

**HISTORICAL RESOURCE ANALYSIS STUDY OF
503, 509, AND 515 1ST STREET, DAVIS,
YOLO COUNTY, CALIFORNIA 95616**

OCTOBER 2016



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ATTACHMENTS

Primary Records (DPR 523A), Building, Structure and Object Records (DPR 523B), and Update Sheets (DPR 523L) 1996, 2003, and 2015

Continuation Update Sheets (DPR 523L) 2016

ACKNOWLEDGMENTS

Thanks to Davis Historian John Lofland for his insight and period photographs of the properties.

1.0 INTRODUCTION

The purpose of this study is to review the existing historic information regarding 503, 509, and 515 1st Street, Davis, Yolo County, California, of which all three of these properties have been determined to be historic resources under CEQA through survey and evaluation; to determine the accuracy of the previous studies or data; and to analyze the potential effects under CEQA in respect to the proposed development plan for each property. The project site is located on the north side of 1st Street bordered on D Street on the west and one building shy of E Street on the east. 515 1st Street is identified as Lot 8, Block 9, while, 503 1st is Lot 13, Block 9, and 509 1st Street is Lot 14, Block 9 (Figures 1 and 2). The Assessor Parcel Numbers (APN) for each building are APN 70-244-04 (503 1st Street); APN 70-244-05 (509 1st Street); APN 70-244-06 (515 1st Street).

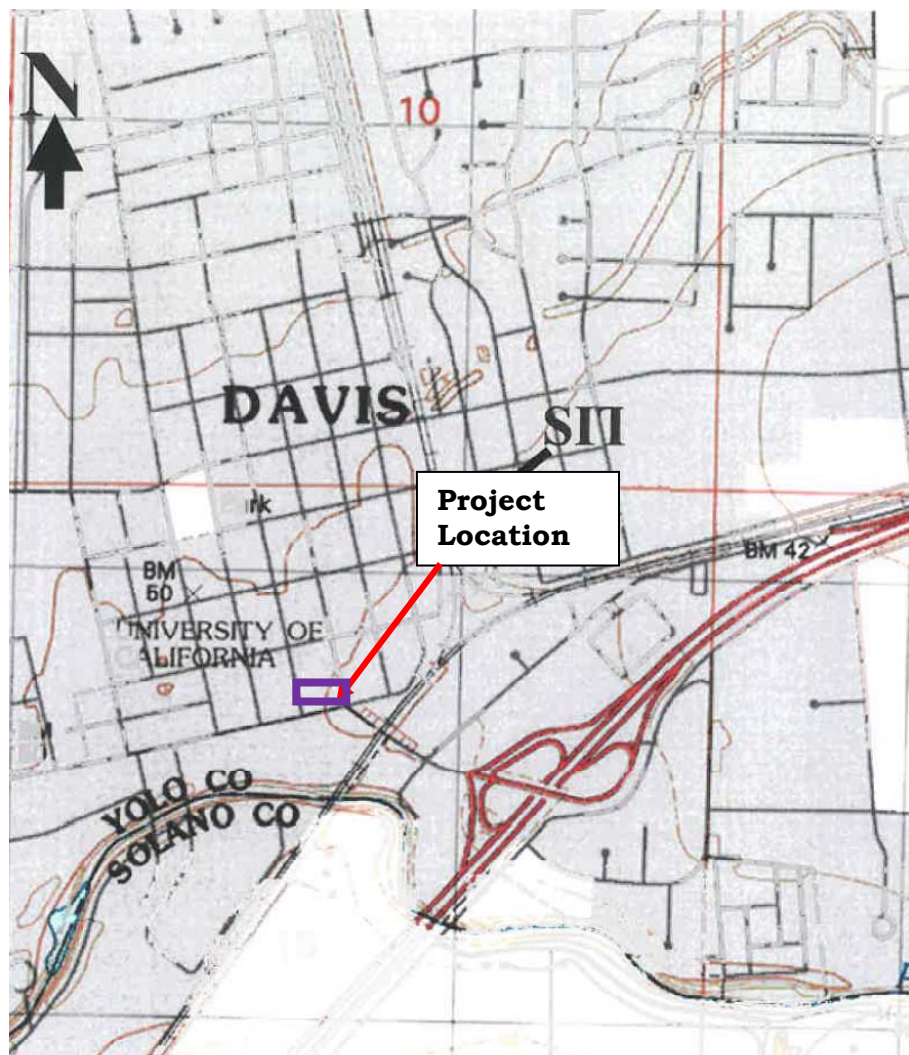


FIGURE 1: Project Location Map
(Courtesy Bole and Associates, 2014).

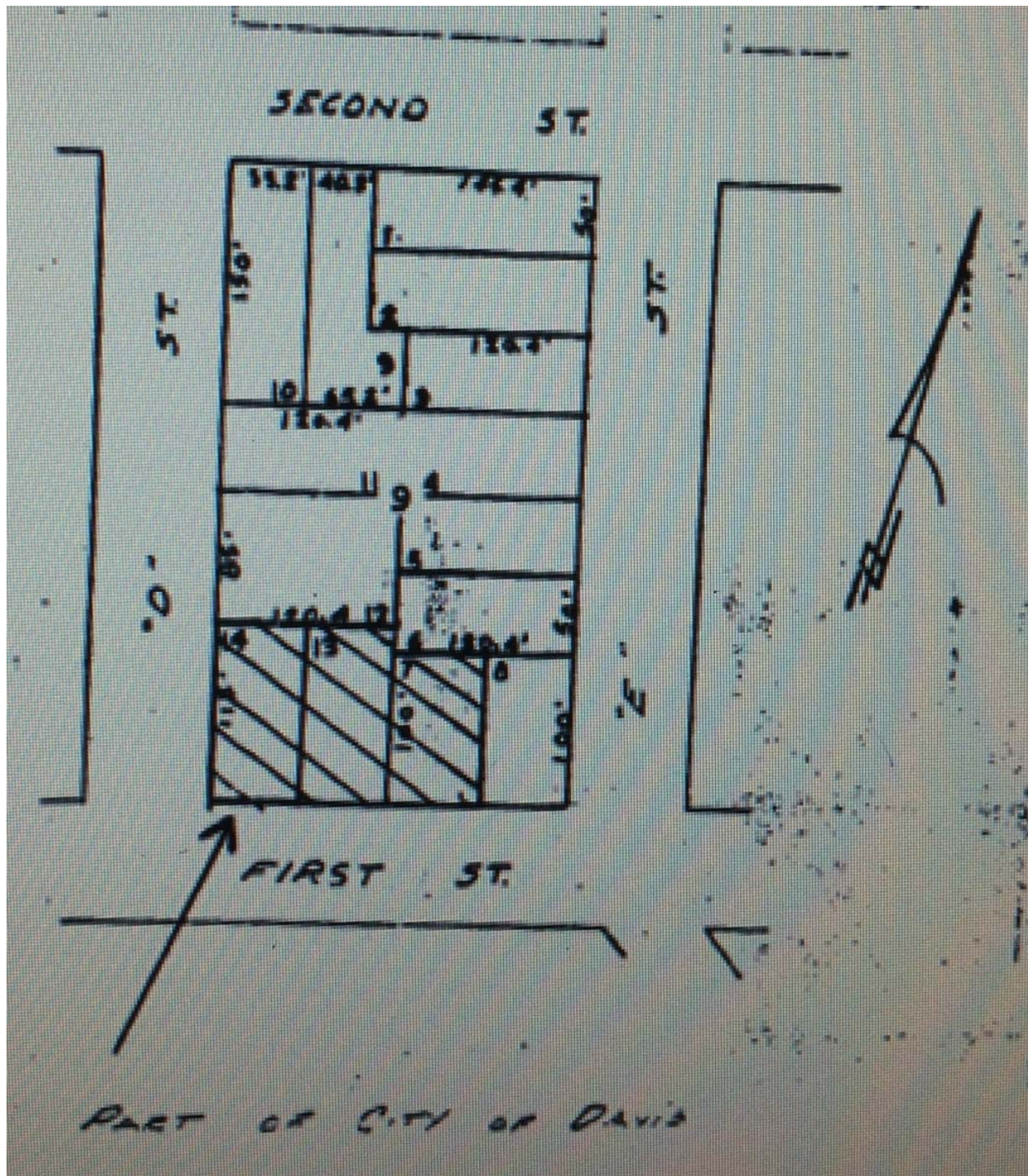


FIGURE 2: Project Parcel Map
(City of Davis Building Department Records).

2.0 Project Description

There are three detached buildings within the proposed project, 505, 509, and 515 1st Street, which comprise student housing, being part of Beta Epsilon Association of Theta Xi, a non-profit corporation that owns the three buildings. The properties have been continuously occupied since the 1950s by the undergraduate members of Theta Xi Fraternity, and prior to that were in residential use. While 503 and 509 1st Street are 1½ stories tall, 515 1st Street is a full 2 stories.

The current capacity of the three houses is 38 beds, with 503 and 509 1st Street consisting primarily of bedrooms and bathrooms, while 515 1st Street has a kitchen, dining room, living room and foyer in addition to bedrooms and bathrooms. Each house has a partial basement. While minor repairs have occurred on an annual basis, there have been periodic large-scale remodels of the structures during the period of ownership; the last major remodel occurred in 1983.

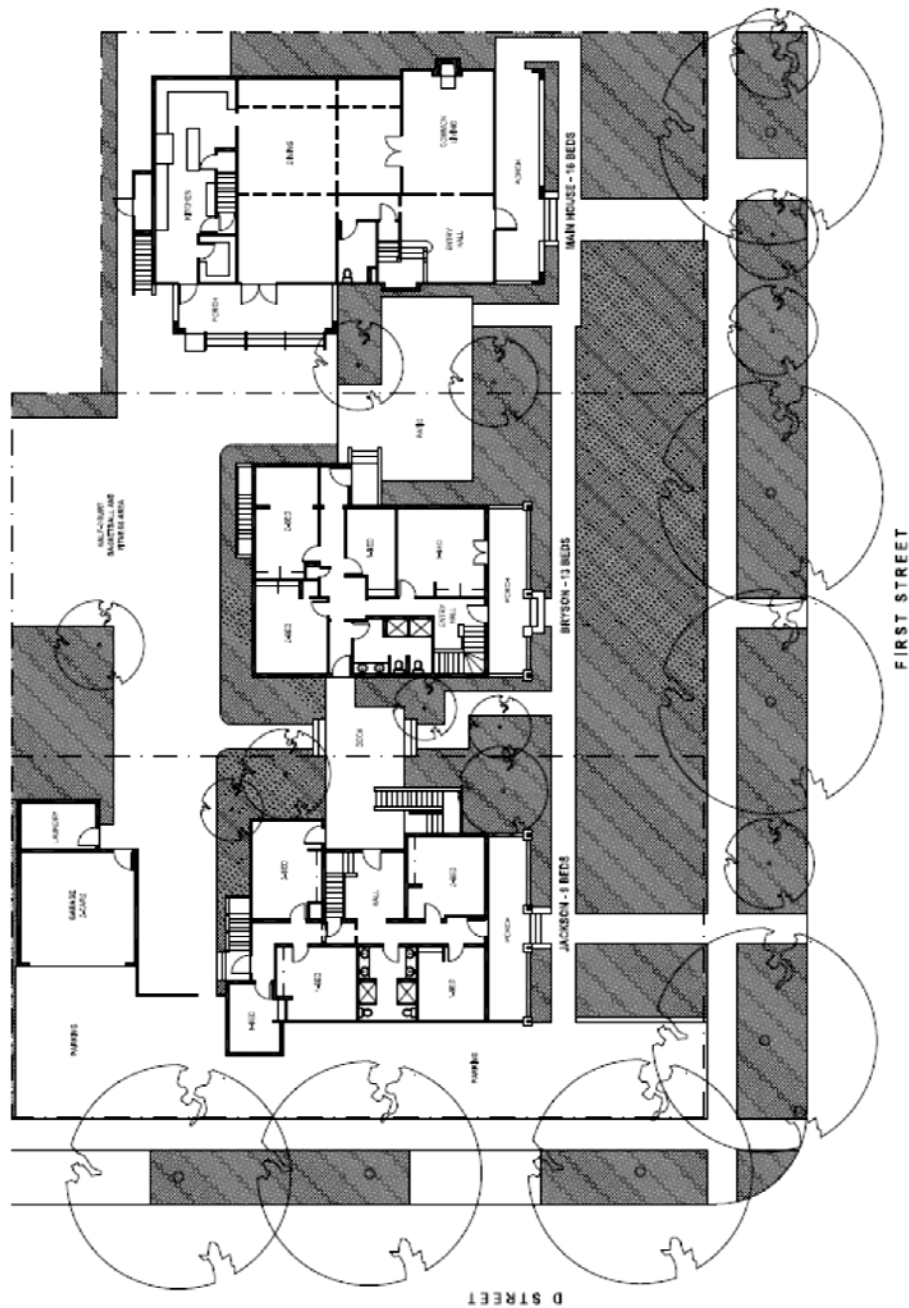
The proposed project initially involved extensive renovations to each building, however, upon completion of a structural report,¹ the board members of the Beta Epsilon Association of Theta Xi recognized serious structural issues with each building. They now propose to demolish 503 1st Street and 509 1st Street to consolidate the fraternity's activities in one, new replacement building of similar occupancy to be constructed on those two lots. The new building is proposed to reflect the historic character of the original buildings.

