

**HISTORICAL RESOURCE ANALYSIS STUDY OF
THE LINCOLN 40 PROJECT, INCLUDING 1111,
1165, 1185, 1207 AND 1225 OLIVE DRIVE
AND 113 AND 118 HICKORY LANE, DAVIS,
YOLO COUNTY, CALIFORNIA 95616**

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DPR 523A - Primary Records

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The cover photograph was provided by Sandra Fuentes, depicting the Callori family in the 1930s, seated, from left to right: Giuseppe, wife Maria, brother Pietro Callori, and standing, from left to right: Fred, Irene, Dora, and Joseph.

I. INTRODUCTION AND PROJECT DESCRIPTION

The Lincoln 40 project requests approval to develop approximately 120 student apartment units. The proposed development will be located on an underutilized group of parcels that are located along the northern portion of East Olive Drive. This development will provide a safe and pedestrian oriented development within a short walk from the downtown core and the University of California, Davis campus. Catering to students, Lincoln 40 will include, but not be limited to, a study lounge, bike repair station, fitness facility, swimming pool and outdoor living areas. The development will be a four-story wood frame construction building and will offer an ample buffer from adjoining parcels and roadway.

This historical resource analysis serves as an addendum to the study conducted by Dennis J. Dahlin and dated February 23, 2015. The project site borders Olive Drive (Lincoln Highway/Old US 40) on the south, Slatter's Court on the west, and the Union Pacific Railroad right of way on the north. The triangular-shaped project area includes 115 Hickory Lane and 1233 Olive Drive, which were assessed by Dahlin in February 2015, as well as 1111, 1165, 1185, 1207, and 1225 Olive Drive and 113 and 118 Hickory Lane, which were formally recorded and evaluated for this study. The project site includes Assessor's Parcel Numbers (APN) 070-280-10, 12, 13, 14, 15, and 16; and 070-290-001, 002, and 004, all lying within the incorporated boundaries of the City of Davis.

The historical development of this section of Davis occurred less systematically, largely because the area was separated by the railroad right of way and lay along the periphery of the city proper. Historic maps suggest this portion of Davis was associated more with the region's agricultural and transportation heritage, since Olive Drive was itself a part of the Lincoln Transcontinental Highway and later signed as State Route 40.

Because of its association with the highway, Olive Drive saw mixed uses, including single-family homes, rental cottages, auto courts, gas stations, and retail businesses, such as restaurants and stores. All the buildings constructed along this transportation corridor appear to have been quite modest in scale and design, and most of the development occurred between the 1920s through the 1940s, with later infill in the 1950s through the early 1960s. During the 1980s previously undeveloped land south of Olive Drive was subdivided and developed with apartment complexes to house students from the University of California, Davis.

On July 10, 1996, the City of Davis approved the Gateway/Olive Drive Specific Plan. The Plan was subsequently amended in March and May of 2002.¹ The Plan provides guidance for future uses along the Olive Drive corridor, including the area encompassed by the proposed project.



Figure 1: Aerial view of the project site (Google Earth 2014).

II. REGULATORY AND EVALUATION FRAMEWORK

A. National Register of Historic Places (NRHP) Criteria

Criterion A: Event

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Person

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

¹ City of Davis. Gateway/Olive Drive Specific Plan, July 10, 1996, amended March 13, 2002 and May 1, 2002.

Criterion C: Design/Construction

Properties may be eligible for the National Register if they 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.

Criterion D: Information Potential

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.

As the National Register points out, “when evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation - A, B, C, or D.” The rationale for judging a property's significance and, ultimately, its eligibility under the Criteria is its historic context and integrity. The use of historic context allows a property to be properly evaluated in a variety of ways. The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its proper historic context.²

B. CEQA and CRHR Criteria

The California Environmental Quality Act (CEQA) is the principal statute mandating environmental assessment of projects in California. The purpose of CEQA is to evaluate whether a proposed project may have an adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation. CEQA is part of the Public Resources Code (PRC), Sections 21000 et seq. The CEQA Guidelines are the regulations that govern the implementation of CEQA. The CEQA Guidelines are codified in the California Code of Regulations (CCR), Title 14, Chapter 3, Sections 15000 et seq. and are binding on state and local public agencies. The basic goal of CEQA is to develop and maintain a high-quality environment now and in the future, while the specific goals of CEQA are for California's public agencies to:

1. Identify the significant environmental effects of their actions; and, either
2. Avoid those significant environmental effects, where feasible; or
3. Mitigate those significant environmental effects, where feasible.

² USDI, National Park Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, n.d.

Historical resources are recognized as part of the environment under CEQA (PRC §21002(b), 21083.2, and 21084.1). The California Register of Historic Resources (CRHR) is an authoritative guide to the state's historical resources and to which properties are considered significant for purposes of CEQA. The California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC § 5024.1, 14 CCR§ 4850).

A historical resource may be eligible for inclusion in the CRHR if it:

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

Even if a resource is not listed in, or determined eligible for listing in, the CRHR, the lead agency may consider the resource to be an "historical resource" for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5).

According to the state guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). CEQA further states that a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of PRC 5020.1(k) and 5024.1(g).

C. Landmark Resource Criteria

The City of Davis Historical Resources Management Zoning Code defines a Landmark as follows:

“Landmark” means buildings, structures, objects, signs, features, sites, places, areas, cultural landscapes or other improvements of the highest scientific, aesthetic, educational, cultural, archaeological, architectural, or historical value to the citizens of the City of Davis and designated as such by the City Council pursuant to the provisions of this article. A landmark is deemed to be so important to the historical and architectural fabric of the community that its loss would be deemed a major loss to the community. Once designated, Landmarks are included in the Davis Register of Historical Resources. Landmarks were formerly designated as “Outstanding Historical Resources.”

(a) Upon the recommendation of the Historical Resource Management Commission and approval of the City Council a Historical Resource may be designated a Landmark if the resource meets any of the following four criteria at the local, state, or national level of significance and retains a high level of historic integrity as defined by this article.

(1) Associated with events that have made a significant contribution to the broad patterns in the history of Davis, California, or the Nation; or

(2) Associated with the lives of significant persons in the history of Davis, California, or the Nation; or

(3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represent the work of a master designer; or that possess high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction; or

(4) Has yielded or may likely yield archaeological or anthropological information important in the study of history, prehistory, or human culture.

(b) Landmark factors to be considered. In determining whether to designate a resource a Landmark, the following factors should be considered, if applicable:

(1) A resource moved from its original location may be designated a Landmark if it is significant primarily for its architectural value or it is one of the most important surviving structures associated with an important person or historic event.

(2) A birthplace or grave may be designated a Landmark if it is that of a historical figure of outstanding importance within the history of Davis, the state or the nation and there are no other appropriate sites or resources directly associated with his or her life or achievements.

(3) A reconstructed building may be designated a Landmark if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.

(4) A resource achieving significance within the past fifty (50) years may be designated a landmark if the resource is of exceptional importance within the history of Davis, the state or the nation.

D. Merit Resource Criteria

The Historical Resources Management Commission may also designate a resource as a Merit Resource. A Merit Resource is defined in city zoning as follows:

“Merit Resource” means buildings, structures, objects, signs, features, sites, places, areas, cultural landscapes or other improvements with scientific, aesthetic, educational, cultural, archaeological, architectural, or historical value to the citizens of the City of Davis and designated as such by the City Council pursuant to the provisions of this article. Once designated, Merit Resources are included in the Davis Register. Merit Resources were formerly designated as “Historical Resources.”

(c) Upon the recommendation of the Historical Resource Management Commission and approval of the City Council a Historical Resource may be designated a Merit Resource if the resource meets one of the following four criteria at the local level of significance and possesses historic integrity as defined under this article:

(1) Associated with events that have made a significant contribution to the broad patterns in the history of Davis; or

(2) Associated with the lives of significant persons in the history of Davis; or

(3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represent the work of a master designer; or that possess high artistic values; or

that represents a significant and distinguishable entity whose components may lack individual distinction; or

(4) Has yielded or may likely yield archaeological or anthropological information important in the study of history, prehistory, or human culture.

(d) Merit Resources factors to be considered. In determining whether to designate a resource a Merit Resource, the following factors should be considered, if applicable:

(1) A resource moved from its original location may be designated a Merit Resource if it is significant for its architectural value or if an understanding of the associated important person or historic event has not been impaired by the relocation.

(2) A birthplace or grave may be designated a Merit Resource if it is that of a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.

(3) A reconstructed building may be designated a Merit Resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.

Integrity Criteria

Determining the significance of any property requires the property to retain a certain level of integrity commensurate with its historic context. Integrity is defined by the National Park Service as follows:

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape. Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible (refer to Criteria Consideration E in Part VII: *How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and

setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

III. ENVIRONMENTAL AND CULTURAL CONTEXT

A. Environment and Geology

The project area is located within a physiographic setting characteristic of the Great Central Valley (Storer and Usinger 1963: 26), an area that spans from 50 feet to near sea level along the Sacramento and American rivers.³ The physiographic setting of Davis had a pronounced effect upon development in the community from the nineteenth century through the present, particularly related the availability of a sustainable supply of domestic water.

Prior to cultivation and settlement the project area consisted of undulating ground with silty soils strewn with cobbles, a reflection of numerous flood events that were a persistent problem in portions of Davis through the early-twentieth century. Topographic maps display the meandering drainage patterns found throughout Davis. These drainage patterns influenced development, as did a lack of sustainable water for domestic use. Prior to 1920, groundwater supplies, well, and tank houses were the norm in the unincorporated portions of Yolo County.

The subject parcels do not appear to be located within an area of Davis prone to flooding or other hydrological issues. However, city water was not available in this part of Davis for many years, and wells were the primary source of water for some time. While the project area was suitable for agriculture, small orchards and plots of row crops helped sustain ranchers and farmers in south Davis.

³ Tracy I. Storer and Usinger, Robert L. *Sierra Nevada Natural History*. Berkeley, CA: University of California Press, 1963:26.

B. Climate and Hydrology

The climate in the area now occupied by the City of Davis is characterized as humid mesothermal, meaning that it is Mediterranean or dry summer subtropical. The valley and foothill region has been termed the "thermal belt" because of its mild winter climate (Storie and Trussell 1927:30). However, marked differences occur within short distances, because the temperature is dependent upon elevation and air drainage.

In the depressions and small valleys the temperature is lower, particularly during nights when the cool air moves downward. The temperature is warmer on the slopes and tops of the ridges. High and low temperature varied dramatically, ranging from winter lows of 12 degrees Fahrenheit to summer highs well over 100 degrees Fahrenheit. As with flooding and water supplies, early settlement in Davis and the unincorporated areas of Yolo County was influenced by climate as well as soils. The unpredictability of California's rainfall was also a determinant in settlement, particularly the type, scale, and success of agriculture.

