather and father, Henry Heidorn, Sr. and Frederick H. Heidorn, Sr., were early farmers who settled in east Contra Costa County in the 1870s. They are noted in census records and newspaper articles as cultivating wheat and barley, both important crops that contributed to the area's early agricultural development in the late 19th and early 20th centuries. By the early 1920s, wheat and barley were no longer one of the primary drivers of economic expansion. The local economy had begun to diversify with the growth of the sand extraction and dairy industries as well as with the establishment of irrigation districts that allowed for the cultivation of more water intensive crops, such as fruits and nuts.

Research could not confirm that the property located at 5200 Lone Tree Way is directly associated with Henry Heidorn Sr., nor could it be confirmed that the property is associated with Frederick H. Heidorn, Sr. prior to the 1920s. The earliest known record of the family occupying a property on Lone Tree Way is the 1920 census, which notes the family farm was located on Brentwood Road, likely the former name for Lone Tree Way. "National Register Bulletin: How to Apply the National Register Criteria for Evaluation" notes that "a property is not eligible if its associations are speculative."²⁶ Because it could not be determined that the property had a direct involvement in the early agricultural development of the area, the property does not appear to be significant under NRHP Criterion A within the context of the Early History of East Contra Costa County.

Even if the property's association with early agricultural development is later confirmed upon further research, it still does not appear to be eligible for listing under NRHP Criterion A because the property no longer reflects the period of time in which these important events took place. According to the Contra Costa County Assessor, the construction dates for the buildings on the property is 1926, which is after the end of the early period of agricultural development in east Contra Costa County between the 1850s and early 1920s. Additionally, the property has substantially changed since 1926 and no longer retains integrity of design, materials, workmanship, feeling, or setting. Most notably, the land surrounding 5200 Lone Tree Way

²³ McClelland et. al, 13.

²⁴ McClelland et. al, 13.

²⁵ Ibid.

²⁶ "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," U.S. Department of the Interior, National Park Service, Cultural Resources, eds. Patrick Andrus and Rebecca Shrimpton, 1990, revised 1997, 12.

Page 9 of 17

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder)

D1. Historic Name: Heidron Farm

D2. Common Name: None

was previously redeveloped into a residential subdivision and no longer retains its agricultural character. As "Guidelines for Evaluating and Documenting Rural Historic Landscapes" notes, "new construction and incompatible land uses covering extensive acreage such as residential subdivisions.... cause the greatest damage" to historic integrity.²⁷ Additionally, individual buildings, such as the residence and north barn, have been substantially altered through the removal and/or replacement of original features and materials. Please see the integrity assessment below for more information.

As noted above, research could not confirm that 5200 Lone Tree Way served or resulted from an important event, activity, or theme in agricultural development for East Contra Costa County nor that it had a direct involvement in significant events or activities by contributing to the area's economy, productivity, or identity as an early agricultural community. Therefore, the property does not appear to be eligible for listing under NRHP Criterion A.

Criterion B

NRHP Criterion B states that to be eligible, a property must be associated with the lives of persons significant in our past. NPS guidance specific to applying Criterion B to rural properties notes that persons associated with a rural property "may have, by their success, talent, or ingenuity, contributed to the historic development or economic prosperity of their community."²⁸ The guidance further notes that in certain instances "significance under Criterion B is often unrelated to historic uses," such as when a rural property is associated with the life of a political leader, writer, poet, artist, or industrialist. Finally, a property owned by one family over a long period of time may be eligible under Criterion B "if the accomplishments of one or more family members stand out."²⁹

From at least the 1920s through the 2000s, 5200 Lone Tree Way was owned by the Heidorn family, who were European and European-American settlers who contributed to the early agricultural development of east Contra Costa County. Henry Heidorn Sr. was an immigrant from Hanover, Germany who arrived in the United States in 1868, and later received a land patent in 1874 for land in east Contra Costa County located at the present-day interchange of State Route (SR) 160 and SR 4. He is noted in the 1880 census as a farmer who owned a 200-acre farm with 100 acres of wheat under cultivation. His son, Frederick H. Heidorn, Sr., was born in east Contra Costa County in 1872. He later joined his father working on the family farm and was noted in newspaper articles from the 1920s as growing barley.