The future of 515 1st Street would be addressed upon completion of the new construction, but it would not be used to house members of the fraternity. The existing floor plans are shown in Figures 4 and 5. Figures 6 and 7 show the preliminary floor plans of the initial proposal for extensive renovations to each building. Figures 8 and 9 show the preliminary floor plans of the current proposal for one structure to replace the two existing structures at 503 1st Street and 509 1st Street.

¹ Pemberton Engineering. Structural Report of 503, 509, and 515 1st Street, Davis, CA. Prepared for Theta Xi Fraternity House, July 27, 2016.



FIGURE 3: Aerial Photograph (Google Earth 2016).



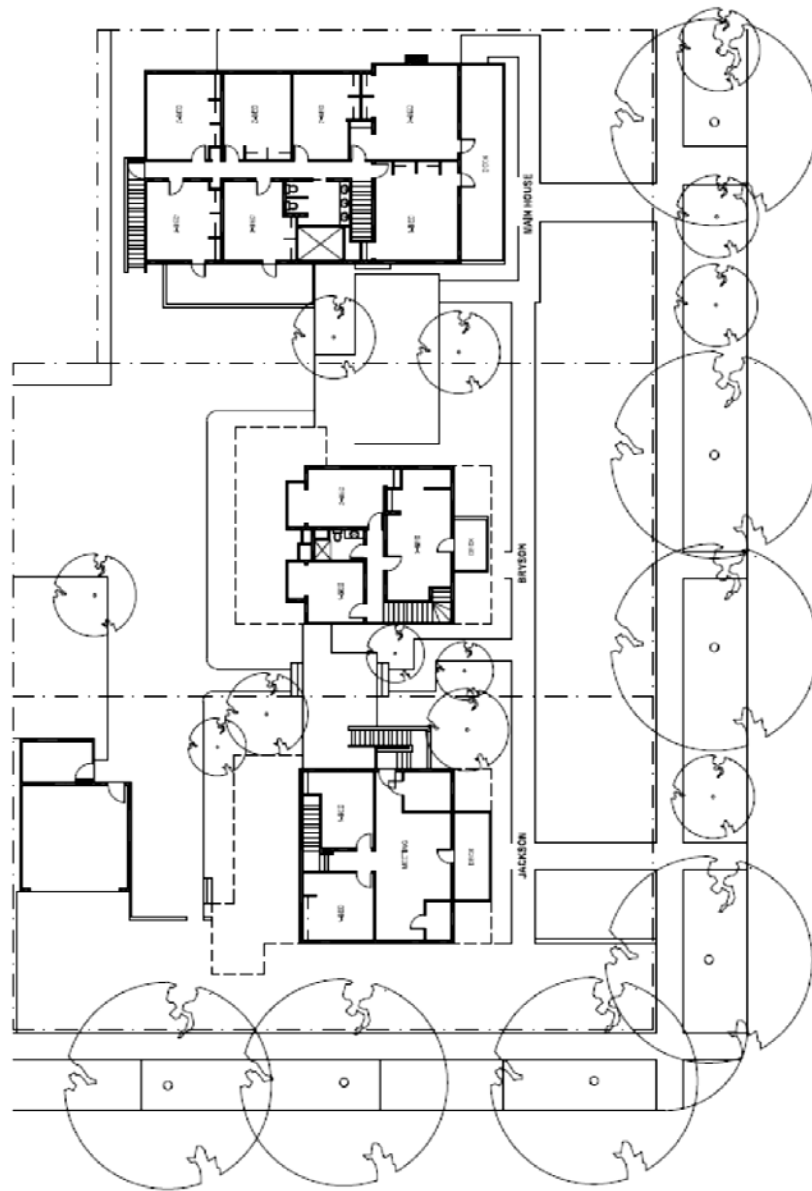
A1.1
 2004-05-18-2011

EXISTING SITE AND 1ST FLOOR PLAN

THETA XI FRATERNITY
 515 First Street, Clarksville, TN 37040

Theta Xi Fraternity
 515 First Street, Clarksville, TN 37040
 615-251-1111

FIGURE 4: Theta Xi Fraternity existing floor plans -1st Floor
 (courtesy Beta Epsilon Association of Theta Xi).



A1.2
DATE: 05/13/2014

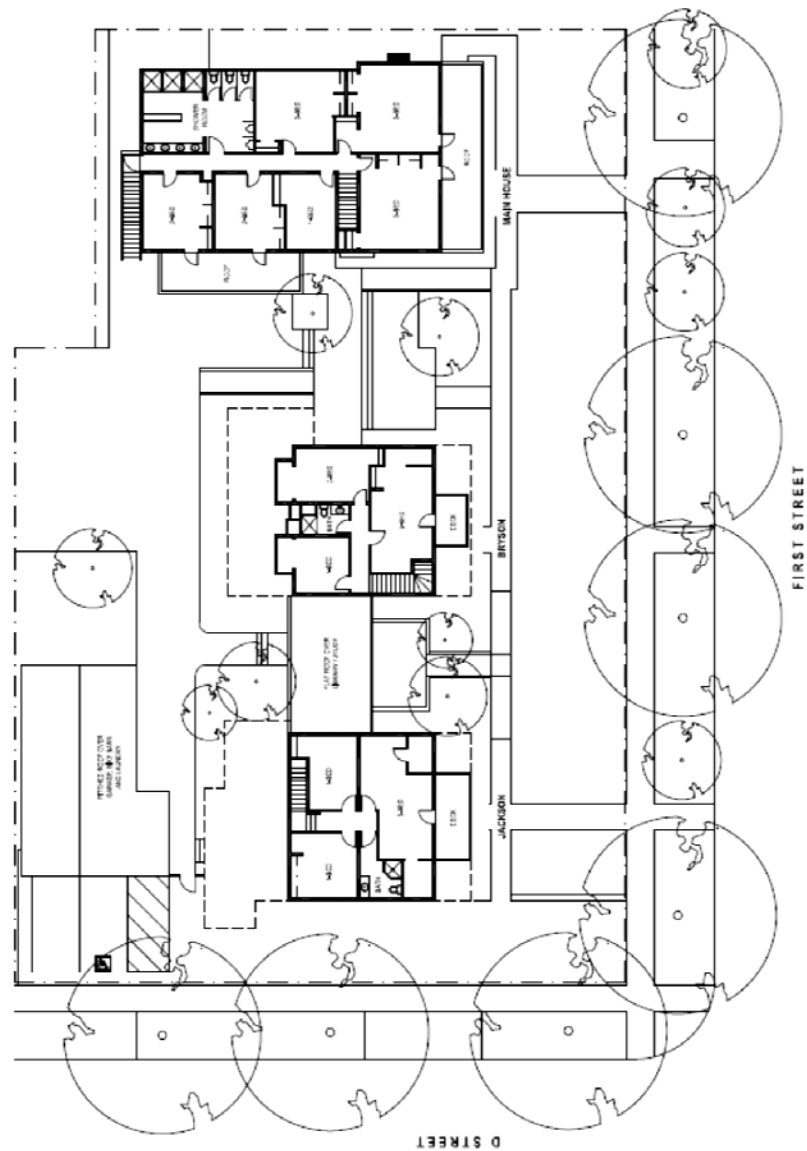
EXISTING SITE AND 2ND FLOOR PLAN

THETA XI FRATERNITY
915 1st Street, Leek, California

THETA XI FRATERNITY
 915 1st Street, Leek, California
 915 1st Street, Leek, California

YHIM
ARCHITECTS
 1000 1st Street, Leek, California
 915 1st Street, Leek, California

FIGURE 5: Theta Xi Fraternity existing floor plans -2nd Floor
 (courtesy Beta Epsilon Association of Theta Xi).



A2.2
June 2013

PROPOSED SITE AND 2ND FLOOR PLAN

THETA XI FRATERNITY
515 Hys Street, Clark, California

YHLM
YHLM Architects
Architects
515 Hys Street, Clark, California
95020
Tel: 951.281.1111
Fax: 951.281.1112
www.yhlm.com

FIGURE 7: Theta Xi Fraternity proposed renovation plans - 2nd Floor
(courtesy Beta Epsilon Association of Theta Xi).