C. Contextual History and Land Use

The development of Davis, or Davisville as it was originally known, influenced the decision by partners of the California Pacific Railroad to run their proposed railroad from Vallejo to Sacramento and Marysville through the Jerome C. Davis ranch along Putah Creek. Jerome C. Davis, one of the first pioneers to settle the Davis area, later married Mary Chiles, the daughter of a prominent regional rancher in 1850. It is from this pioneer family that the town of Davis derives its name. The railroad was surveyed in 1865-1866 and completed in 1869. The decision to place a triangular junction and station where the present-day railroad station in Davis is located, established the community as an important connector and shipping point. A few years later a branch line to Napa Valley was added.⁴

Recognizing the development potential of the region adjacent to the newly constructed railroad right of way, the California Pacific partners, sometimes known as the "Big Five," John Frisbie, William Roelofson, DeWitt Haskins, James Rydern and DeWitt Rice, purchased 3,000 acres of Jerome Davis' ranch for \$78,000 in November, 1867 and proceeded to plat a town consisting of thirty-two square blocks, laid out on a grid plan. The Davisville Townsite, as depicted in Figure 2, included a portion of the project area, but not the entire project which continues east below the railroad right of way. The lot platting of the 1868 Townsite south of the railroad tracks never did come to fruition.

⁴ Carol Roland-Nawi. Central Davis Historic Conservation District Historical Resource Study and Context Statement for the Central Davis Historic Conservation District, Davis, California, 2003. p. 8-9.

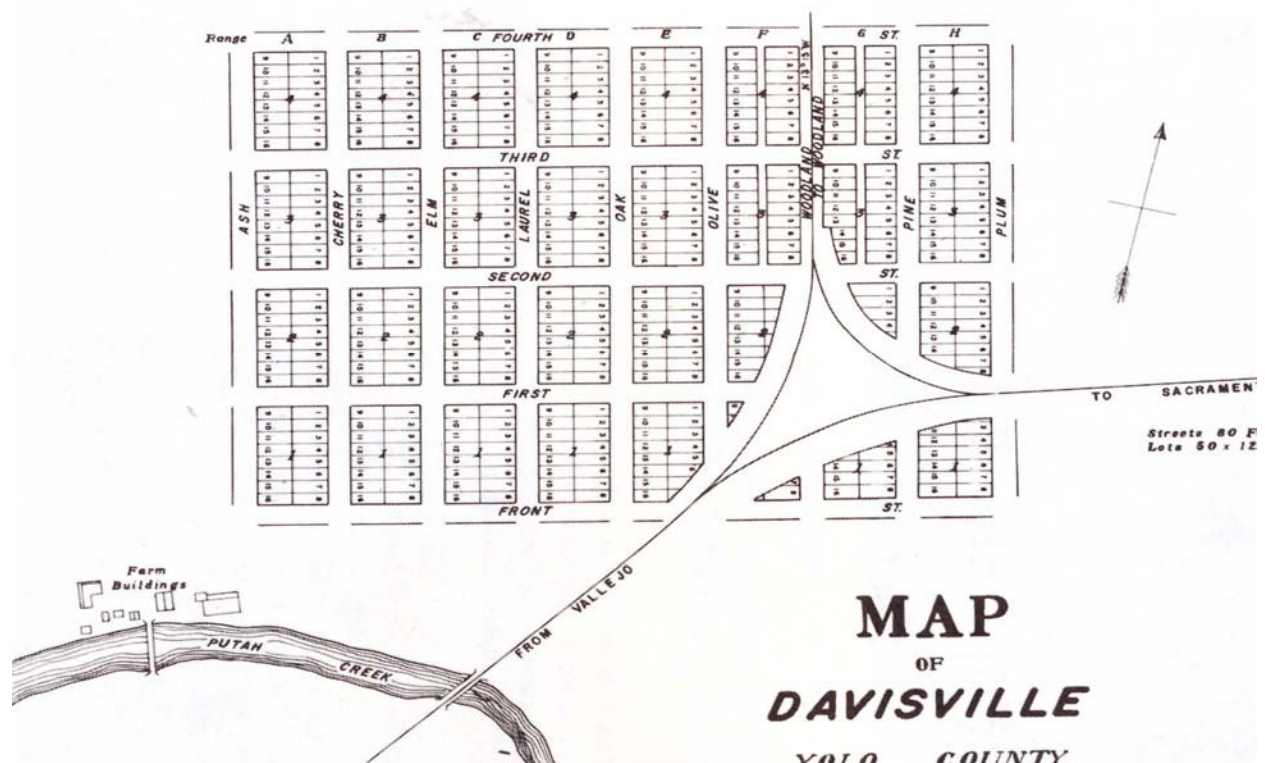


Figure 2: Original Plat Map of Davisville, California, 1868 (Roland-Nawi 2003; Courtesy of Hattie Weber Museum).

During the 1850s through the 1870s, Yolo County was a prosperous agricultural area of grain cultivation, particularly wheat. The railroad junction provided a natural shipping point and the availability of transportation led to the creation of processing and packaging plants that made shipping more efficient. In addition to the convenience of its location, Davis had the advantage of being one of the first towns “on the line” and thus enjoyed a slight advantage over other agricultural towns that the railroad reached later, such as Winters. Attracting an initial population of approximately 350, Davis emerged as a community whose economy was largely based upon agricultural shipping, processing and storage. With the exception of the lumber yard, still in the same location, but much altered, few if any buildings survive from this period in the history of Davis.⁵

Most of the commercial development in Davis was originally along G Street, creating a tightly packed, linear business district not far removed from the railroad transportation corridor and the main depot. Financial services, however, remained centered in Woodland, the county seat, until 1910 when the

⁵ Roland-Nawi, p. 9.

Bank of Yolo established the first bank in Davis, now a city Landmark. A disastrous fire in 1916 destroyed many of the original nineteenth century downtown buildings, followed in 1919 by another fire along G Street. Most of the current commercial buildings in the core downtown date from 1914-1954, with some contemporary infill, and encompass a range of styles from Prairie Style office block to streamline Art Moderne.⁶

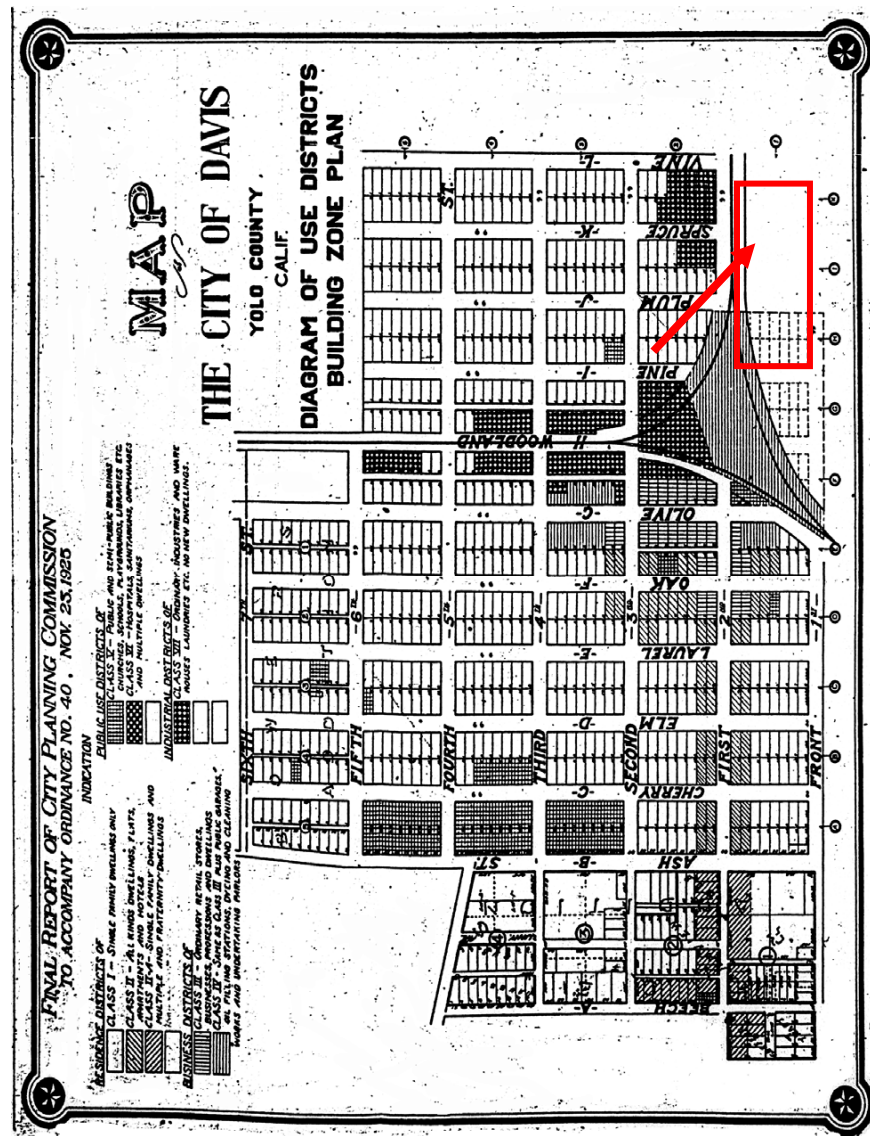


Figure 3: City Planning Map of Davis, California, 1925.
Note that the project site, illustrated by the red box,
continued outside the City Planning Map of Davis in 1925.

⁶ Roland-Nawi, p. 10.

Once established the city grew slowly, adding a mere ten citizens per year; a growth rate that did not accelerate until the early 1900s, when the second crucial economic event occurred in Davis' history. The roots of University Farm began in the 1860s, when a strong element within the farming community argued for a separate agricultural college that would address the practical aspects of educating farmers. On March 23, 1868, the California legislature took advantage of the federal Morrill Act of 1862, and established the University of California as the state's land grant institution of higher education. Consequently, by the end of the nineteenth century, many of the most pressing problems of agriculture were being addressed through University research and Extension programs, as well as by the state's regulatory agencies for viticulture, horticulture, and quarantine for plant and animal disease control, which were established in the 1880s. Having the college in close proximity to Yolo County agriculturalists certainly enhanced their knowledge of scientific farming and helped propel the county's agriculture both economically and technically.⁷

By the 1890s horticultural crops became more lucrative for some farmers than grain-growing or stock-raising, and a new generation of cooperative organizations formed. Two of the most successful cooperatives, the Davisville Almond Growers' Association and the Winters Dried Fruit Company, were incorporated in 1897. These two cooperatives were not the first in the state, but were clearly some of the earliest organizations of their type. Prior to the 1890s there was quite a bit of resistance by farmers to remain independent. Other cooperatives that formed in the Woodland and Winters areas also gave growers bargaining power with creameries, canneries, and fruit packing and shipping companies. At the same time costly reclamation projects along the Sacramento River and in the Yolo Basin helped prevent winter flooding and brought more land into agricultural production for an increasing number of farmers who came to settle in Yolo County.⁸

The establishment of what was commonly known as "University Farm" propelled the city into a new period of sustained growth. The University recruited bright, well educated faculty and students who sought an academic program rich in new technologies applied to all forms of agriculture. In the early 1900s, California was on the cutting edge of breakthroughs in the science of agriculture and the state's farmers vastly outpaced the rest of the nation in purchasing new and modern equipment for a wide range of crops and conditions. The history of the University Farm campus began in 1905, when Governor George Pardee signed legislation creating a "University Farm" for the College of Agriculture of the University of California. Previous to 1905, the College of Agriculture, associated with the University of California, Berkeley

⁷ Joann Leach Larkey. *Cooperating Farmers: A 75-Year History of the Yolo County Farm Bureau*. The Bureau, Woodland, California. 1989.