While both Henry Heidorn Sr. and Frederick H. Heidorn, Sr. are associated with early agricultural development in the area, research did not reveal either be an individual proven to have made a significant contribution to the historic development or economic prosperity of the local community. While the Heidorn family may have been prosperous early farmers, no primary or secondary sources were found that detail their specific activities, accomplishments, or influence that distinguishes them from other early farmers in east Contra Costa County.

Frederick Heidorn, Jr., son of Frederick H Heidorn, Sr., was born on the family farm in 1910, and later inherited the property at 5200 Lone Tree Way after his father passed away in 1954. Besides his work as a farmer, he is noted as having been a member of several local organizations, including 4-H, Contra Costa Farm Bureau, Delta Dance, Antioch Senior Citizens, Antioch Historical Society and East Contra Costa Historical Society. He was also a trustee of the Lone Tree School District. While Frederick Heidorn, Jr. may

²⁷ McClelland et. al, 24.

²⁸ McClelland et. al, 14.

²⁹ McClelland et. al, 14.

Page 10 of 17

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder)

D1. Historic Name: Heidron Farm

D2. Common Name: None

have risen to local prominence within these community organizations, research did not reveal him to be an individual proven to have made a significant contribution to the historic development or economic prosperity of east Contra Costa County.

The individual contributions or roles of Henry Heidorn Sr., Frederick H. Heidorn, Sr., and Frederick Heidorn, Jr. cannot be identified and documented as significant within the history of east Contra Costa County under NRHP Criterion B. Additionally, many individuals have likely worked at the property over the years; however, collaborative efforts like these are typically best evaluated under Criterion A. For these reasons, 5200 Lone Tree Way does not appear to be significant under NRHP Criterion B.

Criterion C

A property is eligible under NRHP Criterion C if it embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or lastly, represents a significant and distinguishable entity whose components may lack individual distinction. NPS guidance specific to applying Criterion C to rural properties states that properties eligible under this criterion may "illustrate a pattern of land use significant for its representation of traditional practices unique to a community."³⁰ Alternatively, the property may possess "buildings and outbuildings, whether high-style or vernacular, [that are] distinctive in design, style, or method of construction, and be representative of historic local or regional trends."³¹

5200 Lone Tree Way may have originally exhibited the landscape characteristics of an agricultural property from the 1920s; however, few landscape characteristics dating from this period remain extant. The properties original land uses, division of property, overall pattern of circulation, and natural features were mostly demolished when the surrounding residential subdivision was constructed. Other features such as the original fields for cropping, orchards, tree lines, and boundary demarcations were also removed. The only features that remain are the six buildings and the main driveway, which was originally unpaved but has since been paved with asphalt.

The north barn, south barn, tank house, and two sheds are all vernacular in their design and construction. Like other agricultural buildings constructed at this time, they feature metal or composite shingle roofing, no foundation or concrete on grade, and wood channel siding or vertical board. The design and construction of these buildings are typical for early-to-mid-20th century agricultural properties and commonly found throughout California and the western United States.

The residence does not embody the distinctive characteristics that would make it significant as an example of any one particular style. The only notable original design feature it possesses is its roof shape and decorative brackets; otherwise, all original decorative features or ornament appear to have been previously removed. The residence is thus lacking in qualities associated with finer examples of popular architectural styles for single-family residences during this period, such as Craftsman, Period Revival, Spanish Colonial Revival, and American Colonial Revival. It does not exhibit quality craftsmanship, nor does it demonstrate any innovative, important, or outstanding design features.

Overall, 5200 Lone Tree Way is not distinctive in its design, style, or method of construction. The property does not illustrate a pattern of land use significant for its representation of traditional practices unique to a community. It is also not representative of historic trends that were specific to this local area or region.

³⁰ McClelland et. al, 14.

³¹ Ibid.

Page 11 of 17

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder)

D1. Historic Name: Heidron Farm

D2. Common Name: None

Therefore, the property does not appear to be significant under the first aspect of NRHP Criterion C.