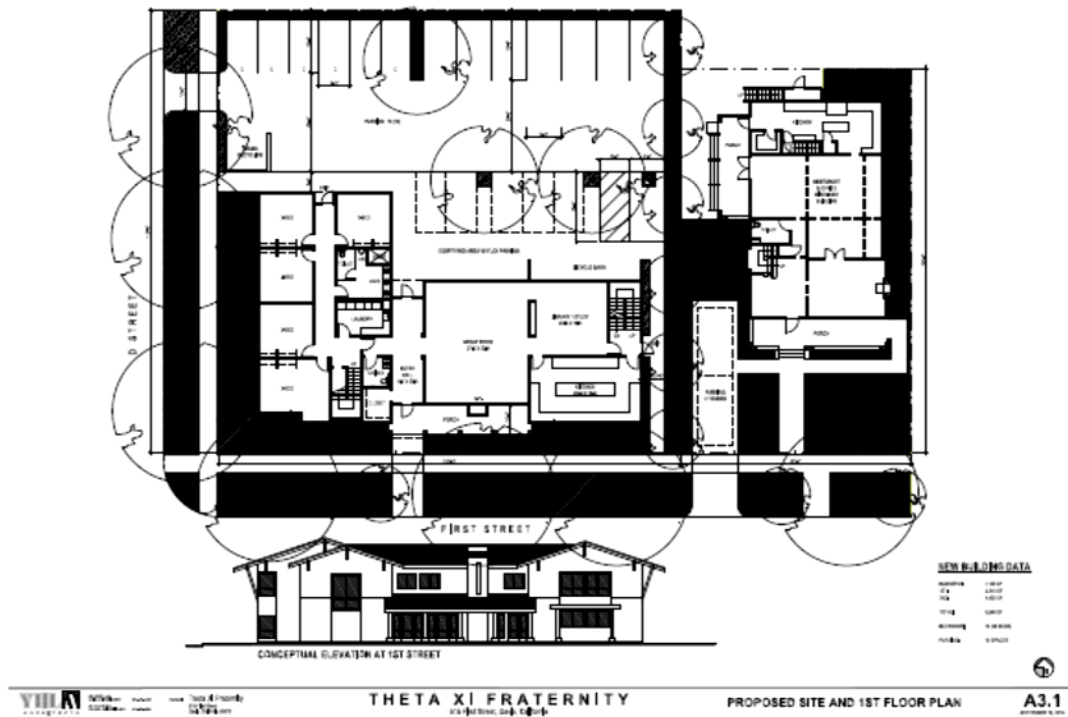


FIGURE 8: Theta Xi Fraternity proposed new construction plans -1st Floor (courtesy Beta Epsilon Association of Theta Xi).

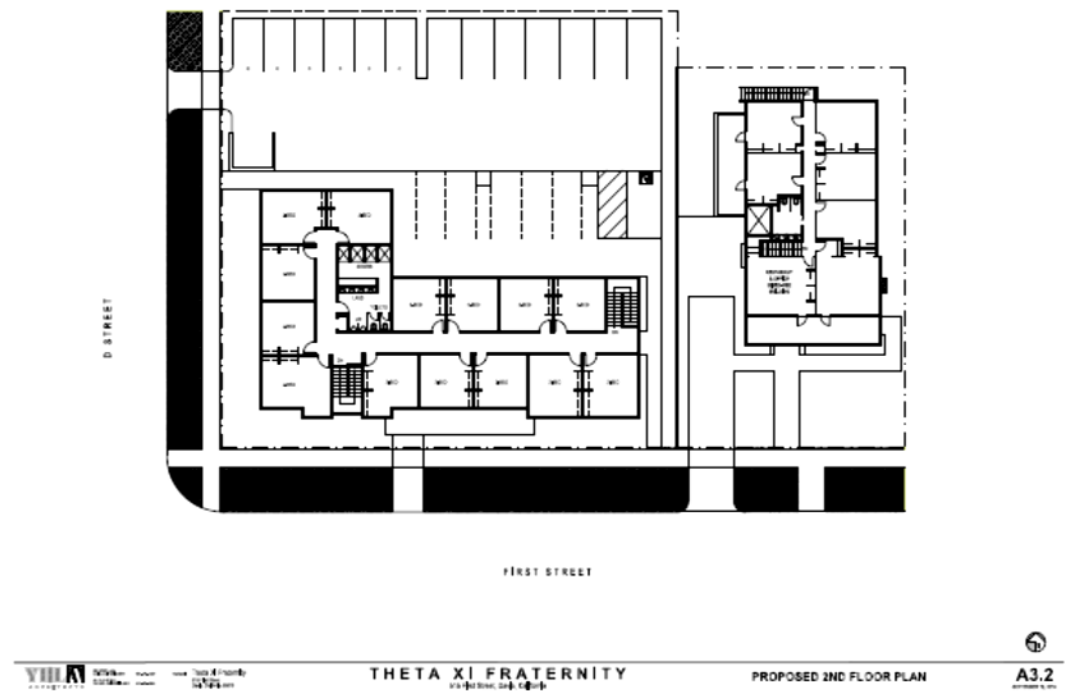


FIGURE 9: Theta Xi Fraternity proposed new construction plans - 2nd Floor (courtesy Beta Epsilon Association of Theta Xi).

3.0 CULTURAL RESOURCE IMPACT ANALYSIS

Under CEQA, if an impact to a historical or archaeological resource is significant, CEQA requires feasible measures to minimize the impact. Mitigation must avoid or substantially lessen the physical impact that the project will have on the resource. Under CEQA a significant environmental impact would result to cultural resources if a proposed project were to cause a substantial adverse change in the significance of a historic resource as defined in CEQA Guidelines §15064.5. Besides the aforementioned criteria, several other forms of guidance relate to the proposed project. They include Davis Article 40.13A "Downtown and Traditional Neighborhood Overlay District" criteria and "Davis Downtown and Traditional Residential Neighborhoods Design Guidelines" (2001, updated 2007).

4.0. PREVIOUS STUDIES

All three properties were formally recorded in 1996 by Bridget Maley (Architectural Resource Group); in 2003 by Roland-Nawi Associates; and in 2015 by Rand Herbert.² The properties at 503 and 509 1st Street were recently assigned a NRHP status of code of 5D2, while 515 1st Street was recently assigned a NRHP status code of 5D3.³

The disparity between the status codes appears to reflect a difference in whether the properties "appear" to be contributors to a local historic district based upon survey evaluation, as is the case with 503 and 509 1st Street, or, in the case of 515 1st Street, where the property is "eligible" for local listing or designation.⁴ In either case, all three properties appear to eligible for local listing.

5.0 HISTORY OF THE PROPERTIES

The three subject properties, 503, 509, and 515 1st Street are aligned on the north side of 1st Street, separated by large lawns and mature trees. Beginning in the 1920s, 1st Street was designated as part of the Lincoln Transcontinental Highway, later named U.S. 40 before it was abandoned for present-day U.S. 80. U.S. Federal Census records also list 1st Street in 1920 as "Highway Street," reflective of the fact that the state highway followed the same route. Unlike

² Historic Environment Consultants. Cultural Resources Inventory, Final Report: Davis California. June 1980; Bridget Maley of Architectural Resources Group. City of Davis: Cultural Resources Inventory and Context Statement. 1996; Roland-Nawi Associates. Central Davis Historic Conservation District: City of Davis, Historical Resources Survey. August, 2003.

³ Rifkin, Rich and Rand Herbert. City of Davis. Citywide Survey and Evaluation of Buildings Constructed Prior to 1976. July 2, 2015; Herbert and Rifkin assisted in the Davis, California: Citywide Survey and Historic Context Update (2015) prepared by Brunzell Historical.

⁴ Department of Parks and Recreation. Instructions for Recording Historical Resources. Office of Historic Preservation, Sacramento, CA, March 1995.

other sections of Davis where the highway ran through, this part of Davis remained largely residential until the late twentieth century when commercial infill began to occur or when older residences were converted to some form of commercial use, such as the residence at 521 1st Street which was converted in the past decade or so to an art gallery.



FIGURE 10: View circa 1920s looking east along 1st Street with 503, 509, and 515 1st Street on the left just beyond D Street (courtesy Theta Xi Fraternity).

Based upon city directories and U.S. Federal Census records, 503 1st Street was owned and occupied by the Anderson family. In 1910, Gordon Anderson was single, working as an ice dealer, and living on Olive Street.⁵ The 1930 U.S. Federal Census lists Gordon Anderson, 53 years of age; Essie Anderson, his wife, 45 years of age; and Donald Anderson, their son, 13 years of age. Gordon Anderson, who was from Canada, owned the hardware store at 207 G Street until 1937, the year he died. After his death, the family acquired interest in the Davis Lumber Company owned by Edwin McBride. On June 22, 1962, Donald, Gordon's son, acquired the lumber company and changed the name to Davis Lumber and Hardware Company.⁶ In 1930, Anderson's residence was valued at \$8,500 in 1930.⁷ By 1940, Donald and Essie Anderson were living at 503 1st Street.

⁵ U.S. Federal Census, Putah Township, Davis, Yolo County, California 1910, Sheet, No. 10.

⁶ Costabil, Dominick. "Davis Ace." *Davis Enterprise*, July 22, 2012; Donald Anderson died in 1986, and Dora his wife in 2014, according to obituaries from the *Davis Enterprise*.

⁷ U.S. Federal Census, Putah Township, Davis, Yolo County, California, 1930, Sheet No. 6.

From 1920 through 1930, 509 1st Street was occupied by John Thompson, his wife Cleo, and his two sons, Irwin and James. Thompson is listed as a manager or instructor at the University Farm in Davis. The Thompson residence in 1930 was valued at \$5,000.⁸ In 1940, the Hoff family owned the residence.

In the 1900 United States Federal Census for Putah Township, Davis, Clara Anderson was enumerated as 44 years of age, born in Missouri, living with John Anderson and Eliza Cecil, her mother.⁹ The 1920 United States Federal Census enumerated John Anderson, 72 years of age; his wife, Clara, 65 years of age; and their daughter, Cecil, 26 years of age, all living on 1st Street, likely at 515 1st Street.¹⁰ By 1930, 515 1st Street was owned by Clara Anderson, who lived in the house with a servant, Mrs. C. Albertion [sic]. Clara Anderson was 75 years of age at the time. In 1915, the home was rented to John Morris.

If U.S. Federal Census data is accurate then both 503 and 509 1st Street were rented for a time, prior to the Andersons and Thompsons either buying or moving into the houses, and perhaps prior to the acquisition of all three properties by Theta Xi Fraternity in the 1950s.

All three properties share a common historic context associated with residential architecture in Davis beginning in the late 1910s, and the demand for student housing that occurred quite early in the history of U.C. Davis. All three residential properties were converted to fraternity housing beginning in the early 1950s through the "colonization" as it was called by the Theta Xi Fraternity.

Plans for establishing the Davis colony of the Theta Xi Fraternity were first made during the Christmas of 1949, when Bill Bretz, assistant secretary of the fraternity, discussed the establishment of the Fraternity with Robert Wayne Mumby, who at the time was residing at the North Hall of U.C. Davis. The alumni had several additional discussions the following year, including Davis students, William Reutenbush, Jr., H. L. Murdock, and Jay Wolfgang. In March 1950 votes were taken with unanimous approval to authorize colonization of the fraternity at U.C. Davis. The next step was to form a charter.

On October 1, 1951, the fraternity purchased its first house at 515 1st Street. On November 12, eleven pledges were initiated. Six additional pledges were initiated on February 19th. By the close of 1951, the fraternity house was being furnished. During the fall semester of 1951-52, the house was improved with the addition of a large dormitory and a kitchen by redesigning existing rooms. The house was painted the same year. By 1952, the colony included 21 actives,

⁸U.S. Federal Census, Putah Township, Davis, Yolo County, California, 1930, Sheet No. 6.

⁹ U.S. Federal Census, Putah Township, Davis, Yolo County, California, 1910, Sheet No. 9.

¹⁰ U.S. Federal Census, Putah Township, Davis, Yolo County, California, 1920, Sheet No. 8.

including faculty members, 11 pledges, and a housekeeper who was also the secretary to the Dean of the College of Agriculture.¹¹

A careful review of building permit and planning records was conducted at the City of Davis Community Development and Sustainability Department Office, Davis, California. The City's database had records of the three properties dating from approximately 1970 through the present. Most of the records listed incremental improvement and maintenance, including electrical, plumbing, handicapped ramps, and parking. Other issues included the number of rooms subject to permit and code regulations and the elimination of the fireplace at 503 1st Street, because it had separated from the wall.