⁸ Ibid.

campus, was to be sited on a large 778 acre parcel of land where "practical agricultural education" could be conducted.

The ensuing competition among the state's agricultural communities for the "Farm" was fierce with sixty-nine different sites originally considered by the selection committee. Recognizing the competition posed by the development of a college adjacent to the city boundary, Davis quickly organized a citizens committee, known invariably as the Davis Chamber of Commerce, to promote Davis' virtues as a future campus and university town. Martin Sparks, a large landowner to the west of the original town plat, pledged to offer his property for a campus, while other members of the committee assembled a booklet describing the City's advantages, including the city's prominent location as a railroad junction that provided passenger service from the Bay Area.

In 1906, Davis greatly enhanced its position by making a major contribution in underwriting the sale of parcel and the purchase of water rights. By 1907, the first building was constructed, a residence for the Farm Director, which is reportedly still standing.⁹ The charter mission of the new college was to teach students the latest in agricultural methods and technology. The following January, regular classes began with a student body of 18. In 1906, the year the University State Farm property was acquired by the state, it consisted of approximately 779 acres, with a scattering of trees along Putah Creek, a dozen or so fig trees south of the old Soils Building (originally the Creamery), and a small group of older ranch buildings. In the spring of 1907 construction began on the new campus with the Creamery Building, the round stock judging Pavilion, Farm Manager's Cottage (the Faculty Club, now University House), and Cottage No. 2, which was built for the Creamery Manager. In 1908, following arrival of the first group of students, a water system was installed, consisting of tank and pump house, the Agronomy Building was built, North Dormitory, a Dairy Barn, and a Carpenter and Blacksmith Shop. During this same year the first shade trees were planted along Shields Avenue. By 1921, there were approximately 21 buildings or structures built inside the campus.¹⁰

The 1920s ushered in a new phase of construction within the University Farm. In 1922 the "Farm" initiated its first four year degree program. A campus building plan prepared in 1922, lists John William Gregg as landscape architect, William C. Hays as principal architect, and Harry Groll Newton as collaborator. Hays apparently designed the Dairy Industry (Roadhouse Hall 1922), the Horticulture Building (1922-1970), Agriculture and Engineering Building (Walker Hall 1927), and the Animal Science Building (1928). The 1922 site plan for campus buildings was reportedly incorporated into C.F. Cheney's 1927 master plan for the City of Davis. The Davis campus expanded over the early decades of the 20th century from a working farm into a branch of the

⁹ EDAW, UC Davis Historic Context and Overview, April 2009, p. 2-5; 2-6.

¹⁰ Joann Leach Larkey. "Portraits of the Past: Regents Adopt a Building Plan for the University Farm," *Davis Enterprise*, May 11, 1972.

College of Agriculture, ultimately becoming a general campus of the University of California in 1959. By 1930 the campus grew to encompass roughly 1000 acres.¹¹

The early campus architecture of both University State Farm, Davis and U.C. Berkeley shared a common vocabulary, influenced by two-story, rectangular Craftsman Architecture, particularly shingle clad buildings. Several of the first Davis buildings were sited around the main Quad, a field that would form the core of the campus. Despite the predilection of early Davis architecture following in the footsteps of Craftsman design, the work of Architect William Hays in the early 1920s was fundamentally different. William Charles Hays (1873-1963) was born in Philadelphia and received his bachelor's degree in architecture in 1893 from the University of Pennsylvania. After graduating, he studied at the American Academy in Rome and in Paris and traveled through Europe and in Egypt. Hays began his own practice in 1894 in Philadelphia and moved to San Francisco in 1904 where he started a practice in 1908. Hays was professor of architecture at UC Berkeley from 1906-1943 and served as acting director of the school from 1917-1919.¹²

Hays was a Fellow of the American Institute of Architects and a charter member of the Beaux-Arts Institute.¹³ Hays' most notable work falls in the school of "Classicism," particularly his designs of Beaux-Arts buildings. William Hays and John W. Gregg completed a Beaux-Arts plan for Davis that would have doubled the size of the Quad, replaced all the wood-frame buildings with more permanent structures, and formally planted the central open space. Although the plan was never implemented, several large more Classically inspired buildings were constructed around the Quad during the 1920s, reinforcing the established central open area.

In the 1940s, modern architectural designs began to take hold at the Davis campus. Characterized by a use of transitional spaces between of indoors and outdoors, asymmetrical plans, and simple materials and forms, modern design transformed the Davis campus. Thomas Church and Lawrence Halprin, two important figures in California modern landscape design, led this transformation, designing many of the landscapes at Davis through the 1940s, 1950s, and 1960s.¹⁴ As the campus embraced modern design, it also expanded its agricultural research programs, purchasing additional acreage west and south of the main campus. The growth and success of the agricultural programs at Davis and Riverside resulted in further expansion and later diversification within the university system.¹⁵ The evolution of architecture in

¹¹ Joann Leach Larkey. "Portraits of the Past: Regents Adopt a Building Plan for the University Farm," *Davis Enterprise*, May 11, 1972.

¹² University of California Berkeley, Environmental Design. "William Charles Hays, 1873-1963. www.ced.berkeley.edu/cedarchives/profiles/hays.htm. Accessed March 2013.

¹³ Ibid.

¹⁴ Silvio Barovetto, a landscape architect and son of Giovanni Barovetto, also participated in the redesign in the 1950s.

¹⁵ UC Davis Historic Context, 2-5.

Davis reflects a variety of influences including the architectural design ethos of the newly formed agricultural college, the income levels of its residents, topography, architectural plan books, and by local builders.

Since the 1980s various studies have been conducted in the City examining its historic resources, including the study of the subject property by Dennis J. Dahlin (2015). Historic maps, aerial photographs, historic documents, and oral history helped develop the context for land use within and near the project area. Based upon the 1907 USGS topographic quadrangle map, the earliest from the U.S. Geological Survey for Davis, there appears to be one building located within or near the project area at the top of the "D" in Davisville (Figure 4). This may have been a barn described by Robert Jordan, grandson of Giuseppe "Joseph" Callori, who stated a barn once existed behind 113 and 115 Hickory Lane. The barn was demolished in the 1960s.¹⁶



Figure 4: USGS 1:62500' Davis, California Topographic Map, 1907.

Red arrow indicates a building or structure within the project area.

By 1915 (Figure 5), there appears to be two buildings or residences that are illustrated south of the railroad right of way. The residence or structure to the

¹⁶ Robert Jordan. Personal communication, January 7, 2016.

right is the same one as illustrated in 1907. The residence or structure to the left above the D in Davis was located within Slatter's Court and may represent the first building constructed in the court.

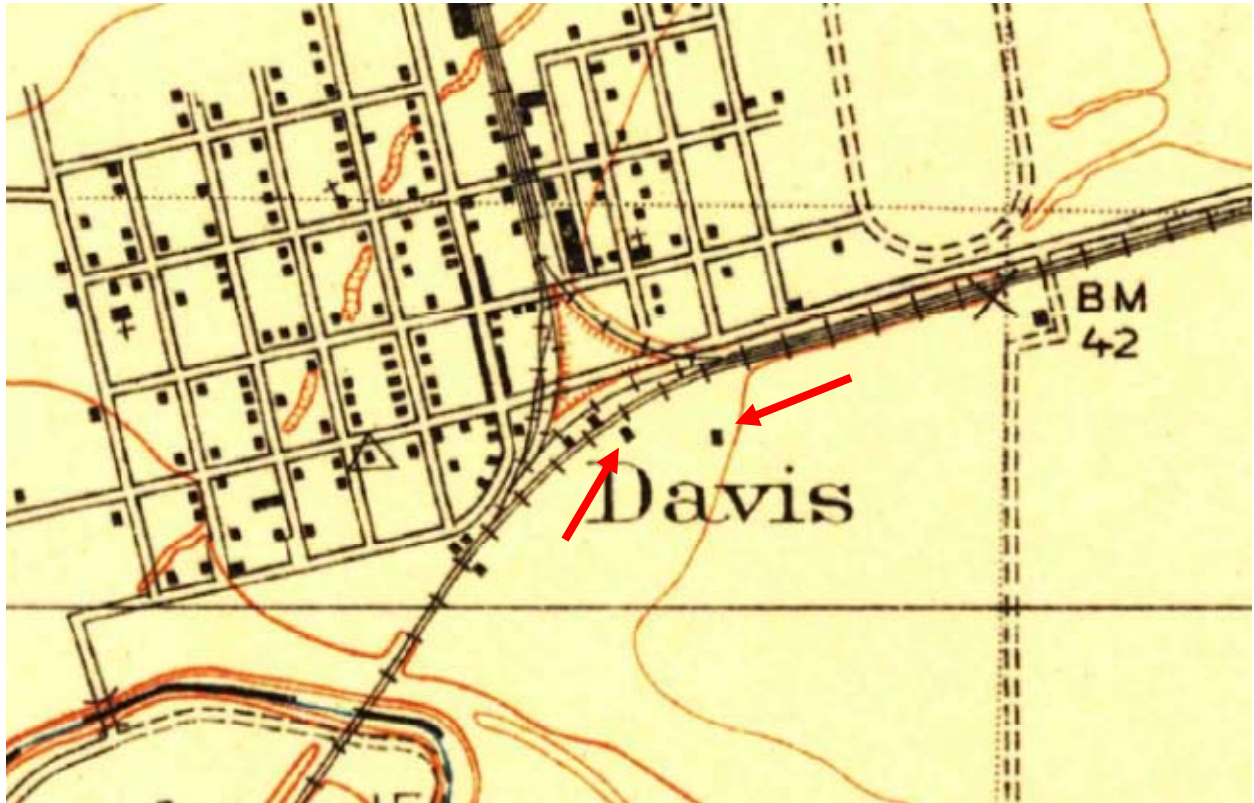


Figure 5: USGS 1:62500' Davis, California Topographic Map, 1915.

By 1952 (Figure 6), the area bordering the railroad right of way to the south had been developed with homes and a few scattered businesses. The building that appears in the 1907 and 1915 topographic maps has apparently been demolished or moved. There is some evidence of an older residence behind the mature cork oaks along Olive Drive, but that building or structure lies east of the Kober Apartments. Certainly, by 1952 Slatter's Court was fully developed, as are seven cottages to the east once owned by Giuseppe "Joseph" Callori.