The original architect and/or builder of the buildings on the property are unknown, but it is unlikely given their appearance that any are representative of the work of a master architect or builder. The possession of high artistic values refers to a building's articulation of a particular concept of design so fully that it expresses an aesthetic ideal. A building eligible under this aspect of NRHP Criterion C would need to possess ornamentation and detail to lend it high artistic value, which none of the buildings on the property possess. The last component of NRHP Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is most applicable to districts. While the property may meet this aspect of Criterion C, a district must also derive significance from Criteria A, B, or the first half of Criterion C, which the property does not.

For these reasons, 5200 Lone Tree Way does not appear to be eligible under NRHP Criterion C.

Criterion D

To be eligible for listing under NRHP Criterion D, a property's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for an agricultural property from the 1920s. Therefore, 5200 Lone Tree Way does not appear to be significant under NRHP Criterion D.

Integrity

5200 Lone Tree Way was analyzed against the seven aspects of integrity: location, design, materials, workmanship, feeling, setting, and association. The location of the buildings on the property has not changed; therefore, the property retains integrity of location. Most of the land that was likely originally part of the property has been redeveloped as a residential subdivision and the property no longer retains its original land uses, circulation, spatial organization, and boundary demarcations. Changes have also been made to the individual buildings, vegetation, and small-scale landscape features. As a result of these substantial alterations, the property does not retain integrity of design. The integrity of materials and workmanship have also been diminished by these alterations as well as by the poor condition of many of the buildings and structures. The wood features of the south barn and two sheds are severely deteriorated. Because of the loss of the crop fields and orchards as well as alterations made to individual buildings, the property no longer retains its feeling of a 1920s farm. The immediate setting has been altered by the loss of the crop fields, orchards, and removal of other landscape characteristics. The broader setting has been substantially changed by the construction of the surrounding residential and commercial development. Thus, the property no longer retains integrity of setting. Finally, the property was not found to be significant for its association with events or trends under NRHP Criterion A, an individual under NRHP Criterion B, or an architectural type or style under NRHP Criterion C, so there is no relevant integrity of association to evaluate.

Conclusion

5200 Lone Tree Way is not significant under the four NRHP Criteria A, B, C, or D. Its integrity of design, materials, workmanship, feeling, and setting have also been diminished by changes over time as well as by the poor condition of select building and structures. Therefore, the property does not appear to be eligible for the NRHP.

Page 12 of 17

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder)

D1. Historic Name: Heidron Farm

D2. Common Name: None

California Register of Historical Resources

The CRHR criteria for eligibility mirror those of the NRHP. Therefore, 5200 Lone Tree Way is ineligible for listing in the CRHR for the same reasons outlined above.

*D7. References (Give full citations including the names and addresses of any informants, where possible.):

Primary Resources

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Bureau of Land Management, "Land Patent Search," *General Land Office Record* entry for Henry Heidorn, Sr., Contra Costa County, CA, no. 818.

"Diablo Valley Boy Dies after Operation." *Oakland Tribune*. January 5, 1926.

"Fred H. Heidorn, Sr." *Oakland Tribune*. March 27, 1954.

"Frederick Henry Heidorn, Jr." *Contra Costa Times*. February 28, 2007.

"Mrs. Laugenour to Be Bridge Club Hostess." *Woodland Daily Democrat*. January 18, 1929.

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United States Census Bureau, 1880. Township Five, Contra Costa County, California.

United States Census Bureau, 1920. Township Eight, Contra Costa County, California.

Secondary Resources

"Black Diamond Mines Regional Preserve," East Bay Regional Park District, accessed July 15, 2021, https://www.ebparks.org/parks/black_diamond/default.htm#history.

"California Gold Rush." Britannica. Accessed July 15, 2021, <https://www.britannica.com/topic/California-Gold-Rush>.

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"Knightson." East Contra Costa County Historical Society. Accessed July 15, 2021, <https://eastcontracostahistory.org/our-communities/knightson/>.

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McClelland, Linda Flint, J. Timothy Keller, Genevieve P. Keller, and Robert Z. Melnick, "Guidelines for Evaluation and Documenting Rural Historic Landscapes." U.S. Department of the Interior, National Park Service, Cultural Resources, 1989, revised 1999.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

Primary #
HRI #
Trinomial

Page 13 of 17

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder)

D1. Historic Name: Heidron Farm

D2. Common Name: None

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service, Cultural Resources, eds. Patrick Andrus and Rebecca Shrimpton. Accessed June 7, 2021, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

Pape, Janet L. "Shannon Ranch/Williamson Ranch." National Register of Historic Places Nomination Form. Antioch, California. January 29, 1987.