Many of the records referred to the major remodeling that occurred to the properties in 1983. The remodel project was overseen by local Davis Architect Richard Berteaux. Most of the major improvements to the buildings are a product of the 1980s remodeling efforts. What was also revealed in the planning records was the desire by the fraternity to examine different alternatives for a major remodeling of each building, due to deficiencies in regards to compliance with local and state agencies, and the deteriorating condition of the buildings.

6.0 DESCRIPTION OF THE PROPERTIES

While 503 and 509 1st Street represent a classic Craftsman Bungalow style of architecture, 515 1st Street reflects Revivalist architecture that garnered popularity in Davis during the late 1910s through the 1920s and 1930s. Common styles included Northern European designs, such as English Cottage, Tudor, French, and Mediterranean, which is primarily the style of 515 1st Street.

6.1 503 1st Street

As previously described, 503 1st Street, was formally recorded and evaluate in 1996 by Bridget Maley of Architectural Resource Group; in 2003 by Roland-Nawi Associates; and in 2015 by Rich Rifkin and Rand Herbert. In 1996, Maley described 503 1st Street as a one and a half story, wood-frame, Craftsman style house with a long sloping gable roof running parallel to 1st Street. According to Roland-Nawi Associates, the house was built in 1912. Based upon historic photographs, 503 1st Street appears to have originally been a single-story house with a large attic and a basement. The shed roof dormer centered on the roof facing 1st Street had no veranda and railing or outside access when the house was built. This feature appears to have been added by Theta Xi

¹¹ Theta Xi Colony. Historical Sketch of the Theta Xi Colony at Davis, undated; Early History of Beta Epsilon Chapter of the Theta Xi Fraternity, undated (copy available at Theta Xi Fraternity, 209 1st Street, Davis, CA.

Fraternity in the 1970s, when the attic was converted to a living area for fraternity members. In 2003, Roland-Nawi Associates stated that the house was built for the Anderson family of Davis. This has been verified through federal census data, however, it is unclear if Anderson was the original owner. According to Maley, Anderson was an important figure during the twentieth century in Davis, associated with commercial and civic life.¹² Certainly Anderson was among a number of successful merchants in Davis, and the Anderson family continues in business to this day in the city.

Besides the entire interior having been altered to create bathrooms and additional rooms for students, the east elevation of the house has been altered with the addition of a raised wooden deck and exterior stairway to access the second-story rooms. The northwest corner of the house was also altered when the original extended porch was enclosed and the brick fireplace was removed.

Behind the residence is a garage/shed that was built after 1921 and expanded in later years. Today, the interior of the house features five bedrooms downstairs and two upstairs, with one bathroom downstairs. A very detailed description of the structural elements of the residence is provided by Pemberton Engineering.¹³

¹² Maley 1996.

¹³ Pemberton Engineering 2016.

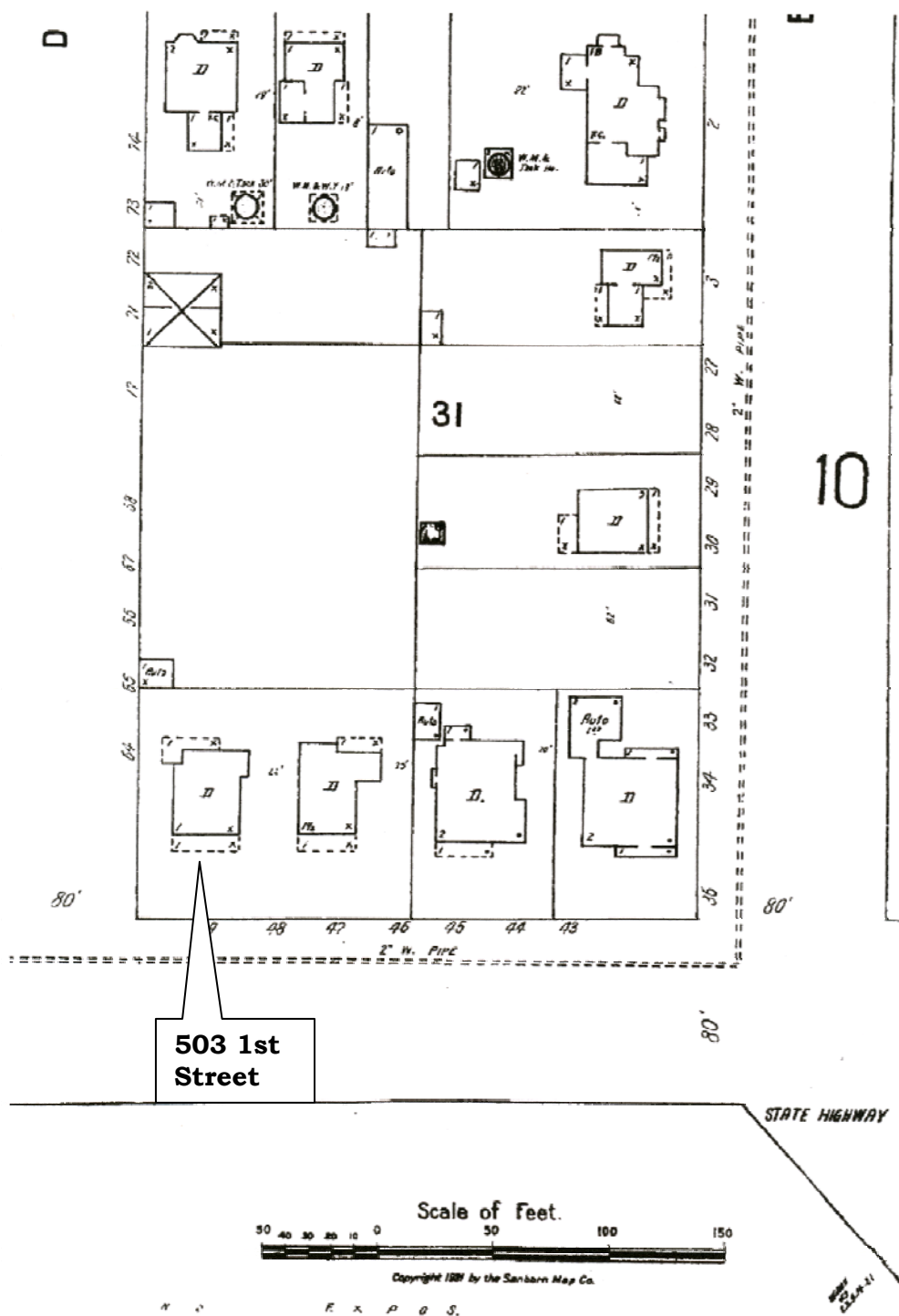


FIGURE 11: Sanborn Fire Insurance Map, Davis, CA 1921.
Note that 503 1st Street is depicted as a 1-story residence in 1921.



FIGURE 12: View looking west at 503 1st Street in the background and 509 1st Street in the foreground with students performing a safari hunt, circa 1960s (courtesy Theta Xi Fraternity).



FIGURE 13: View looking west from 509 1st Street towards 503 1st Street, 1958. Note the brick chimney on the right that has since been removed on 503 1st Street (courtesy Theta Xi Fraternity).



FIGURE 14: View looking west towards 503 1st Street in the 1980s depicting the added side entrance exterior stairway after opening the attic area to create dorm rooms (courtesy Theta Xi Fraternity).



FIGURE 15: Current view of 503 1st Street with the rooftop veranda conversion.



FIGURE 16: View looking east at the west elevation of 503 1st Street with the extended porch enclosure and addition of windows, including adding windows to what was once an attic on the second floor.



FIGURE 17: View looking west at the shed/garage with the later addition behind 503 1st Street.



FIGURE 18: View looking east at the rear of 503 1st Street.

6.2 509 1st Street

As previously described, 509 1st Street, which was reportedly built in 1912, resembles its neighbor to the west. The two houses were undoubtedly built at the same time by the same builder and designed by the same architect. The property was initially recorded in 1996 by Bridget Maley of Architectural Resource Group; in 2003 by Roland-Nawi Associates; and in 2015 by Rich Rifkin and Rand Herbert.

Based upon historic photographs, 509 1st Street, unlike 503 1st Street, appears to have had a rooftop balcony accessed from the central roof-top dormer. This would suggest the home was built with a second-story living area. The current railing (Figures 22 and 23) is a more recent addition, as is the second door to the right of the replaced front door. It should also be noted one of the truncated wood columns is missing, and, like 503 1st Street, the brick fireplace was removed from the east wall. 509 1st Street also features a basement.

Today, the interior of the residence features four bedrooms downstairs, three bedrooms upstairs, one bathroom downstairs, and one bathroom upstairs. A very detailed description of the structural elements of the residence is provided by Pemberton Engineering.¹⁴

¹⁴ Pemberton Engineering 2016.

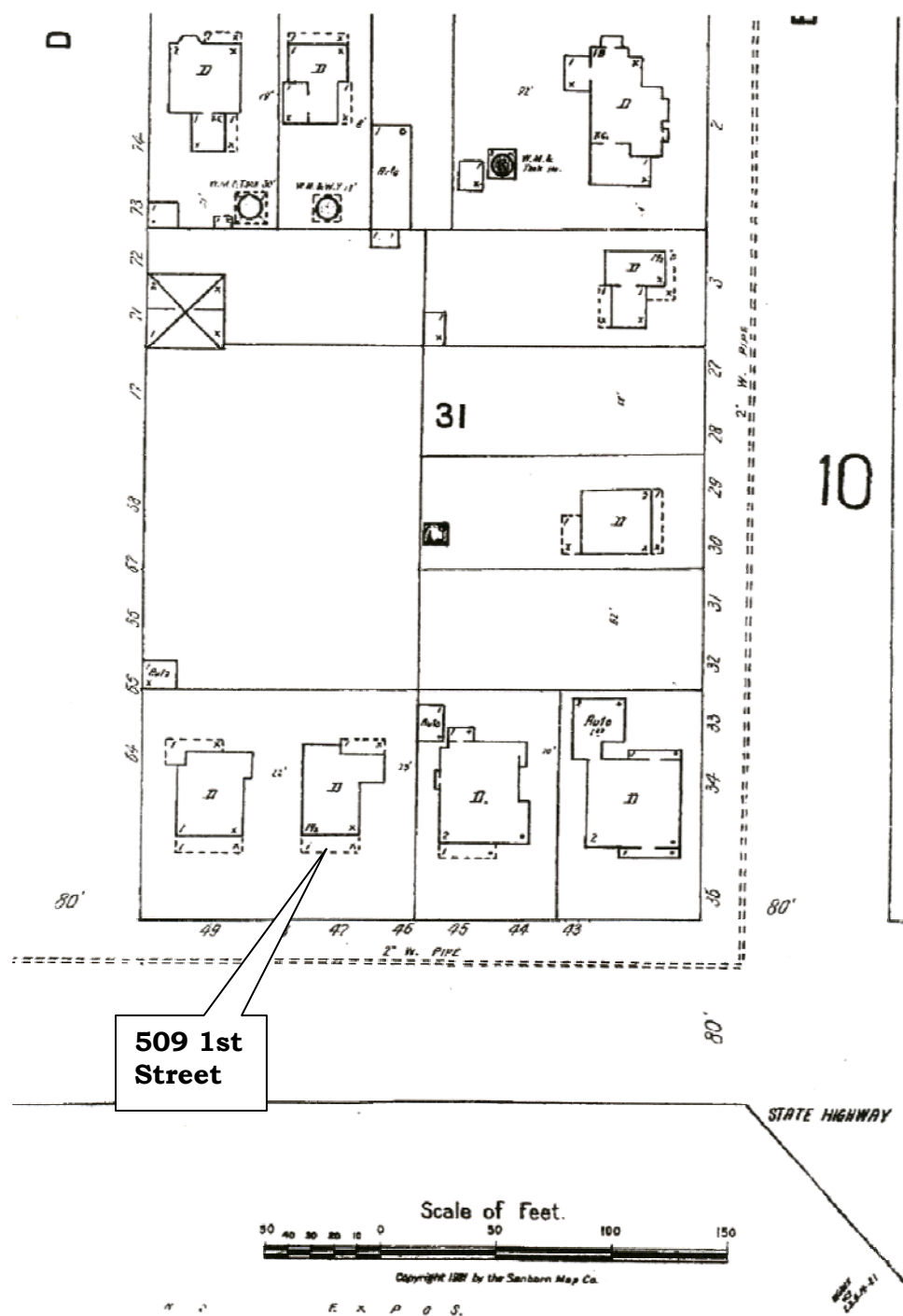


FIGURE 19: Sanborn Fire Insurance Map, Davis, California, 1921. Note that 509 1st Street is depicted as a 1½-story residence with no garage depicted.