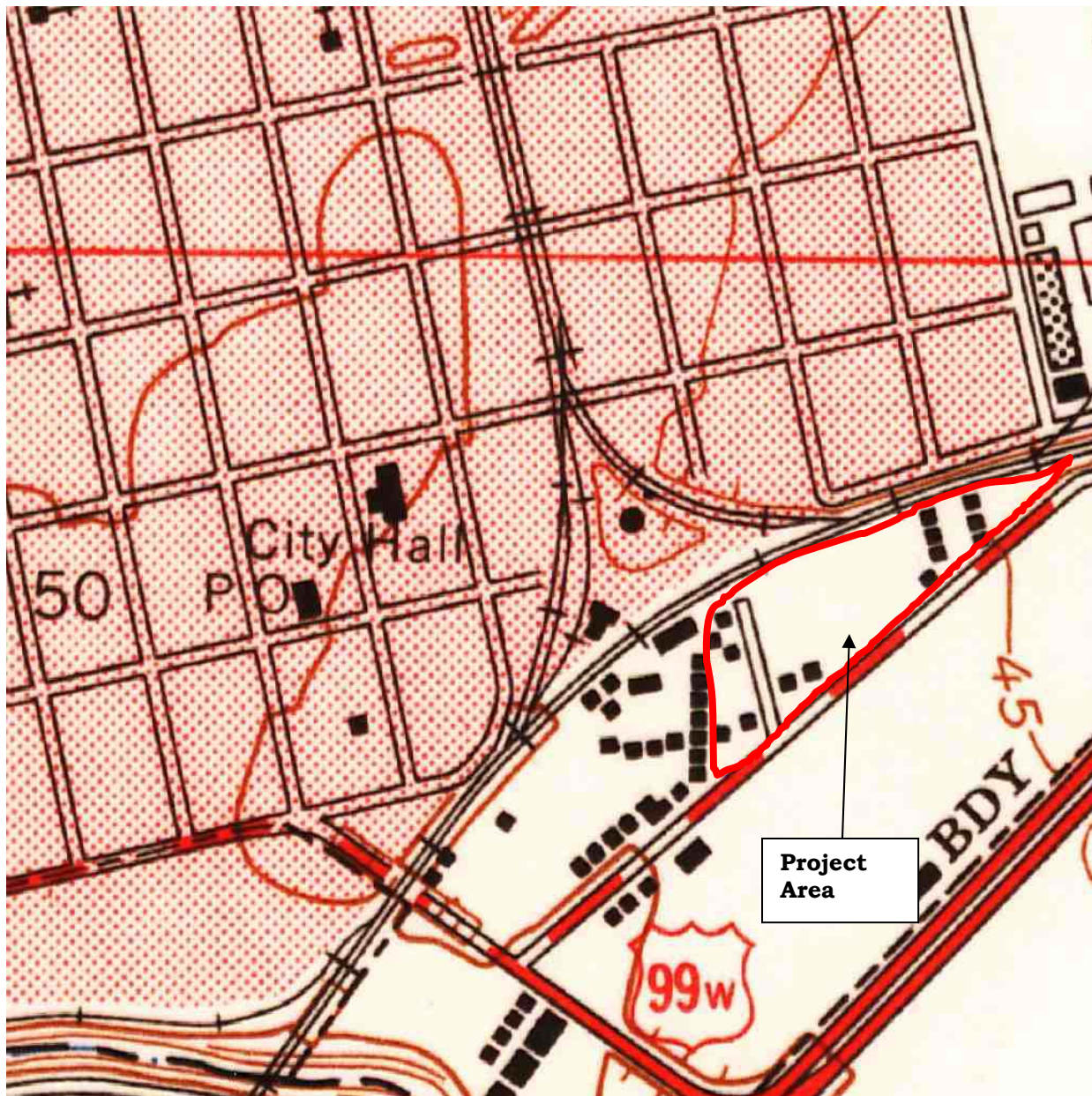


Figure 6: USGS 1:24,000' Davis, California Topographic Map, 1952.

An aerial photograph taken in 1952 verifies the infill that occurred within the project area, although the Kober Motel had yet to be built. By 1952, no development had occurred in the parcels south of Olive Drive across the street from the project site.

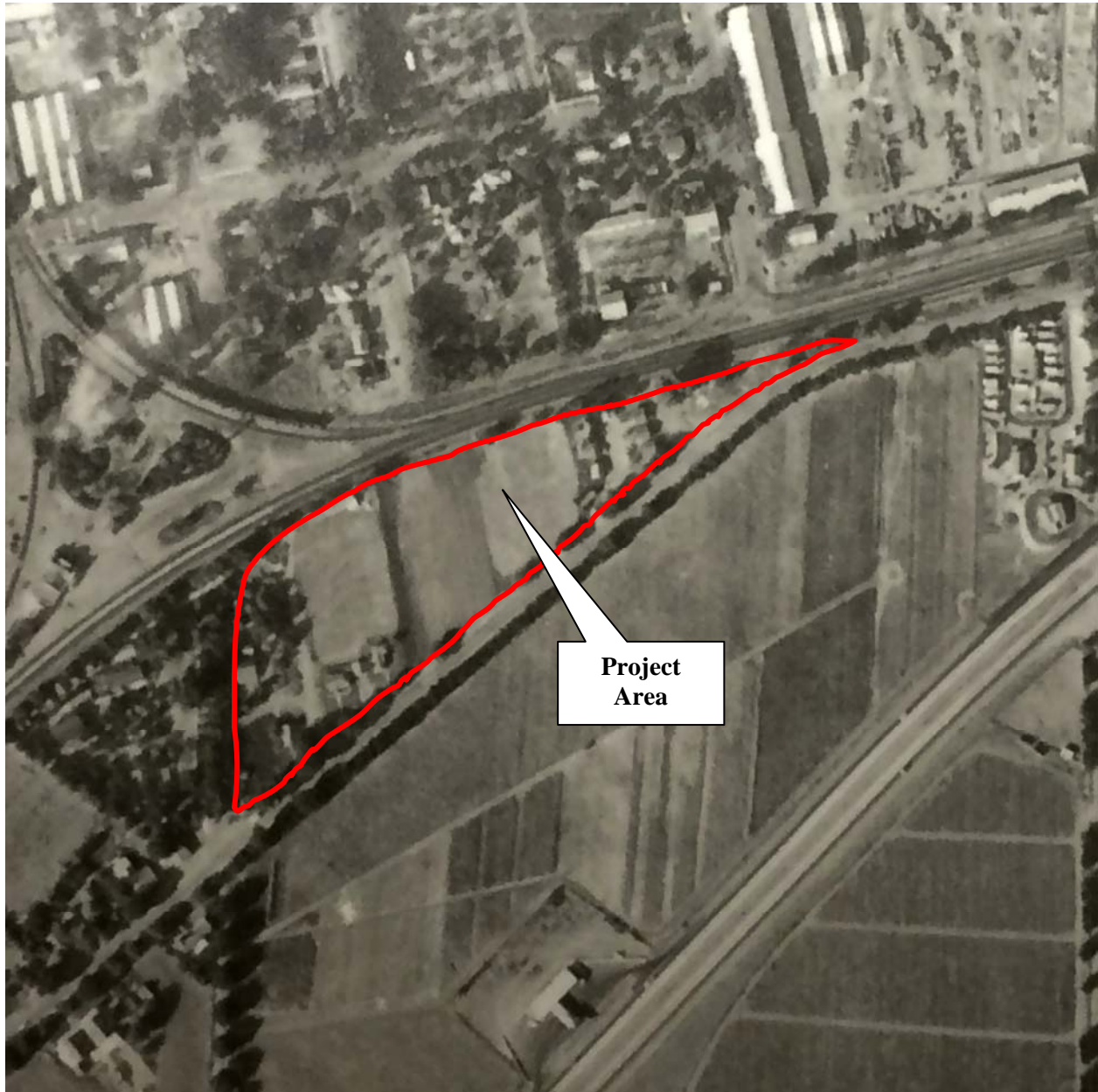


Figure 7: Aerial Photograph of south Davis, 1952 (Courtesy of U.C. Davis Shields Map Library, Special Collections, Davis, CA).

The 1968 USGS topographic map (Figure 8) shows continuing infill within the project area, including the construction of the Kober Motel and to the left of it two residential homes - 1207 and 1185 Olive Drive. The residence at 118 Hickory Lane was reportedly built between 1952 and 1968. One of the Callori rental cottages appears to have been demolished or moved by 1968, due to the fact that there are only six cottages remaining. Figure 9 illustrates a similar pattern of development without any major changes.

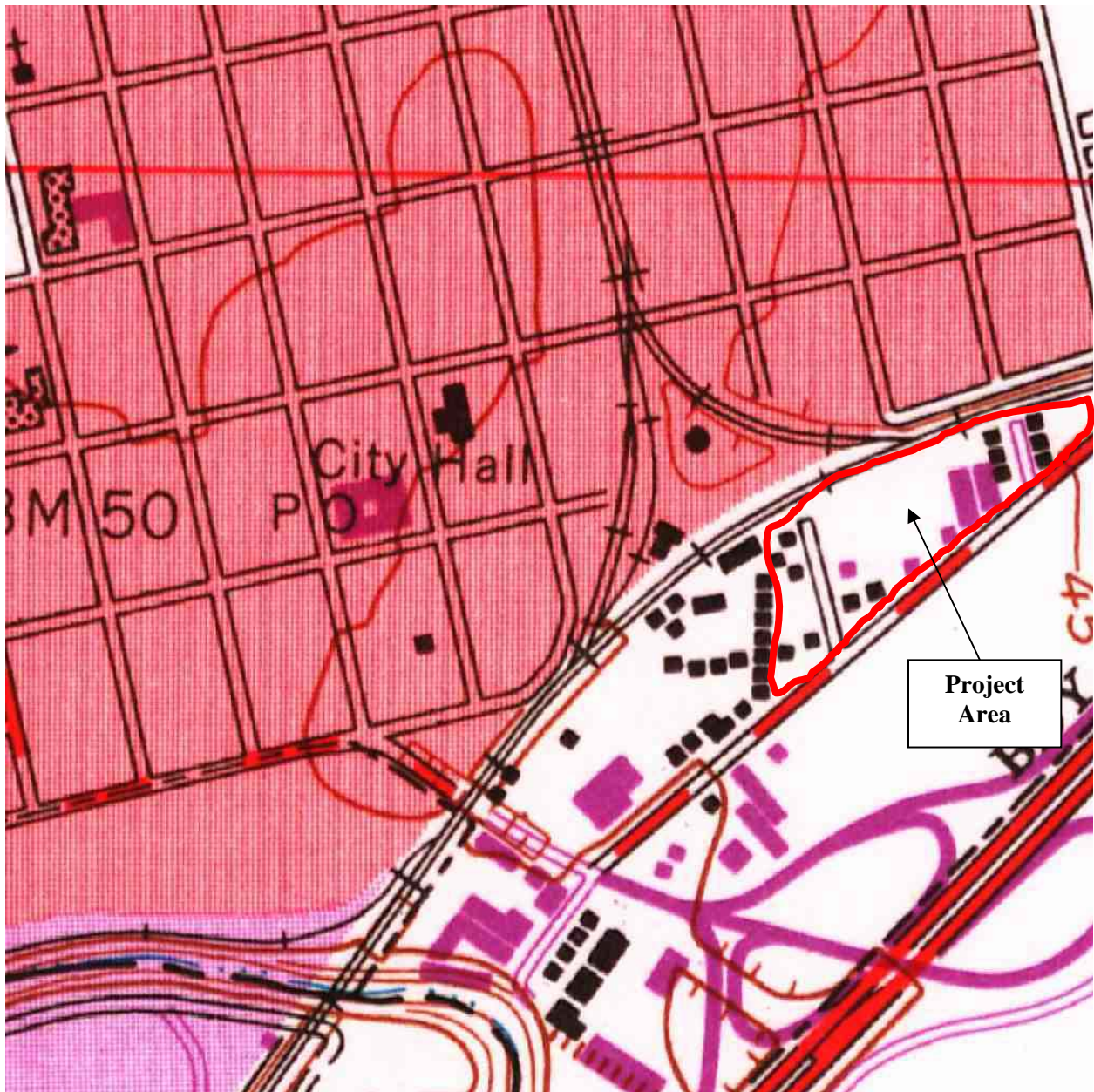


Figure 8: USGS 1:24,000' Davis, California Topographic Map, 1968.