Praetzellis, Adrian. "Black Diamond Mines." National Register of Historic Places Nomination Form. Antioch, California. Anthropological Studies Center, Sonoma State University. May 2, 1991.

*D8. Evaluator: Emily Rinaldi, Stantec Consulting Services, Inc. Date: 7/14/2021
Affiliation and Address: 801 Figueroa Street, Suite 300, Los Angeles, CA 90017

CONTINUATION SHEET

Property Name: 5200 Lone Tree Way

Page 10 of 17



5200 Lone Tree Way

- | | |
|--------------|--------------|
| ① Residence | ④ Tankhouse |
| ② North Barn | ⑤ North Shed |
| ③ South Barn | ⑥ South Shed |

(Base image courtesy of Google Maps)

5200 Lone Tree Way Map (property outlined in red)

CONTINUATION SHEET

Property Name: 5200 Lone Tree Way

Page 11 of 17



Photograph 1. Front driveway, view looking south towards residence and north barn (Stantec 7/12/21)



Photograph 2. Front driveway, view looking north towards residence and north barn (Stantec 7/12/21)



Photograph 3. Side yard, view looking north towards tank house (Stantec 7/12/21)



Photograph 4. North and south barn, view looking south (Stantec 7/12/21)



Photograph 5. South barn, view looking north towards Lone Tree Way (Stantec 7/12/21)



Photograph 6. Rear yard, view looking west (Stantec 7/12/21)

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 12 of 17 *Resource Name or #: (Assigned by recorder) 5200 Lone Tree Way

P1. Other Identifier: Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Contra Costa County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Antioch South Date 2018 T 1N ; R 2E ; SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 04 ; Mount Diablo B.M.

c. Address 5200 Lone Tree Way City Antioch Zip 93526

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Assessor Parcel Number (APN): 056-270-059

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

The residence is one story in height and L-shaped in plan. The roof consists of a cross-gable roof with clipped gables. It is clad in composition shingles and features overhanging closed eaves and decorative brackets. The exterior is clad in lightly textured stucco. The main entrance is located at the center of the north elevation within a porch formed by the overhanging roof eave. It consists of paired fully glazed wood doors. It is accessed via concrete steps bordered by a low brick wall. A secondary entrance is located at the south end of the east elevation and consists of a single, partially glazed wood door. The windows consist of rectangular openings, either singular or grouped. The sashes are fixed, sliding, or single-hung vinyl. The residence appears to be stripped entirely of any decorative features or ornament that may have been part of its original design. Its original cladding has been removed and replaced with stucco, the roofing material replaced, and all of its door and window sashes replaced. A former window opening at the center of the north elevation has been resized into a paired door opening.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family residence

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) View of residence at 5200 Lone Tree Way looking SW, 7/12/2021

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both

1926; Contra County Assessor's Office

*P7. Owner and Address:

Jorge F. Vargas

4300 Delta Fair Blvd

Antioch, CA 94509

*P8. Recorded by: (Name, affiliation, and address)

Emily Rinaldi and Rebecca Riggs

Stantec Consulting Services, Inc.

801 S. Figueroa St. Suite 300

Los Angeles, CA 90017

*P9. Date Recorded: 7/14/2021

*P10. Survey Type: (Describe)
Intensive Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Emily Rinaldi, Stantec Consulting Services Inc., "Historic Resource Evaluation Report for the 5200 Lone Tree Way United Pacific Gas Station Project," August 2021

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 13 of 17 *Resource Name or #: (Assigned by recorder) 5200 Lone Tree Way
P1. Other Identifier: North Barn

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Contra Costa County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Antioch South Date 2018 T 1N; R 2E; SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 04; Mount Diablo B.M.

c. Address 5200 Lone Tree Way City Antioch Zip 93526

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Assessor Parcel Number (APN): 056-270-059

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

The north barn is one-story in height and rectangular in plan. It has a front gable roof clad in composition singles with wood eaves. It is clad in vertical wood channel siding. It has three garage openings on the west elevation, each with a roll-up garage door. The center opening is slightly wider than the side openings. There is a secondary pedestrian entrance at the south end of the east elevation. It consists of a single hollow-core wood door. Alterations to the north barn include its previously conversion into a garage, the likely reconfiguration of the original barn opening into three garage openings, as well as the replacement of the original cladding and roofing materials.