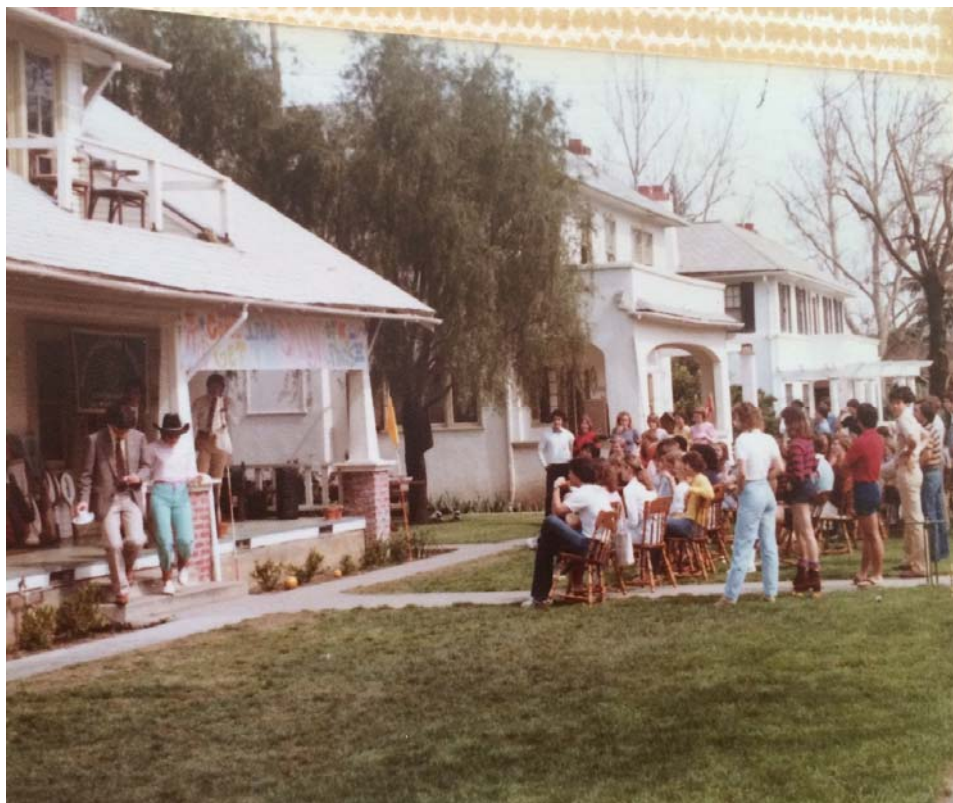


FIGURE 20: View looking east at 509 1st Street with 515 1st Street in the distance, circa 1970s (courtesy Theta Xi Fraternity).



FIGURE 21: Current view of the property compared to a similar view in Figure 20, looking northeast at 509 1st Street with 515 1st Street in the background.



FIGURE 22: Current view looking north at the front elevation of 509 1st Street.



FIGURE 23: Current view looking southeast at the northwest elevation of 509 1st Street. Note the contemporary deck addition between 503 and 509 1st Street.

6.3 515 1st Street

As previously described, 515 1st Street, which was built in 1920, was initially recorded in 1996 by Bridget Maley of Architectural Resource Group; in 2003 by Roland-Nawi Associates; and in 2015 by Rich Rifkin and Rand Herbert. Maley described the building as eclectic, with Spanish or Mediterranean character, and that it appeared to have numerous alterations.¹⁵ In 2003, Roland-Nawi Associates stated that it appeared to retain integrity. In 2015, Rifkin recorded the residence on a 523 Update Sheet, and Herbert evaluated the property giving it a 5D3 rating. No additional research appears to have been done on the property since its recordation and evaluation by Maley in 1996.

Figures 27-30 illustrate how the residence was altered since its construction in circa 1920. Unlike 503 and 509 1st Street, 515 1st Street was a much larger home, but it also was designed with a full two-stories and basement. Unlike 503 and 509 1st Street, which have horizontal board exterior siding, the walls of 515 1st Street are clad with stucco.

Today, the interior of the residence features no bedrooms downstairs, seven bedrooms upstairs, one upstairs bathroom, one downstairs bathroom, and includes a kitchen, dining room, living room and entry hall downstairs. Most of the windows and doors in the house appear to be original wood-sash, many having gridded or divided lights.

The most dramatic change is to the front veranda, which was altered in the 1950s following acquisition by the Theta Xi Fraternity. The alteration involved demolishing the old porch, which extended half-way across the front of the building, followed by a decorative wood pergola. Instead, the replacement design featured a full front porch or veranda having two arches of unequal size, and a closed veranda wall on the second story that masks the fenestration, namely the doors and windows. A very detailed description of the structural elements of the residence is provided by Pemberton Engineering.¹⁶

¹⁵ Maley 1996.

¹⁶ Pemberton Engineering 2016.

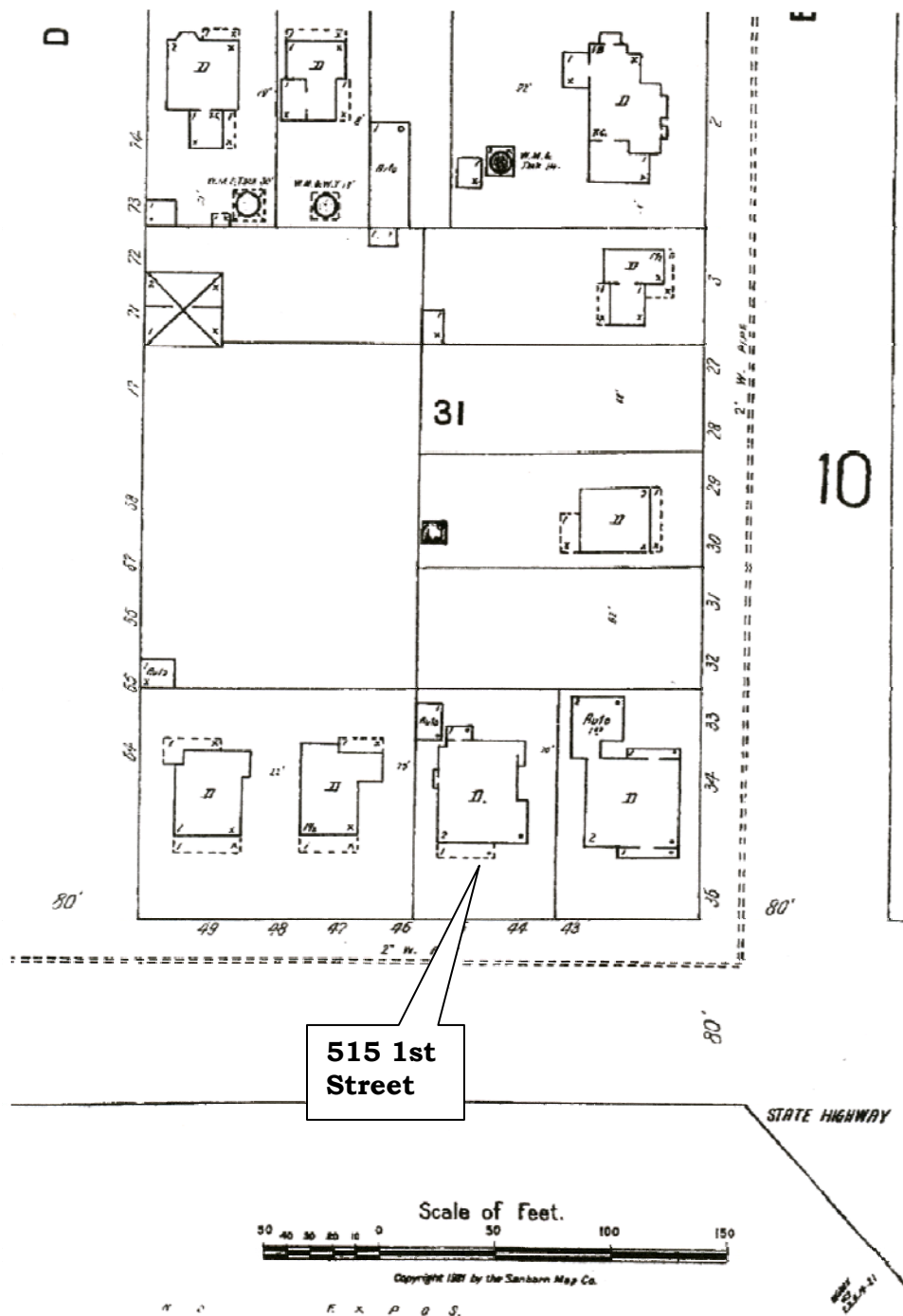


FIGURE 24: Sanborn Fire Insurance Map, Davis, California, 1921. Note that the auto garage in the rear no longer exists. The half porch is also illustrated in the Sanborn Fire Insurance Map before it was removed and expanded to form a full front porch or veranda.



Davis Colony Chapter House, University of California at Davis

FIGURE 25: Photograph of 515 1st Street not long after its purchase by Theta Xi Fraternity in the 1950s. Note the half porch, clip roof off the porch, and pergola to the right (courtesy Theta Xi Fraternity).



FIGURE 26: Photograph of 515 1st Street in the 1970s. Note that the half porch, clip roof off the porch, and pergola to the right still remain (courtesy Theta Xi Fraternity).



FIGURE 27: *Current view of 515 1st Street with the altered veranda.*



FIGURE 28: *Current view of 515 1st Street, looking east at the west elevation.*



FIGURE 29: Another view of the west elevation of 515 1st Street showing the side veranda, probably remodeled the same time the front porch was reconstructed.



FIGURE 30: View of the north elevation of 515 1st Street. The rear stairway was apparently added when the porches were altered to provide outside access to the second story.

7.0 REPORT OF STUDY FINDINGS

All three properties, located at 503, 509, and 515 1st Street, are currently listed as significant historical resources under CEQA, having been determined to be eligible for the California Register of Historic Resources. This finding was addressed in 2015, when Rich Rifkin and Rand Herbert reassessed each property as part of the updated historic resource inventory.¹⁷ Due to time constraints, neither Rifkin or Herbert were able to carefully research the three properties, in terms of their ownership, date of construction, or integrity.