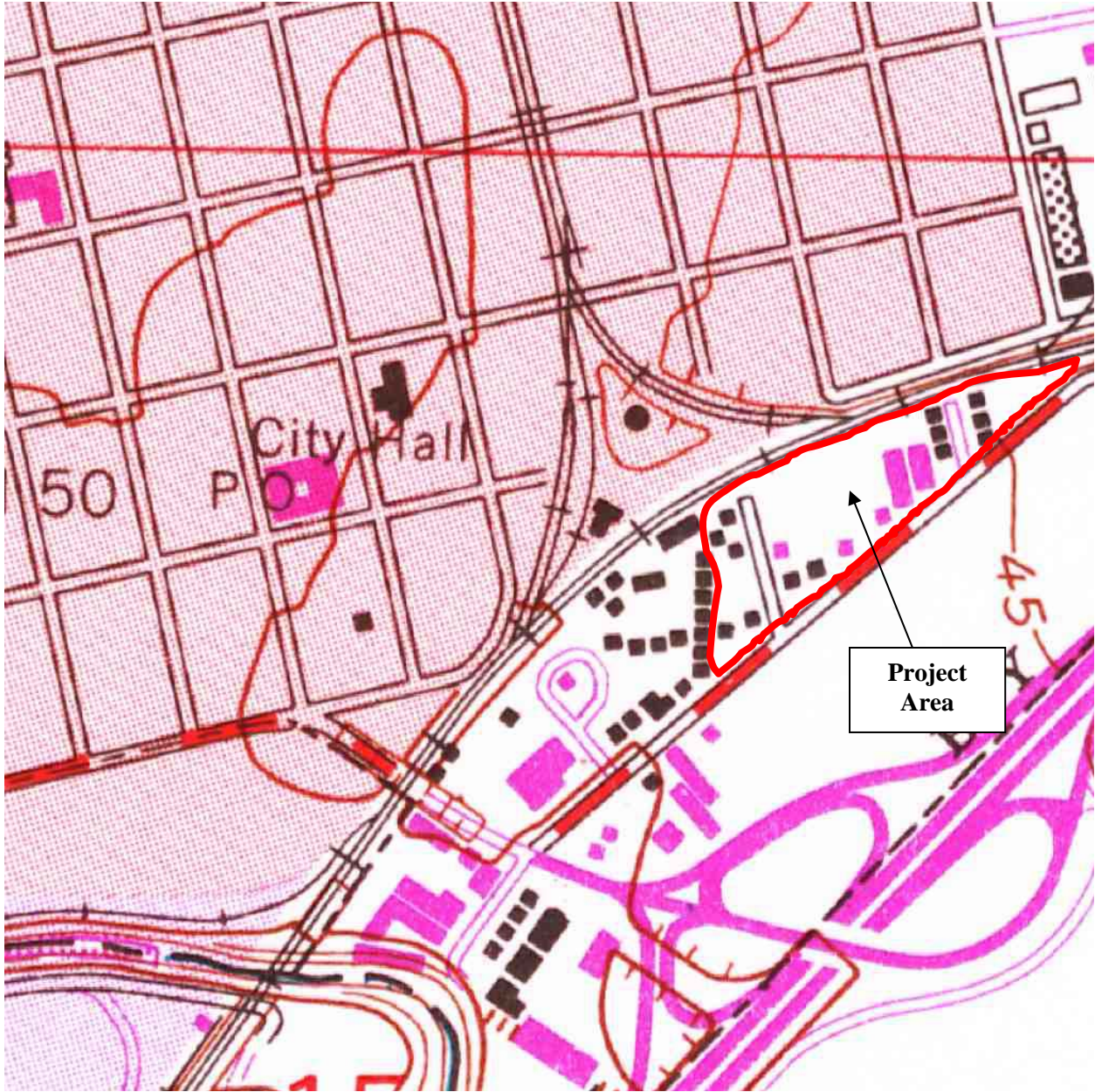


Figure 9: USGS 1:24,000' Davis, California topographic map, 1981.

D. Property Ownership History

The progenitor of the project site was Giuseppe “Joseph” Callori, who was born in Italy in 1874 in the Ligurian village of Pignona, within the province of La Spezia, near Genoa.¹⁷ According to U.S. Federal Census records he immigrated to the United States in 1907 and eventually settled in Davis. Before leaving Italy, Giuseppe had married Maria Catarina Ricci. Leaving behind Maria, their three-year-old daughter Irene, and their infant daughter Linda, Giuseppe immigrated through Ellis Island in 1907 to establish a new life in America for his young family. Maria immigrated to the U.S. with their young daughters in 1911. She gave birth to their first American-born child, Fred, in 1912, followed by Joseph in 1918, and daughter Dora Josephine in 1921. The descendants of the Callori children have retained ownership of the project site since the acquisition of the property by Giuseppe Callori.



Figure 10: Callori family group photograph, circa 1930. Seated, from left to right: Giuseppe, wife Maria, and brother Pietro Callori. Standing, left to right: Fred, Irene, Dora, and Joseph (Courtesy Sandra Fuentes).

¹⁷ Sandra Fuentes, Personal Communication, January 6, 2016.

Based upon U.S. Federal Census data, in 1920, Giuseppe and his cousin Bernard were living along present-day Olive Drive.¹⁸ Their primary occupation was truck farming. According to Robert Jordan, grandson of Giuseppe Callori, his grandfather was leasing land around the Yolo Bypass and growing a few crops on his own property on Olive Drive that he had acquired in 1925 for \$5,000.¹⁹ By the 1920s truck farming had become a major business in Sacramento and Yolo counties. Generally truck farmers leased agricultural land and paid the owner part of the proceeds from the sales or simply paid a monthly lease amount. Besides immigrants from Italy, Japanese and Filipinos engaged in a similar occupation in Yolo County. Giuseppe's nephew, Richard Ricci, was a well-known local Italian-American who had a farm to the east of the Callori farm, south of present-day Interstate 80. Giuseppe's brother, Pietro, or "Pete" as he was known, also owned land and farmed on Olive Drive, west of Richards Boulevard.

By 1930, according to U.S. Federal Census data, Giuseppe Callori, now aged 55, owned his own farm (9 acres along Olive Drive), where he lived with his wife, Maria, aged 49 years; son Fred, aged 17 years; son Joseph, aged 12 years; and daughter Dora, aged 9 years.²⁰ By the 1930s the Callori family appear to have been living at 115 Hickory Lane, just east of Slatter's Court. According to granddaughter Sandra Fuentes (nee Callori), Joseph and Maria subsequently lived at 1041 Olive Drive, to the west of the project area and north of the present-day In and Out Burger restaurant.²¹ Giuseppe Callori never became a naturalized citizen of the United States, which would have allowed him to vote and obtain other rights granted solely to citizens of the United States.

Between 1937 and 1944, Giuseppe Callori reportedly built seven cottages that served the family as rental income at what became known as "Callori Court."²² To the west of the Callori property was "Slatter's Court," which had been developed by Joseph Slatter around the time when the new State Highway was being built in the 1920s. In the 1940 United States Federal Census, Joseph Slatter is listed as 53 years of age and born in Wisconsin. Based upon United States Federal Census data, Slatter's Court was occupied by Dust Bowl Migrants during the 1930s and 1940s. The migrants included families from Oklahoma, Texas, Missouri, and Arizona.²³

Through the late 1940s to the present day, descendants of Giuseppe and Maria Callori, including members of the Callori, Jordan, and Maggiolo families, retained ownership of the Callori Farm along Olive Drive. In addition to the family farmhouse located at 115 Hickory Lane and Callori Court on the far east

¹⁸ United States Federal Census, Putah Township, Yolo County, California, 1920.

¹⁹ Robert Jordan, Personal Communication, January 5, 2016.

²⁰ United States Federal Census, Putah Township, Yolo County, California, 1930.

²¹ Sandra Fuentes, Personal Communication, January 6, 2016.

²² Ibid.

²³ United States Federal Census, Davis, Yolo County, California, 1940. Robert Jordan also recalled that many of the Callori properties were occupied by "Dust Bowl" migrants as well.

end of the Callori farm, several houses were constructed on the property by or for Giuseppe and Maria Callori and their adult children from 1937-1957, including 1037 Olive Drive, 1041 Olive Drive, 1051 Olive Drive, 1111 Olive Drive, 1123 Olive Drive, 1165 Olive Drive, 1185 Olive Drive, 1207 Olive Drive, 113 Hickory Lane, and 118 Hickory Lane. The 1940 United States Federal Census lists Earl and Irene (nee Callori) Jordan, parents of Joyce, Ann Jeanette, and Robert Jordan, living on the Callori Ranch along present-day Olive Drive. Earl and Irene lived at 113 Hickory Lane. Earl Jordan is listed as a gardener in the 1940 United States Federal Census.

Giuseppe and Maria Callori deeded property from their original 9 acre farm to their son Joseph, who developed the Davis Mobile Home Park, which is still operating, located to the west of the project site and east of Richards Boulevard.²⁴ Joseph, his wife Lois, and son Joseph Arthur lived for many years in the Callori house located at 1123 Olive Drive until, in the 1970s, Joseph built and operated a popular Italian restaurant at that location; in homage to his father, the restaurant was named Giuseppe's.

Over the next few decades, Callori family members continued to construct and occupy new buildings on the Callori Ranch or Farm, such as the property at 1165 Olive Drive, which was built in the late 1940s. In 1946, Dora Callori married Joseph Maggiolo of San Francisco, and they lived for a time in the residence at 118 Hickory Lane, until moving to the Bay area in 1947, where they raised children Donna, Joseph Jr. and Gary. Dora Maggiolo (nee Callori) retained ownership or part ownership of multiple properties on Olive Drive until her death in 2015 at the age of 93.

The properties at 1185 and 1207 Olive Drive were constructed in the late 1950s. Giuseppe Callori apparently commissioned the construction of 1207 Olive Drive, which was the last residence for Giuseppe and Maria Callori. Giuseppe died at the age of 82 in 1957; Maria died at the age of 83 in 1965.