*P3b. Resource Attributes: (List attributes and codes) HP4. Ancillary building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) View of north barn at 5200 Lone Tree Way looking NE, 7/12/2021

*P6. Date Constructed/ Age and Source: ☒ Historic ☐ Prehistoric ☐ Both

1926: Contra County Assessor's Office

*P7. Owner and Address:

Jorge F. Vargas
4300 Delta Fair Blvd
Antioch, CA 94509

*P8. Recorded by: (Name, affiliation, and address)

Emily Rinaldi and Rebecca Riggs
Stantec Consulting Services, Inc.
801 S. Figueroa St. Suite 300
Los Angeles, CA 90017

*P9. Date Recorded: 7/14/2021

*P10. Survey Type: (Describe)
Intensive Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Emily Rinaldi, Stantec Consulting Services Inc., "Historic Resource Evaluation Report for the 5200 Lone Tree Way United Pacific Gas Station Project," August 2021

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 14 of 17 *Resource Name or #: (Assigned by recorder) 5200 Lone Tree Way
P1. Other Identifier: South Barn

*P2. Location: ☐ Not for Publication ☒ Unrestricted

- *a. County Contra Costa County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Antioch South Date 2018 T 1N; R 2E; SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 04; Mount Diablo B.M.
c. Address 5200 Lone Tree Way City Antioch Zip 93526
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor Parcel Number (APN): 056-270-059

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

The south barn is one-and-a-half stories in height and rectangular in plan. It has a front gable roof covered in corrugated metal panels. The building is clad in vertical wood board. There are three door openings located on the west elevation, each with a sliding wood plank door. There are also three door openings on the east elevation. The center opening features a single double-height wood board door. The opening at the south end has paired wood board doors, while the opening at the north end has a single wood board sliding door. There are rectangular window openings on the north and south elevations that are infilled with wood board. Alterations include the likely replacement of the original roofing material. The south barn appears to be in poor condition. Portions of the wood boards are displaced, splintering, rotting, or missing entirely. Portions of the roofing material is missing and select wood roof beams are displaced.

*P3b. Resource Attributes: (List attributes and codes) HP4. Ancillary building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) View of residence at 5200 Lone Tree Way looking SW, 7/12/2021

*P6. Date Constructed/ Age and Source: ☒ Historic ☐ Prehistoric
☐ Both
1926; Contra County Assessor's Office

*P7. Owner and Address:

Jorge F. Vargas
4300 Delta Fair Blvd
Antioch, CA 94509

*P8. Recorded by: (Name, affiliation, and address)
Emily Rinaldi and Rebecca Riggs
Stantec Consulting Services, Inc.
801 S. Figueroa St. Suite 300
Los Angeles, CA 90017

*P9. Date Recorded: 7/14/2021

*P10. Survey Type: (Describe)
Intensive Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Emily Rinaldi, Stantec Consulting Services Inc., "Historic Resource Evaluation Report for the 5200 Lone Tree Way United Pacific Gas Station Project," August 2021

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 15 of 17 *Resource Name or #: (Assigned by recorder) 5200 Lone Tree Way
P1. Other Identifier: Tankhouse

*P2. Location: ☐ Not for Publication ☒ Unrestricted

- *a. County Contra Costa County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Antioch South Date 2018 T 1N; R 2E; SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 04; Mount Diablo B.M.
c. Address 5200 Lone Tree Way City Antioch Zip 93526
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor Parcel Number (APN): 056-270-059

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

The tank house is a double-height structure with a square plan. It has a hipped roof clad in composition shingles topped by a wood finial. The structure is clad in horizontal wood board at the base with wood fish scale shingles above. The entrance is a single rectangular opening located off center on the east elevation. The door appears to have been previously removed. Rectangular openings infilled with wood vents are located on the north and south elevations. A vent infilled with wood lattice is also located on all elevations just below the roofline. Tank houses are enclosed water towers. The system historically operates via an exterior windmill that pumps water from a well into a water tank above. Alterations therefore likely include the removal of the windmill originally used in the tank house operation and the replacement of the original roofing materials.