This study presents new evidence regarding each of the three properties and discusses the degree of change that has occurred since their original construction. This information is important in considering the future disposition of each property and alternatives to create a living environment that is suitable and safe for U.C. Davis students in the twenty-first century.

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.

¹⁷ Rich Rifkin and Rand Herbert. City of Davis. Citywide Survey and Evaluation of Buildings Constructed Prior to 1976, July 2, 2015.

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.

This assessment considered condition issues for each property, but only in so much as that the condition issue effects the integrity of each of the properties. As such, condition thresholds are important if the condition has altered character defining features of the property. Thus, this study takes into consideration the degree of change that has occurred to each property, where that change occurred, and how it effects the original determinations of significance.

8.0 SUMMARY OF INTEGRITY AND CONDITIONS

8.1 503 1st Street

503 1st Street retains overall good integrity of design, materials, workmanship, association, setting, feeling, and location. The most serious alteration is opening what was once a closed dormer to a rooftop access porch/dormer on the front façade. Other alterations that have changed the character of the residence include removal of the exterior brick fireplace on the east elevation and the addition of an exterior wooden stairway leading to the second-story, where a door has been cut into the sidewall for access. The entire interior design is radically altered since its original configuration. While condition issues were addressed by Pemberton Engineering, none of those issues have dramatically altered the historic character of the residence. Structural issues, however, are identified throughout the residence, and the living environment for students is consistent with the age of the building.

8.2 509 1st Street

509 1st Street retains overall good integrity of design, materials, workmanship, association, setting, feeling, and location. The most serious alterations are the addition of a second door entrance on the front façade and removal of one of the original truncated wood porch columns. Much like 503 1st Street, the entire interior of 509 1st Street has been altered. While condition issues were addressed by Pemberton Engineering, none of those issues have dramatically altered the historic character of the residence. Structural issues, however, are identified throughout the residence, and the living environment for students is consistent with the age of the building.

8.3 515 1st Street

515 1st Street is the largest of the three buildings, and serves as the primary kitchen and meeting hall. The building retains marginal integrity of design, materials, workmanship, but good integrity of association, setting, feeling, and location. The most serious alterations include the demolition of the original

front veranda and pergola, the construction of a much larger veranda that alters the front fenestration and design of the front of the house, the construction of a similar style veranda on the west elevation of the building, and the addition of rear access stairs on the rear of the building. Unlike 503 and 509 1st Street, the interior of 515 1st Street is fairly original, and the rooms are more spacious. While condition issues were addressed by Pemberton Engineering, none of those issues have dramatically altered the historic character of the residence. Structural issues, however, are identified throughout the residence, and the living environment for students is consistent with the age of the building.

9.0 CEQA FINDINGS

Given the alterations and condition of 503, 509, and 515 1st Street, are the properties still significant resources under CEQA? Yes.

While 503 and 509 retain good integrity, 515 1st Street has compromised integrity, due to façade alterations as previously described. While these alterations diminish the integrity of the building's architecture, the alterations do not rise to a level that the building would be delisted from the CRHR. Another consideration is the fact that the fraternity itself has garnered some degree of historical credibility since its ownership of the property now extends over 50 years. One of the important themes in Davis is the relationship of the university, its faculty and students, to houses built in the city from the early twentieth through the latter part of the twentieth century. Historical information does not suggest that the Gordon Anderson family, associated with the hardware business in town, were the original owners of 503 1st Street, although the Andersons lived in the house for several decades. The rear shed/garage behind 503 1st Street has been added onto in later years and converted to use by the Fraternity. This structure is not a significant resource, nor was it called out in the previous studies.

Would the removal of the existing raised wooden deck and exterior stairway to access the second-story rooms at 503 1st Street and the construction in their place of a Library/Study room connecting the buildings at 503 1st Street and 509 1st Street result in a significant effect under CEQA to the two Merit Resources? No.

If carried out in such a manner that the new addition is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.¹⁸ The Standards provide a blueprint for a wide range of treatments for historic properties, including additions, and adaptive reuse. Ultimately, the design of the proposed addition and renovations will determine if the Standards are met.

¹⁸ National Park Service. The Secretary of the Interior's Standards for the Treatment of Historic Properties, <https://www.nps.gov/tps/standards.htm>, accessed October 8, 2016.

It should also be pointed out that the stairway and wooden deck are not "contributing" or historic elements of either property. Therefore, their removal would not harm either property.

Will the proposed demolition of 503, 509, or 515 1st Street result in a significant effect under CEQA to the three Merit Resources. Yes.

Demolition of the three properties is considered a significant effect under CEQA. Demolition will result in the loss of all three properties. Because the properties align a historic highway and part of what might be considered the "gateway" to the historic downtown, their loss will also affect the overall continuity of the historic downtown corridor, although modern infill has already degraded the historic gateway or visual continuity through the development of the shopping plaza on the south side of 1st Street.

9.1 Proposed Mitigation Measures

If demolition were to be accepted as the preferred alternative, mitigation should include HABS/HAER recordation, including a written report, scaled drawings of each building, and archival quality photographs and negatives.

10.0 CONCLUSIONS

In summary, taking into consideration the new information gathered on 503, 509, or 515 1st Street, the three properties, which each having different degrees of diminished integrity, still appear to meet the CRHR criteria, and, therefore, are significant resources under CEQA. However, 515 1st Street, only marginally meets the CRHR Criteria, due to a number of alterations to its primary facades, particularly the front façade facing 1st Street.

The existing conditions of each of the properties, however, must be weighed against historic values, along with the functionality and safety of the members of the fraternity. The balance between these two sometimes competing goals should be clearly articulated before a final decision is made regarding the disposition of the historic properties, including demolition or an addition between 503 and 509 1st Street.

11.0 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 30 years in private consulting. He is a Registered Professional Archaeologist (RPA), has also served as president of the El Dorado County Historical Society, and is a member of the

Society for California Archaeology, Oregon-California Trails Association, and the National Trust for Historic Preservation.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 503 First Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Yolo
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 503 First Street City Davis Zip 95616
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 70-244-04

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

This one and a half story, wood frame, Craftsman style house has a long sloping gable roof running parallel to First Street. The roof is punctured by a large dormer. This attic room dormer has a door that leads to a small balcony. The first floor porch is covered by the long overhang of the gable roof and is supported by four canted, but thin, posts that rest on brick bases. There is a slat railing present. The house is sheathed in clapboard and is painted tan with blue trim. The house appears to be in fair condition and is presently occupied by a fraternity associated with the University.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

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



P5b. Description of Photo: (View, date, etc.)
Front elevation
Looking North

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
pre-1921

*P7. Owner and Address: _____

*P8. Recorded by: (Name, affiliation, address)
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111
Bridget Maley, Project Manager

*P9. Date Recorded: 09/04/1996

*P10. Survey Type: (Describe)
Cultural Resources Inventory
by Certified Local Government
C-Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Davis Updated Cultural Resources Inventory and Context Statement September, 1996, Architectural Resources Group, San Francisco

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: 503 First Street

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Craftsman

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

This house appears on the 1953, 1945, 1933 and 1921 Sanborn Map indicating it was constructed prior to the production of the 1921 map.

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

*B8. Related Features:

This house is very similar to the house at 509 First Street.

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme Residential Architecture

Area Davis

Period of Significance 1910's 20's

Property Type Residential

Applicable Criteria N/A

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

This house appears on the 1921 Sanborn Map but not on the 1911 Sanborn Map indicating the likely date of construction as 1911 to 1920. The house contributes to the overall character of the streetscape along this end of First Street. The house at 509 First Street is similar in character and detailing to this house. Both houses are presently occupied by the same fraternity. The houses are in fair condition.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Sanborn Insurance Co. Maps

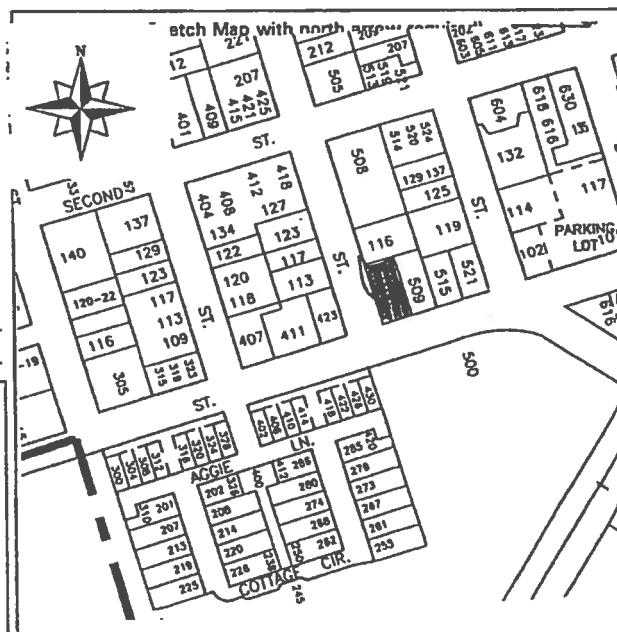
Davis Cultural Resources Inventory June 1980

B13. Remarks:

*B14. Evaluator: Bridget Maley, Arch. Res. Group

Date of Evaluation: 07/15/1996

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
HRI # _____
Trinomial _____
NRHP Status Code: **5D3** _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or Address 503 1st Street

P1. Other Identifier: Anderson House

*P2. Location: *a. County Yolo

b. Address 503 1st Street

*c. City Davis Zip 95616

d. UTM: N/A

e. USGS Quad: Davis Quadrangle

*f. Other Locational Data (APN #): 070-244-004

*P3a. Description:

This residence building was constructed for the Anderson family. Anderson was an important figure in both the commercial and civic life of Davis. A large Craftsman Bungalow, it was identified in the 1996 resources survey. Based on historical photographs, it appears that the front dormer has been somewhat altered by the addition of a porch and rail, which allows outside access from the dormer. Otherwise the building retains integrity of design, materials, workmanship, location, setting and association. It appears to contribute to the historic character of the Downtown/ Commercial area of the Conservation District.

*P3b. Resource Attributes: HP2

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District

P5b. Description of Photo:

View north*

P6. Date Constructed/Age:

1912 91 years old documented

☐ Prehistoric ☒ Historic

☐ Both

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P7. Owner and Address:

Theta Xi Fraternity
503 1st Street
Davis, CA 95616

*P8. Recorded by:

Carol Roland
Roland-Nawi Associates
4829 Crestwood Way
Sacramento, CA 95822

*P9. Date Recorded: 04/07-10/2003

*P10. Type of Survey: ☒ Intensive
☐ Reconnaissance ☐ Other
Describe: Determination of
Local District Eligibility

*P11. Report Citation: none

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

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
UPDATE SHEET

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D2

Page 1 of 1

*Resource Name or # (Assigned by recorder) 503 First Street
☐ Continuation ☒ Update

P1. Other Identifier: Theta Xi Fraternity

*P2 e. Other Locational Data: APN:
503 First Street.

*P3a. **Description:** See original form for architectural style and features. No changes noted from 2003 other than re-roofing with similar materials.