The residence located at 1185 Olive Drive was the home of Giuseppe and Maria's oldest son, Fred Callori, and his wife, Louise Stefani Callori, and their six surviving children, Elaine, Linda, Frederick, Sandra, Steven, and Kevin. Louise Stefani was the daughter of Marco and Minnie Stefani, also well-known and respected Italian natives, who owned and ranched the south Davis area which would later be known as Willowbank. After losing his wife Louise in 1977, Fred Callori continued to live and farm on Olive Drive until his death, at age 81, in 1994. He carried his agricultural roots into his professional life, working for 40 years in the Agricultural Services Division of the University of California, Davis (UC Davis). Four of his six children would graduate from UC Davis, as did two of his grandchildren. After retiring from UC Davis in 1977, he

²⁴ Sandra Fuentes. Personal communication, January 2016. Sandra believed that the property transfer occurred in the 1950s.

was a familiar face at the Davis Farmer's Market, where he sold homegrown vegetables and persimmons to local residents.²⁵

In 1957, Giuseppe Callori sold a portion of the ranch to a Mr. Martino who later sold the parcel to Frank Kober, who built a motel on the property. In the late 1980s, Kober moved several cottages onto the rear of the property and created additional rental units.²⁶

The properties at 1185 and 1207 Olive Drive were constructed in the late 1950s. Giuseppe "Joseph" Callori apparently commissioned the construction of 1207 Olive Drive, and Fred, his son, lived for a time at 1185 Olive Drive. In 1957, Joseph Callori sold a portion of the ranch to Frank Kober, who built a motel on the property. In the late 1980s, Kober moved several cottages onto the rear of the property and created additional rental units.²⁷



Figure 11: View looking north at one of the remaining Callori Cottages, built between 1937-1944. At one time there were seven cottages. The exterior stucco was applied by hand and the wood windows appear to be original, although at one time the cottages were clad with wood siding.

²⁵ Jordan 2016.

²⁶ Ibid.

²⁷ Ibid.

The story of the Callori family reflects an important part of the history of Davis as it relates to Italian immigrants and the challenges and hardships that faced assimilating into their new lives in California's Sacramento Valley. Like other newly arrived immigrants, Giuseppe and Maria Callori sought a better life for their family, who in later generations attended the University of California, Davis and contributed to the culture and wealth of the city.

The historic development of south Davis and Olive Drive is primarily associated with the creation of the State Highway, which became part of the Lincoln Highway, and later old US 40. Prior to 1910, the main road leading to Davis from the east was along 2nd Street, north of the railroad right of way. The original 1913 route of the Lincoln Highway followed what is now Highway 99 south to Stockton. From there, I-205 and I-580 now parallel much the same route the Lincoln Highway took leading into Oakland. A ferry once crossed the bay from Oakland to San Francisco.

In 1927, the Lincoln Highway was realigned to follow a route over the Yolo Causeway through Davis, Vallejo, and Berkeley, where a ferry took Lincoln Highway drivers to San Francisco. The Lincoln Highway wound directly through the heart of Davis. From the east the route followed what is now County Road 32A, and as it approached the city, it followed south of the present-day Union Pacific Railroad tracks, along Olive Drive, and under the Richards Boulevard underpass. The road then turned left onto First Street, right on B Street, and then heading west toward Winters via what is now Russell Boulevard, passing the original entrance to UC Davis. Today, the Lincoln Highway route as it passes through Davis is more symbolic since numerous alterations have occurred to the original road alignment.

The segment through Davis and Dixon was part of a realignment that occurred in 1927–1928.²⁸ To date the segment through the project area, however, is not officially designated or listed as a "historic property" either individually or as part of a historic district, by the City of Davis, State of California, or the federal government.

²⁸ Raney Planning and Management, Inc. Draft EIR. Mace Ranch Innovation Center Project. Prepared for the City of Davis, August 2015.

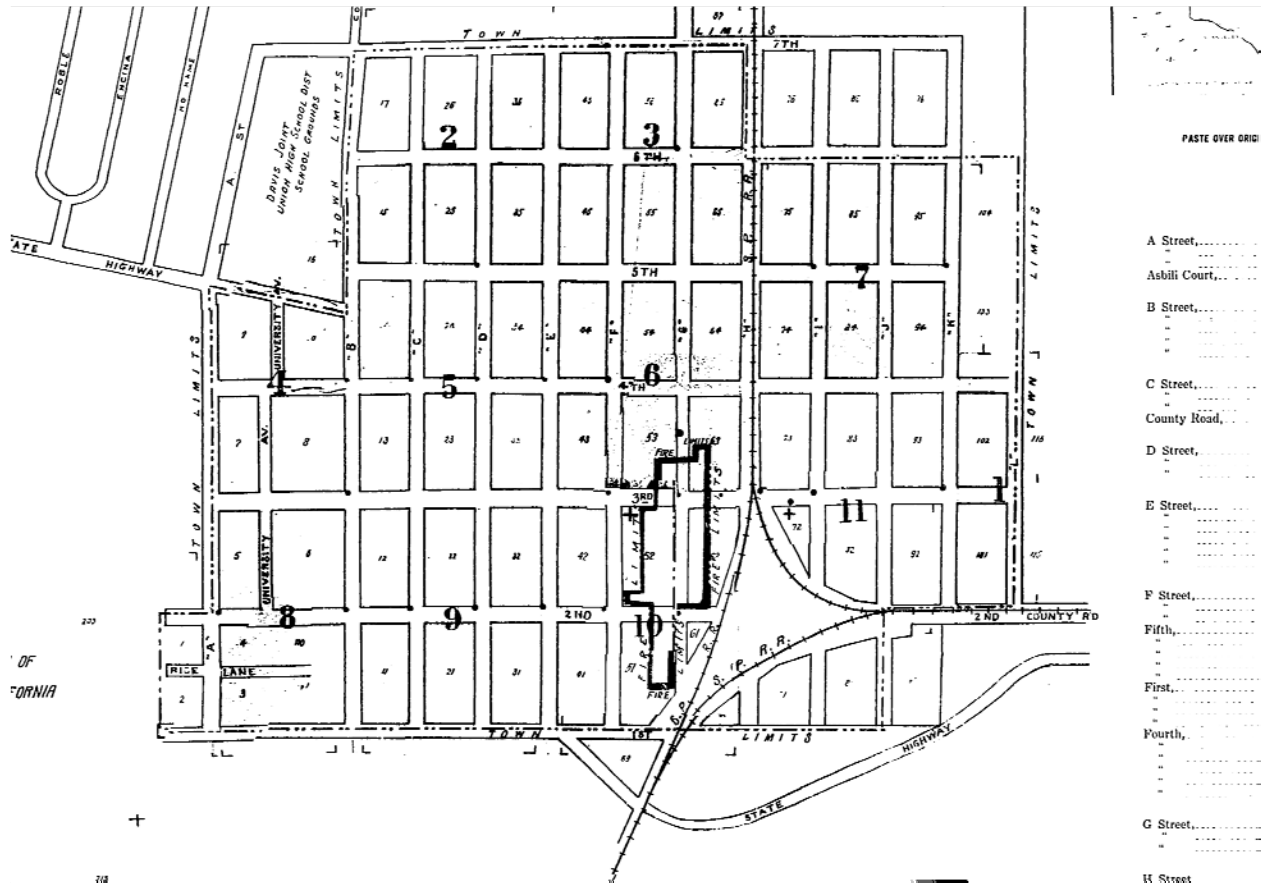


Figure 12: Sanborn Fire Insurance Map Index, Davis, California, 1921-revised 1941. The lower right section of the map illustrates the Davis City Limits in 1941 and a portion of the project area. The road labeled "State Highway" (part of the Lincoln Highway) follows present-day Olive Drive. The old county road once followed 2nd Street bordering the railroad tracks.

Unlike the downtown core of Davis, the south end of town remained largely rural interspersed with a scattered residences, small orchards, auto courts, and several service stations. Callori and Slatter may have acquired land at the margins of the city because it was cheaper than land north of the railroad right of way, or perhaps because they recognized the advantage of being on the margins of the city where they had more freedom to develop their property as they chose. Whatever the reason, the pattern of development along Olive Drive was geared towards the new highway and many of the properties built north of the highway were modest and provided some respite from the tight rental market in the city during the 1930s-1950s.

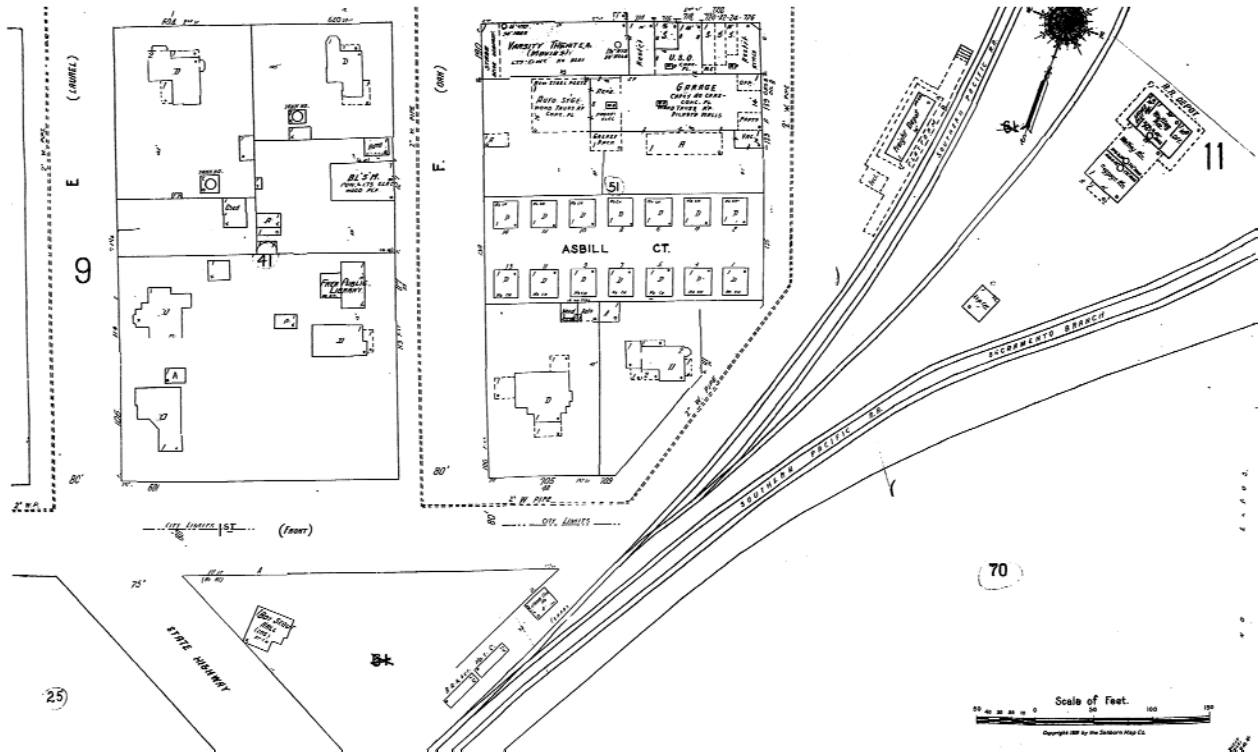


Figure 13: Sanborn Fire Insurance Map, Davis, California, Sheet 10, 1921-revised 1941. The map illustrates land use along the railroad right of way. Near the center of the map is Asbill Court, a group of rental cottages that mirror Slatter's Court and the Callori Cottages along Olive Drive.

By the late-1940s, commerce through Davis began to increase, in part due to an improving economy, expansion of the university, and traffic along US 40 between Sacramento and points west. In 1942, the Davis-Dixon Cut-off was opened to through traffic. The new cut-off was expected to save roughly 150,000 vehicle hours by creating a straighter link between Davis and Dixon and avoiding cross-town traffic congestion.²⁹ The newly created bypass was a blessing for some and a curse for others who relied on cross-town highway traffic as their main source of revenue. The 7.3 mile cut-off relinquished Olive Drive as part of the State Highway system.