*P3b. Resource Attributes: (List attributes and codes) HP4. Ancillary building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) View of tankhouse at 5200 Lone Tree Way looking SW, 7/12/2021

*P6. Date Constructed/ Age and Source: ☒ Historic ☐ Prehistoric
☐ Both
1926; Contra County Assessor's Office

*P7. Owner and Address:

Jorge F. Vargas
4300 Delta Fair Blvd
Antioch, CA 94509

*P8. Recorded by: (Name, affiliation, and address)
Emily Rinaldi and Rebecca Riggs
Stantec Consulting Services, Inc.
801 S. Figueroa St. Suite 300
Los Angeles, CA 90017

*P9. Date Recorded: 7/14/2021

*P10. Survey Type: (Describe)
Intensive Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Emily Rinaldi, Stantec Consulting Services Inc., "Historic Resource Evaluation Report for the 5200 Lone Tree Way United Pacific Gas Station Project," August 2021

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 16 of 17 *Resource Name or #: (Assigned by recorder) 5200 Lone Tree Way
P1. Other Identifier: North Shed

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Contra Costa County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Antioch South Date 2018 T 1N; R 2E; SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 04; Mount Diablo B.M.

c. Address 5200 Lone Tree Way City Antioch Zip 93526

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Assessor Parcel Number (APN): 056-270-059

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

The north shed is one story in height and rectangular in plan. It has a corrugated metal shed roof. The exterior is wood board. The entrance is located on the south elevation and consists of a rectangular opening. Alterations include the likely replacement of the original roofing material. The wood board is also in poor condition. Portions of the planks are displaced, splintering, rotting, or missing entirely.

*P3b. Resource Attributes: (List attributes and codes) HP4. Ancillary building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) View of north shed at 5200 Lone Tree Way looking NE, 7/12/2021

*P6. Date Constructed/ Age and Source: ☒ Historic ☐ Prehistoric ☐ Both

1926; Contra County Assessor's Office

*P7. Owner and Address:

Jorge F. Vargas
4300 Delta Fair Blvd
Antioch, CA 94509

*P8. Recorded by: (Name, affiliation, and address)

Emily Rinaldi and Rebecca Riggs
Stantec Consulting Services, Inc.
801 S. Figueroa St, Suite 300
Los Angeles, CA 90017

*P9. Date Recorded: 7/14/2021

*P10. Survey Type: (Describe)
Intensive Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Emily Rinaldi, Stantec Consulting Services Inc., "Historic Resource Evaluation Report for the 5200 Lone Tree Way United Pacific Gas Station Project," August 2021

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 17 of 17 *Resource Name or #: (Assigned by recorder) 5200 Lone Tree Way
P1. Other Identifier: South Shed

*P2. Location: ☐ Not for Publication ☒ Unrestricted

- *a. County Contra Costa County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Antioch South Date 2018 T 1N; R 2E; SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 04; Mount Diablo B.M.
c. Address 5200 Lone Tree Way City Antioch Zip 93526
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor Parcel Number (APN): 056-270-059

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

The south shed is one story in height and rectangular in plan. It has a corrugated metal front gable roof. The exterior is wood board. The entrance is located on the east elevation and consists of a large rectangular opening. A large rectangular window opening on the north elevation is infilled with wood lattice. Alterations include the likely replacement of the original roofing material. The wood board is also in poor condition. Portions of the planks are displaced, splintering, rotting, or missing entirely.

*P3b. Resource Attributes: (List attributes and codes) HP4. Ancillary building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) View of south shed at 5200 Lone Tree Way looking SW, 7/12/2021

*P6. Date Constructed/ Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1926: Contra County Assessor's Office

*P7. Owner and Address:

Jorge F. Vargas
4300 Delta Fair Blvd
Antioch, CA 94509

*P8. Recorded by: (Name, affiliation, and address)

Emily Rinaldi and Rebecca Riggs
Stantec Consulting Services, Inc.
801 S. Figueroa St. Suite 300
Los Angeles, CA 90017

*P9. Date Recorded: 7/14/2021

*P10. Survey Type: (Describe)
Intensive Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

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