*P3b. **Resource Attributes:** HP2

*P8. **Recorded by:** Rich Rifkin, Davis, CA 95616

*P11. **Report Citation:** Davis, California: Citywide Survey and Evaluation of Buildings Constructed Prior to 1976

*B10. **Significance:**

See original form

Historic Context

See original form

Evaluation

See original form

*B14. **Evaluator:** Rand Herbert

*Date of Evaluation: July 2, 2015

Photographs:



Previous Historic Resources Inventory

"Cultural Resources Inventory, Final Report: Davis California, June 1980." Prepared by Historic Environment Consultants.

"City of Davis: Cultural Resources Inventory and Context Statement." 1996. Prepared by Architectural Resources Group.

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DPR 523L (1/95)

***Required Information**

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date 7 / 1 / _____

Page 1 of 2

*Resource Name or #: 509 First Street

P1. Other Identifier: _____

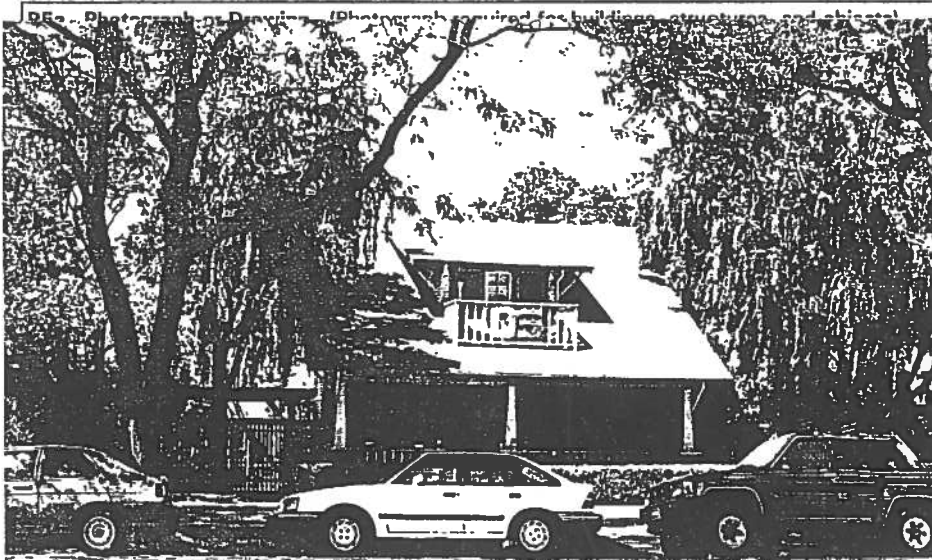
*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Yolo
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 509 First Street City Davis Zip 95616
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 70-244-05

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

This house resembles its neighbor, 503 First Street. The structure is a one and a half story Craftsman house with a gable roof running parallel to First Street. The gable roof is punctured by a large attic dormer with a balcony. The first floor porch is supported by three canted, but thin posts, that rest on brick bases. A slat railing is present. The house is sheathed in clapboard and is painted tan with blue trim. The house appears to be in fair condition and is presently occupied by a fraternity associated with the University.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

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



P5b. Description of Photo: (View, date, etc.)
Front facade
looking north

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

*P7. Owner and Address: _____

*P8. Recorded by: (Name, affiliation, address)
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111
Bridget Maley, Project Manager

*P9. Date Recorded: 07/09/1996

*P10. Survey Type: (Describe)
Cultural Resources Inventory
by Certified Local Government
C-Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Davis Updated Cultural Resources Inventory and Context Statement September, 1996, Architectural Resources Group San Francisco

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: 509 First Street

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: R--Residential

*B5. Architectural Style: _____

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

This house appears on the 1953, 1945, 1933, and 1921 Sanborn Maps indicating it was constructed prior to the production of the 1921 Map.

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

*B8. Related Features:

This house is very similar to the house at 503 First Street.

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme Residential Architecture Area Davis

Period of Significance 1910's 20's Property Type Residential Applicable Criteria N/A

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

This house appears on the 1921 Sanborn Map but not the 1911 Map indicating the likely date of construction as 1911 to 1920. The house contributes to the overall character of the streetscape along this end of First Street. The house at 503 First Street is similar in character and detailing to this house. Both houses are presently occupied by the same fraternity. The houses are in fair condition.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Sanborn Insurance Co. Maps

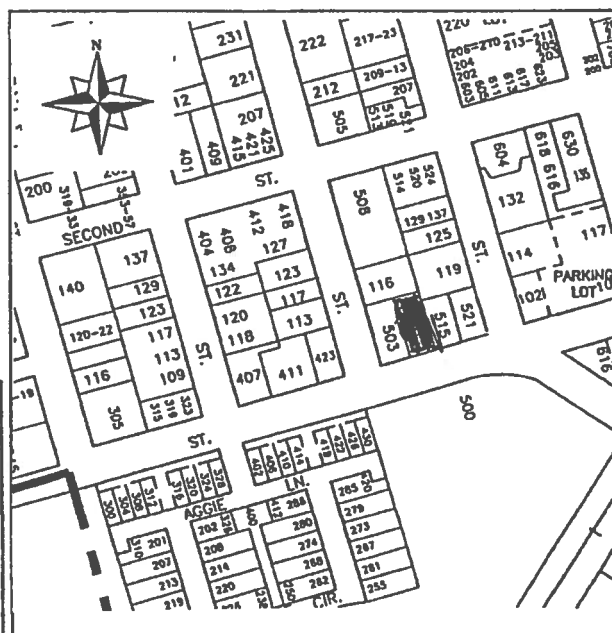
Davis Cultural Resources Inventory June 1980

B13. Remarks:

*B14. Evaluator: Bridget Maley, Arch. Res. Group

Date of Evaluation: 07/15/1996

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
HRI # _____
Trinomial _____
NRHP Status Code: 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or Address 509 1st Street

P1. Other Identifier:

*P2. Location: *a. County Yolo

b. Address 509 1st Street

*c. City Davis Zip 95616

d. UTM: N/A

e. USGS Quad: Davis Quadrangle

*f. Other Locational Data (APN #): 070-244-005

*P3a. Description:

This residence building is almost an exact replica of 503 1st Street, its next door neighbor. The houses were undoubtedly designed and constructed by the same builder. A large Craftsman Bungalow, it was identified in the 1996 resources survey. The front dormer opens onto a porch with a rail. This detail is an alteration on the house at 503 1st and may also be an alteration here. However, it is possible that this house originally had a dormer that opened to the exterior, and the other house was altered in imitation. The building retains integrity of design, materials, workmanship, location, setting and association. It appears to contribute to the historic character of the Downtown/ Commercial area of the Conservation District.

*P3b. Resource Attributes: HP2

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District

P5b. Description of Photo:

View north*

P6. Date Constructed/Age:

1912 91 years old estimated

☐ Prehistoric ☒ Historic

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



☐ Both

*P7. Owner and Address:

Theta Xi Fraternity

515 1 St Street

Davis, CA 95616

*P8. Recorded by:

Carol Roland

Roland-Nawi Associates

4829 Crestwood Way

Sacramento, CA 95822

*P9. Date Recorded: 04/07-10/2003

*P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐ Other

Describe: Determination of
Local District Eligibility

*P11. Report Citation: none

*Attachments: ☐ NONE ☐ Map

Sheet ☐ Continuation Sheet ☒

Building, Structure, and Object Record ☐

Linear Resource Record ☐

Archaeological Record ☐ District Record

☐ Milling Station Record ☐ Rock Art

Record

☐ Artifact Record ☐ Photograph Record

☐ Other (List):

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
UPDATE SHEET

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D2

Page 1 of 1

*Resource Name or # (Assigned by recorder) 509 First Street
☐ Continuation ☒ Update

P1. Other Identifier: Theta Xi Fraternity

*P2 e. Other Locational Data: APN:
509 First Street.

*P3a. **Description:** See original form for architectural style and features. No changes noted from 2003 other than re-roofing with similar materials.

*P3b. **Resource Attributes:** HP2

*P8. **Recorded by:** Rich Rifkin, Davis, CA 95616

*P11. **Report Citation:** Davis, California: Citywide Survey and Evaluation of Buildings Constructed Prior to 1976

*B10. **Significance:**

See original form

Historic Context

See original form

Evaluation

See original form

*B14. **Evaluator:** Rand Herbert

*Date of Evaluation: July 2, 2015

Photographs:



Previous Historic Resources Inventory

"Cultural Resources Inventory, Final Report: Davis California, June 1980." Prepared by Historic Environment Consultants.

"City of Davis: Cultural Resources Inventory and Context Statement." 1996. Prepared by Architectural Resources Group.

"Central Davis Historic Conservation District: City of Davis, Historical Resources Survey, August, 2003." Prepared by Roland-Nawi Associates: Preservation Consultants.

DPR 523L (1/95)

***Required Information**

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date 1/1

Page 1 of 2

*Resource Name or #: 515 First Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Yolo

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 515 First Street City Davis Zip 95616

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

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

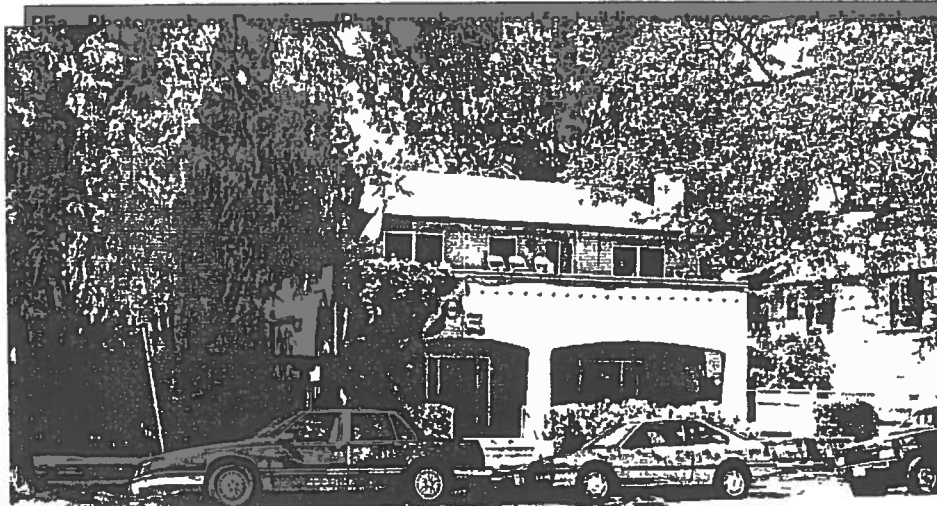
Assessor's Parcel Number: 70-244-06

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

This is an eclectic house stylistically. The overall composition is somewhat Spanish or Mediterranean in character. The building serves as a fraternity house and appears to have had numerous alterations. The house is two stories with a porch with two large arched openings supported by canted piers. Stucco painted beige, the house is large and has a strong presence along the street. An exterior chimney is present on the east side of the house.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

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



P5b. Description of Photo: (View, date, etc.)

Front elevation
looking northeast

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
pre 1921

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, Ca 94111
Bridget Maley, Project Manager

*P9. Date Recorded: 09/17/1996

*P10. Survey Type: (Describe)
Cultural Resources Inventory
by Certified Local Government
C-Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Davis Updated Cultural Resources Inventory and Context Statement September, 1996 Architectural Resources Group San Francisco

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: 515 First Street

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Spanish or Mediteranean Revival

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

This house appears on the 1921 Sanborn map indicating it was constructed sometime before that date.