²⁹ *California Highway and Public Works*. "Davis-Dixon Cut-off on U.S. 40 Open; Saves 150,000 Vehicle Hours." October 1942: 10-12.

At that point, development along present-day Olive Drive seems to have slowed until the late 1950s. In 1957, Frank Kober purchased a narrow, rectangular parcel of land surrounded by the Callori family ranch and built a motel.³⁰ The motel served travelers along US 40 and later I-80 through the circa 1970s, when it was converted to apartments (Figure 14).



Figure 14: Kober Apartments, formerly the Kober Motel, 1225 Olive Drive, looking north.

³⁰ Dennis J. Dahlin. Historical Resources Analysis with supplementary photos: Proposed Olive Drive Area Building Demolition, 115 Hickory Lane and 1233 Olive Drive, Davis, California, February 23, 2015; revised September 5, 2015.

IV. DESCRIPTION OF THE PROPERTIES

The following properties were formally recorded and evaluated for this project: 1111, 1165, 1185, 1207, 1225 Olive Drive, and 113 and 118 Hickory Lane (Figure 15). The residences at 1233 Olive Drive and 115 Hickory Lane were formally recorded and evaluated by Dahlin in 2015.

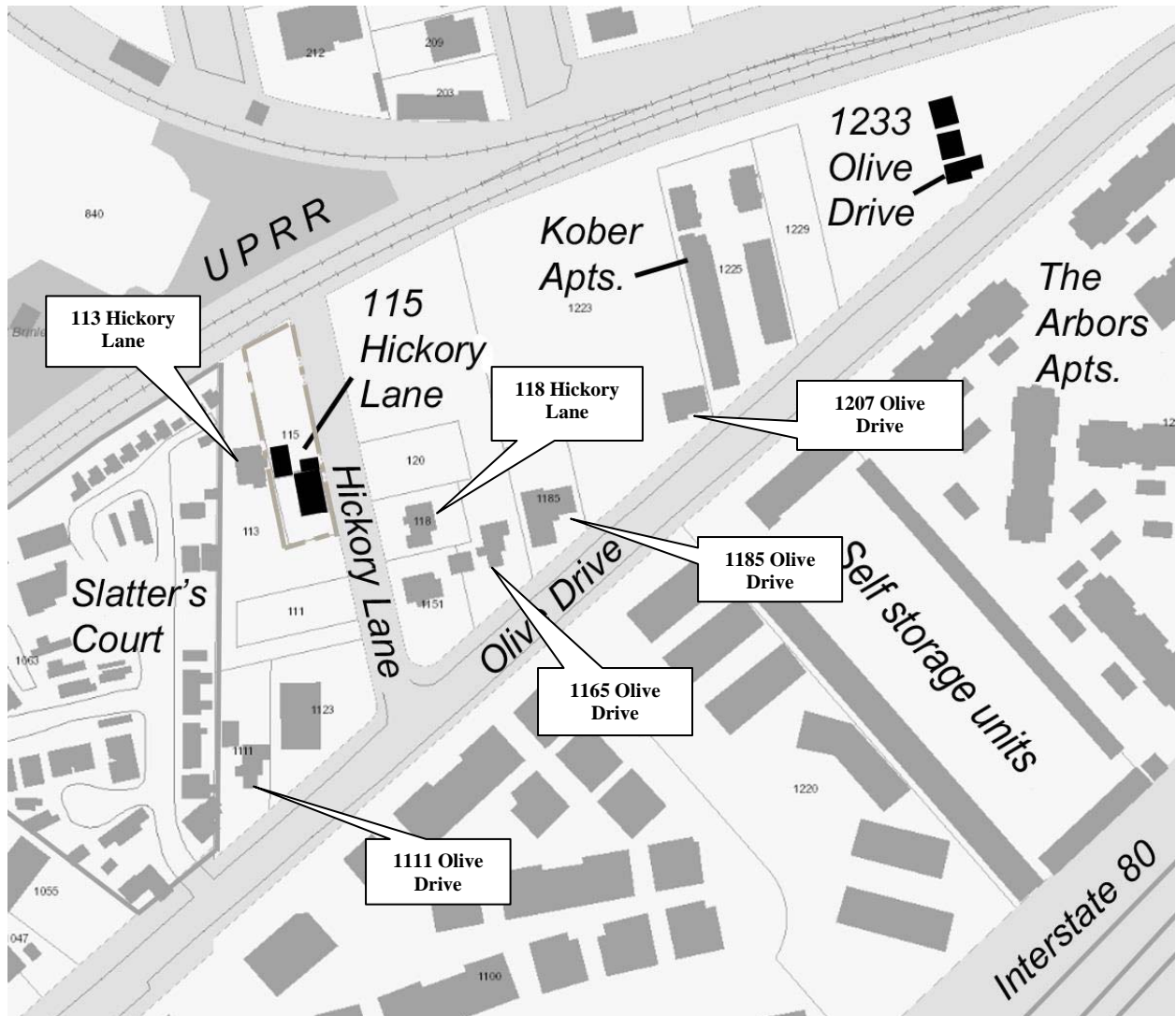


Figure 15: Parcel Map of the Project Site, illustrating the evaluated properties.



Figure 16: Title Survey Map of the Project Site.

The vesting or ownership of the project site is described in the First American Title Company abstract of title as follows:

Donna Stevenson, Gary Maggiolo and Joseph Maggiolo, Successor Co-Trustees of the Exemption Trust under the said "Joe P. and Dora J. Maggiolo Trust", subject to item No. 35, as to Parcels One, Six, Seven and Eight; Callori Group, LLC, a California limited liability company, as to an undivided 2/3 interest and Donna Stevenson, Gary Maggiolo and Joseph Maggiolo, Successor Co-Trustees of the Exemption Trust under the said "Joe P. and Dora J. Maggiolo Trust", subject to item No. 35, as to an undivided 1/3 interest, as to Parcels Two, Three and Four; Joyce Jordan, Jeannette Jordan, Robert Jordan, Donna Stevenson, Gary Maggiolo and Joseph Maggiolo, Successor Co-Trustees of the Exemption Trust under the said "Joe P. and Dora J. Maggiolo Trust", subject to item No. 35 and Callori Group, LLC, a California Limited Liability Company as their interest may appear of record, as to Parcel Five; Robert Jordan, as to an undivided one-ninth (1/9) interest; Jeannette Jordan, as to an undivided one-ninth (1/9) interest; Joyce Jordan, as to an undivided one-ninth (1/9) interest; Donna Stevenson, Gary Maggiolo and Joseph Maggiolo, Successor Co-Trustees of the Exemption Trust under the said "Joe P. and Dora J. Maggiolo Trust", subject to item No. 35, as to an undivided one-third (1/3) interest and Callori Group, LLC, a California Limited Liability Company, as to an undivided one-third (1/3) interest, as

to Parcel Nine; Callori Group, LLC, a California limited liability company as their interests may appear of record, as to Parcel Ten; Callori Group, LLC, a California limited liability company, as to Parcel Eleven.³¹

The abstract of title prepared by First American Title Company provides irrefutable evidence of the linkages to the various parcels to the Callori, Jordan, and Maggiolo families. It should be noted that the Slatters, another early twentieth century Davis family, also played an important role in development along present-day Olive Drive.

The following descriptions include the properties in the project area from east to west, with the exception of 1223 Olive Drive and 115 Hickory Lane that were recorded and evaluated by Dahlin in 2015.

A. 1111 Olive Drive

The single-family, single-story, wood frame residence dates to the early 1950s (Figure 17) reportedly as a rental property for the Callori family. The house sits on a narrow, level parcel fronting Olive Drive and abutting Slatter's Court to the west. Character defining features of the residence include a asphalt shingle shallow pitched hipped roof, stucco exterior wall surfaces, and irregular shape or massing, aluminum slider windows, and a wooden and lighted front entry door facing east with a shed roof porch above the concrete entry stoop. Access to the residence is via a paved asphalt driveway off Olive Drive.



Figure 17: 1111 Olive Drive residence, looking west from Olive Drive.

³¹ First American Title Company, Sacramento, California. Order Number: NCS-716663-SAC4, December 16, 2015.

B. 1165 Olive Drive

The subject property, which reportedly dates to circa 1946, consists of a single-story, wood-frame "L-shaped" residence with a hipped roof clad with asphalt shingles, stucco exterior wall cladding, exposed purlins below the roof eaves, and divided light wood-sash, and aluminum slider windows (Figure 18). The property was reportedly built for Callori family members and later became a rental. The house rests on perimeter concrete foundation and the paneled wood front entry door is accessed via several concrete steps. The house faces east instead of Olive Drive to the south and the rear or west elevation of the house includes a hipped roof addition which is likely a kitchen or bathroom. The house has no garage and parking is in the rear. The front of the house features mature trees, a prickly pear cactus, lawns, and a concrete walkway along its eastern edge.



Figure 18: 1165 Olive Drive residence, looking northeast from Olive Drive.

C. 1185 Olive Drive

The subject property, which reportedly dates to the late 1950s, consists of an "L" shaped single-story, wood-frame residence Ranch style residence (Figure 19). The property was occupied by Fred and Louise Stefani Callori. Character defining features of the residence include a shallow gable roof clad with asphalt shingles, stucco exterior wall cladding, aluminum slider windows, a brick skirt, and a two-car garage with a contemporary paneled roll-up aluminum garage

door. Each window is flanked by a wooden louvered shutter. The front entry door is sandwiched between the garage and the return on the main wall covered with a shed roof and accessed by a concrete stoop. Mature shrubs cover portions of the front of the house facing Olive Drive. The garage is accessed via a paved asphalt driveway.



Figure 19: 1185 Olive Drive residence, looking northwest from Olive Drive.

D. 1207 Olive Drive

The single-family, single-story, wood frame residence dates to the late 1950s (Figure 20). The property was occupied for a time by Giuseppe and Maria Callori. The house sits on a large parcel of land that continues west towards Hickory Lane. Character defining features of the residence include a hipped roof clad with asphalt shingles, a single-car garage to the right of the front entry door, a partial covered front porch, stucco exterior wall cladding, aluminum slider windows, decorative scroll-carved (diamond patterned) wood shutters flanking the windows, a solid paneled wood front door, and a brick skirt across the front of the home. A mature coastal redwood tree flanks the left side of the front yard and a second coastal redwood rises in the rear yard behind the wood fence. The front features a lawn divided by a concrete walkway and to the right concrete driveway.



Figure 20: 1207 Olive Drive residence, looking north from Olive Drive.

E. 1225 Olive Drive

The subject property known as the Kober Apartments reportedly dates to 1957, and was built as a motel fronting Olive Drive with 10 units (Figure 21). Today, the single-story wood-frame building is used as an apartment complex. The complex is characterized by two detached rectangular units that face each other with a central courtyard/driveway. Other character defining features include the low horizontal rolled asphalt roof with exaggerated roof eaves and exposed wood purlins on the gable ends, stucco exterior wall cladding, large horizontally oriented picture windows, and a brick skirt. Roof-top air conditioning units can be seen atop the roof of the some, but not all the apartments. The fenestration of each unit or apartment features a large picture window flanked by what appear to be two narrow single or double-hung wood windows. Beyond the flush panel (painted orange) entry doors are two pairs of wood-sash windows.

In the far north end of the parcel are two more detached building with four additional rental units, two per building. Unlike the front two buildings which reflect Mid-Twentieth Century Ranch style motel architecture, the two buildings in the rear reflect an earlier design used from the 1930s through the 1940s. They were reportedly moved from another location and placed on the subject parcel in the 1980s. Character defining features of these buildings

include a moderately steep pitched roof clad with asphalt shingles, horizontal v-groove exterior siding, contemporary vinyl slider windows, flush panel doors, and scalloped vertical v-groove boards along each gable end. The entry doors are protected by a small shed roof clad with scalloped boards on the ends. While the former motel appears to have been built on a concrete slab, the units to the north have raised concrete foundations



Figure 21: Kober Apartments, 1225 Olive Drive, formerly the Kober Motel, looking north from Olive Drive.

F. 113 Hickory Lane

The subject property, which reportedly dates to the 1940s is a wood-frame, "L shaped" gable-roof Vernacular style house. (Figure 22). The house, which was occupied for a time by Earl and Irene (nee Callori) Jordan, is sited on a level parcel surrounded by mature trees and features a moderately steep gable roof clad with asphalt shingles, stucco exterior wall cladding, double or single-hung wood sash windows, a covered gabled-roof porch over the front entry door with scalloped vertical boards on the face, rectangular columns and wood railing below the gable atop a concrete stoop, and a gabled horizontal board addition on the east elevation with fixed and divided light windows. A boxed in area behind or north of the addition was done recently to enclose a hot water heater. The home faces south towards Olive Drive and abuts Slatter's Court which lies immediately to the west. To the east is a single-car garage and 115 Hickory Lane. The property is accessed via dirt driveway off of Hickory Lane.



***Figure 22: 113 Hickory Lane residence, looking north.
The garage to the right belongs to 115 Hickory Lane.***

G. 118 Hickory Lane

The subject property, which reportedly dates to the late 1950s is a wood-frame, "L shaped" Ranch style house (Figure 23). For a time Joseph and Dora Callori lived at this residence. The house is sited on a level parcel surrounded by mature trees and features a shallow gable roof clad with asphalt shingles, stucco exterior wall cladding, double or single-hung wood sash windows, a covered porch, and a single-car garage with a replacement aluminum paneled roll-up door. The home faces west towards Hickory Lane and is accessed via a concrete driveway. Mature trees obscure the house from Hickory Lane.



Figure 23: 118 Hickory Lane residence, looking notheast from Hickory Lane.

V. SIGNIFICANCE STATEMENT

Determining the significance of the properties located at 1111, 1165, 1185, 1207, and 1225 Olive Drive, and 113 and 118 Hickory Lane, is predicated on each property retaining a sufficient level of integrity in order to convey its historic significance, and whether the property meets the aforementioned criteria, including the NRHP Criteria A-D, CRHR Criteria 1-4, and the criteria of City of Davis for Landmark and Merit resources.

With the exception of the Kober Apartments, formerly the Kober Motel, the remaining properties represent wood or stick-frame, modest, single-family residential houses built between 1940 and 1960. All the residences are associated with the Callori family. None of the houses, a number of which were built as rentals, exhibit important architectural designs reflective of a high level of workmanship. The Kober Apartments was likely built and perhaps designed by the same person as several of the residential homes, particularly 1207 Olive Drive, which abuts the apartments to the west.

The Callori Ranch developed over many years with different iterations of development as the family expanded and the rental market increased during the 1930s with Dust Bowl Migrants entering the town, and during the 1950s and 1960s as U.C. Davis expanded. While the majority of the residences and

cottages still exist, others have been torn down, and the Kober Apartments infilled a large part of the original ranch during the late 1950s. Each property was examined for its individual merit and collectively as an ensemble group of properties, being part of a potential historic district. While many of the residential homes retain good integrity, none of the properties exhibit high merit in terms of architectural design, and none of the properties bear any physical connection with Italy, the former home of Giuseppe "Joseph" Callori. The "Callori Court" cottages at 1233 Olive Drive, previously evaluated by Dahlin and determined to be ineligible, along with 115 Hickory Lane property, represent some of the oldest remaining buildings within the project area, although four of the seven cottages have been demolished and the other compromised by stucco cladding placed over the wood exterior board siding in the 1960s.

In terms of cultural history, no physical "ethnic" markers exist within the properties to directly tie them to a person or persons whose ethnic origin was Southern Europe. Nor was the Callori property a functional working farm or ranch. Callori farmed land well beyond the Olive Drive parcels, which he acquired as an investment for their proximity to the City of Davis. The property was outside the old City boundary and annexed into Davis in later years. Although many of the properties that the Callori's owned were used as rentals, they were not specifically geared towards or set aside for students at U.C. Davis. Two properties located adjacent to the project - Slatter's Court and the Lincoln Highway/Old U.S. 40 - were previously discussed by Dahlin (2015). Dahlin argued that neither Slatter's Court at 1075 Olive Drive, which dates to the 1920s, nor former route of the Lincoln Highway/Old U.S. 40 along Olive Drive would be adversely affected, although to date the Lincoln Highway/Old U.S. 40 along Olive Drive is not a "historic property." That is the property is not formally listed by the City of Davis as a landmark or merit resource, nor is this segment of the former highway listed on the CRHR or NRHP. Dahlin's study, however, was prepared for Robert Jordan et al., who at the time was proposing to demolish five building on two separate parcels at 115 Hickory Lane and 1233 Olive Drive. The purpose of the demolition was to remove unsafe and substandard structures and to provide space for future efficient development of the properties, in keeping with City goals and policies for the area.³²

In addition to the aforementioned historic built environment resources in the study area, a report by Tree Associates (2017) identified two cork oaks (*Quercus suber*) over 75 years of age that border Olive Drive. These trees are considered "Landmark Trees" under the City of Davis Tree Ordinance. The City has not designated the trees as "Landmarks" or "Merit Resources" on the Davis Register of Historical Resources pursuant to the City of Davis Historical Resources Management Ordinance. However, a second study prepared by Tremaine &

³² Dahlin 2015: 1.

Associates (2017), which focused principally on the potential for archaeological resources in the study, documented these two cork oaks and considered the oaks to warrant separate listing in the CRHR as historic resources under Criteria 1 and 2. Generally, trees may warrant eligibility when they are part of a larger landscape or directly associated with a significant historic property providing a strong visual linkage to that property, as is the case with a row of cork oaks within the U.C. Davis campus. Because these two cork oaks lack a connection to a larger landscape or significant historic property, I believe the City's treatment of these trees as "Landmark Trees" under the City of Davis Tree Ordinance, rather than as historic resources eligible for listing in a local, state, or federal register of historic resources, is proper.

Furthermore, the report by Tree Associates (2017) concludes that after implementing mitigation measures set forth in the report (see page 6), development of the proposed project will not result in significant changes to the existing condition of the trees. Even if the trees were considered historic, compliance with the City of Davis Tree Ordinance and the mitigation measures set forth in the report by Tree Associates (2017) would ensure the proposed project's potential historic resource impact associated with the proximity of development to these trees is less than significant.

Eligibility Finding

The following properties in the direct project APE have been found to be ineligible for the NRHP, CRHR, ad a City of Davis Historic Landmark, as a City of Davis Merit Resource, or as contributing elements to a potential historic district:

1111 Olive Drive
1165 Olive Drive
1185 Olive Drive
1207 Olive Drive
1225 Olive Drive
113 Hickory Lane
118 Hickory Lane

The following properties in the visual APE are eligible for the CRHR, and as City of Davis Merit Resources:

Slatter's Cabins and Motor Court 1075 Olive Drive

VI. CEQA IMPACTS

The following historic resources or properties are not significant historic resources per CEQA pursuant to criteria set forth in subdivision (g) of Section 5024.1:

1111 Olive Drive
1165 Olive Drive
1185 Olive Drive
1207 Olive Drive
1225 Olive Drive
113 Hickory Lane
118 Hickory Lane

The following historic resources or properties are significant historic resources per CEQA pursuant to criteria set forth in subdivision (g) of Section 5024.1:

Slatter's Cabins and Motor Court 1075 Olive Drive

The current project as proposed, which includes off-site improvements such as curbs, gutters, and sidewalks, will not significantly diminish the qualities that make Slatter's Court a potential historic property. The two Landmark cork oaks that border the project area will be protected, and Slatter's Court is screened by a mature tree canopy, and the Motor Court is set a modest distance from the actual development. Nor will the project conflict with the design guidelines for the Gateway/Olive Drive Specific Plan (amended 2002).

VII. RECOMMENDATIONS

Despite the fact that the buildings and structures identified in this study do not appear to be individually eligible under any criteria or part of a potential historic district, the Callori family represents an important chapter in the history of Davis, reflecting the struggles and successes of Italian immigrants who sought a better life in America. The subject properties have been owned by family members since the 1920s and the history of Italian-Americans living in Davis is not well documented. Like other immigrant families, the Callori family helped shape the community both culturally and economically. The family stayed the course through the Great Depression of the 1930s, through World War II, and witnessed the expansion of U.C. Davis, with Callori children and grandchildren attending the university.

Therefore, it is recommended that a plaque, memorial, and perhaps the Callori name be retained in some form when the property is developed. Because family members still retain a great deal of family history in the form of photographs and documents, another possibility is to develop a short history of the family that could be published through the Hattie-Weber Museum and made available to the public. The family has expressed a strong desire for acknowledging the legacy of the Callori family, as representatives of many Italian immigrants who contributed to the culture, history, and economy of the City of Davis, by memorializing the Callori family through the naming of a street on the project site with the Callori surname.

In accordance with Section 5097.98 of the California Public Resources Code, if during the implementation of this project subsurface archaeological remains are exposed during ground construction, work within five meters of the radius of the find(s) must be halted and a qualified archaeologist retained to evaluate the findings. These requirements applies to the discovery of both historic archaeological deposits and prehistoric archaeological deposits, including human remains. If human are encountered during excavations associated with this project, all work must halt, and the County Coroner must be notified (Section 7050.5 of the California Health and Safety Code). The coroner will determine whether the remains are of forensic interest.

If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, the coroner will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the Public Resources Code. The MLD should make his/her recommendations within 48 hours of their notification by the NAHC. This recommendation may include A) the nondestructive removal and analysis of human remains and items associated with Native American human remains; (B) preservation of Native American human remains and associated items in place; (C) relinquishment of Native American human remains and associated items to the descendants for treatment; or (D) other culturally appropriate treatment.

VIII. PROFESSIONAL QUALIFICATIONS

Dana E. Supernowicz, principal of Historic Resource Associates, earned his M.A. degree in History at California State University, Sacramento in 1983, with an emphasis in California and Western United States history. Supernowicz has over 38 years of experience working in the field of cultural resources management for federal and state agencies, as well as over 30 years in private consulting. He is a Registered Professional Archaeologist (RPA), served as president of the El Dorado County Historical Society, and is a member of the Society for California Archaeology, Society of Historical Archaeology, Oregon-California Trails Association, and the National Trust for Historic Preservation.

Supernowicz meets the Secretary of the Interior's Professional Standards in Architectural History, Archaeology, and History.

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