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

*B8. Related Features:

none

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme Residential Architecture

Area Davis

Period of Significance 1920's

Property Type Residential

Applicable Criteria N/A

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

Little is known about the history of this house. It appears on the 1921 Sanborn Map indicating a construction date prior to the production of that map. The house has a strong presence on the block. Although it appears to have been altered over the years, the overall character of the structure has remained.

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*B12. References:

Sanborn Insurance Co. Maps

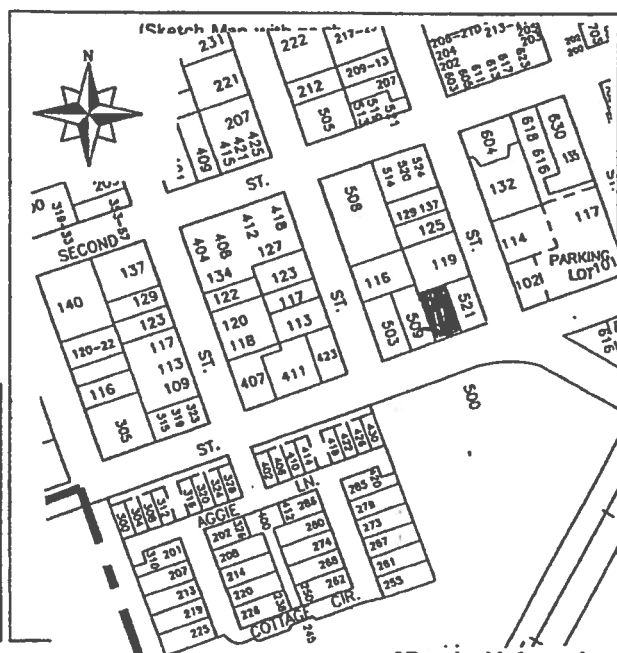
Davis Cultural Resources Inventory June 1980

B13. Remarks:

*B14. Evaluator: Bridget Maley

Date of Evaluation: 07/15/1996

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
HRI # _____
Trinomial _____
NRHP Status Code: **5D3** _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or Address 515 1st Street

P1. Other Identifier:

*P2. Location: *a. County Yolo

b. Address 515 1st Street

*c. City Davis Zip 95616

d. UTM: N/A

e. USGS Quad: Davis Quadrangle

*f. Other Locational Data (APN #): 70-244-006

*P3a. Description:

This building was recorded in 1996. It appears to continue to retain its integrity. It continues to be a character defining historic property within the Downtown/ Commercial area of the Conservation District .

*P3b. Resource Attributes: HP3

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District

P5b. Description of Photo:

View north

*P6. Date Constructed/Age:

c 1920 83years old documented

☐ Prehistoric ☒ Historic

☐ Both

*P7. Owner and Address:

Theta Xi Fraternity

515 1st Street

Davis, CA 95616

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P8. Recorded by:

Carol Roland
Roland-Nawi Associates
4829 Crestwood Way
Sacramento, CA 95822

*P9. Date Recorded: 04/07-10/2003

*P10. Type of Survey: ☒ Intensive
☐ Reconnaissance ☐ Other
Describe: Determination of
Local District Eligibility

*P11. Report Citation: none

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

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
UPDATE SHEET

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3

Page 1 of 1

*Resource Name or # (Assigned by recorder) 515 First Street
☐ Continuation ☒ Update

P1. Other Identifier: Theta Xi Fraternity

*P2 e. Other Locational Data: APN:
515 First Street.

*P3a. **Description:** See original form for architectural style and features. No changes noted from 1996 and 2003 other than re-roofing with similar materials.

*P3b. **Resource Attributes:** HP3

*P8. **Recorded by:** Rich Rifkin, Davis, CA 95616

*P11. **Report Citation:** Davis, California: Citywide Survey and Evaluation of Buildings Constructed Prior to 1976

*B10. **Significance:**

See original form

Historic Context

See original form

Evaluation

See original form

*B14. **Evaluator:** Rand Herbert

*Date of Evaluation: July 2, 2015

Photographs:



Previous Historic Resources Inventory

"Cultural Resources Inventory, Final Report: Davis California, June 1980." Prepared by Historic Environment Consultants.

"City of Davis: Cultural Resources Inventory and Context Statement." 1996. Prepared by Architectural Resources Group.

"Central Davis Historic Conservation District: City of Davis, Historical Resources Survey, August, 2003." Prepared by Roland-Nawi Associates: Preservation Consultants.

DPR 523L (1/95)

***Required Information**

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

Primary#
HRI #
Trinomial

Page 1 of 1

*Resource Name or #: 503 1st Street

NRHP Status Code: 5D2/5D3

Recorded by: Dana E. Supernowicz

*Date: October 7, 2016

☐ Continuation

☒ Update

A review of Sanborn Fire Insurance Maps, historic photographs, and a field review of 503 1st Street, Davis, Yolo County, California revealed new information regarding its physical characteristics and history of ownership. As previously described, 503 1st Street, which was reportedly built in 1912, was recorded in 1996 by Bridget Maley of Architectural Resource Group; in 2003 by Roland-Nawi Associates; and in 2015 by Rich Rifkin and Rand Herbert. In 1996, Maley described 503 1st Street as a one and a half story, wood-frame, Craftsman style house with a long sloping gable roof running parallel to 1st Street. According to Roland-Nawi Associates, the house was built in 1912.

Based upon historic photographs, 503 1st Street appears to have originally been a single-story house with a large attic and a basement. The shed roof dormer centered on the roof facing 1st Street had no veranda and railing or outside access when the house was built. This feature appears to have been added by Theta Xi Fraternity in the 1970s, when the attic was converted to a living area for fraternity members. In 2003, Roland-Nawi Associates stated that the house was built for the Anderson family of Davis. This has been verified through United States Federal Census data, however, it is unclear if Anderson was the original owner. According to Maley, Anderson was an important figure during the twentieth century in Davis, associated with commercial and civic life.¹ Certainly Anderson was among a number of successful merchants in Davis, and the Anderson family continues in business to this day in the city.

Besides the entire interior having been altered to create bathrooms and additional rooms for students, the east elevation of the house has been altered with the addition of a raised wooden deck and exterior stairway to access the second-story rooms. The northwest corner of the house was also altered, when the original extended porch was enclosed and the brick fireplace was removed. Behind the residence is a garage/shed that was built after 1921 and expanded in later years. Today, the interior of the house features five bedrooms downstairs and two upstairs, with one bathroom downstairs.

Based upon city directories and U.S. Federal Census records, 503 1st Street was owned and occupied by the Anderson family. In 1910, Gordon Anderson was single, working as an ice dealer, and living on Olive Street.² The 1930 U.S. Federal Census lists Gordon Anderson, 53 years of age; Essie Anderson, his wife, 45 years of age; and Donald Anderson, their son, 13 years of age. Gordon Anderson, who was from Canada, owned the hardware store at 207 G Street until 1937, the year he died. After his death, the family acquired interest in the Davis Lumber Company owned by Edwin McBride. On June 22, 1962, Donald, Gordon's son, acquired the lumber company and changed the name to Davis Lumber and Hardware Company.³ In 1930, Anderson's residence was valued at \$8,500 in 1930.⁴ By 1940, Donald and Essie Anderson were living at 503 1st Street. The Theta XI Fraternity acquired 503 1st Street in the early 1950s, along with 509 and 515 1st Streets.

¹ Maley, Bridget. City of Davis: Cultural Resources Inventory and Context Statement, 1996.

² U.S. Federal Census, Putah Township, Davis, Yolo County, California 1910, Sheet, No. 10.

³ Costabil, Dominick. "Davis Ace." *Davis Enterprise*, July 22, 2012; Donald Anderson died in 1986, and Dora his wife in 2014, according to obituaries from the *Davis Enterprise*.

⁴ United States Federal Census, Putah Township, Davis, Yolo County, California, 1930, Sheet No. 6.

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

Primary#
HRI #
Trinomial

Page 1 of 1

*Resource Name or #: 509 1st Street

NRHP Status Code: 5D2/5D3

Recorded by: Dana E. Supernowicz

*Date: October 7, 2016

☐ Continuation

☒ Update

A review of Sanborn Fire Insurance Maps, historic photographs, and a field review of 509 1st Street, Davis, Yolo County, California revealed new information regarding its physical characteristics and history of ownership. As previously described, 509 1st Street, which was reportedly built in 1912, resembles its neighbor to the west. The two houses were undoubtedly constructed at the same time by the same builder and designed by the same architect. The property was recorded in 1996 by Bridget Maley of Architectural Resource Group; in 2003 by Roland-Nawi Associates; and in 2015 by Rich Rifkin and Rand Herbert.

Based upon historic photographs, 509 1st Street, unlike 503 1st Street, appears to have had a rooftop balcony accessed from the central roof-top dormer. This would suggest the house was built with a second-story living area. The current railing is a more recent addition, as is the second door to the right of the replaced front door. It should also be noted one of the truncated wood columns is missing, and, like 503 1st Street, the brick fireplace was removed from the east wall. The residence at 509 1st Street also features a basement.

Today, the interior of the residence features no bedrooms downstairs, seven bedrooms upstairs, one upstairs bath, and one downstairs bath, and includes a kitchen, dining room, living room, and an entry hall downstairs.

From 1920 through 1930, 509 1st Street was occupied by John Thompson, his wife Cleo, and his two sons, Irwin and James. Thompson is listed as a manager or instructor at the University Farm in Davis. The Thompson residence in 1930 was valued at \$5,000.¹ In 1940, the Hoff family owned the residence. The Theta XI Fraternity acquired 509 1st in the early 1950s, along with 503 and 515 1st Street.

¹U.S. Federal Census, Putah Township, Davis, Yolo County, California, 1930, Sheet No. 6.

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

Primary#
HRI #
Trinomial

Page 1 of 1

*Resource Name or #: 515 1st Street

NRHP Status Code: 5D3

Recorded by: Dana E. Supernowicz

*Date: October 7, 2016

☐ Continuation

☒ Update

A review of Sanborn Fire Insurance Maps, historic photographs, and a field review of 515 1st Street, Davis, Yolo County, California revealed new information regarding its physical characteristics and history of ownership. As previously described, 515 1st Street, which was built in circa 1920, was recorded in 1996 by Bridget Maley of Architectural Resource Group; in 2003 by Roland-Nawi Associates; and in 2015 by Rich Rifkin and Rand Herbert. Maley described the building as eclectic, with Spanish or Mediterranean character, and determined that it appeared to have numerous alterations.¹ In 2003, Roland-Nawi Associates stated that it appeared to retain integrity. In 2015, Rifkin recorded the residence on a 523 Update Sheet, and Herbert evaluated the property giving it a 5D3 rating. No additional research appears to have been done on the property since its recordation and evaluation by Maley in 1996.

Unlike 503 and 509 1st Street, 515 1st Street was a much larger home, but it also was designed with a full two-stories and basement. Unlike 503 and 509 1st Street, which have horizontal board exterior siding, the walls of 515 1st Street are clad with stucco.

Today, the interior of the residence features no bedrooms downstairs, and seven bedrooms upstairs, along with a large kitchen and meeting room. The most dramatic change is to the front veranda, which was altered in the 1950s following acquisition by the Theta Xi Fraternity. The alteration involved demolishing the old porch, which extended half-way across the front of the building, followed by a decorative wood pergola. The replacement design featured a full front porch or veranda having two arches of unequal size, and a closed veranda wall on the second story that masks the fenestration, namely the doors and windows. Most of the windows and doors in the house appear to be original wood-sash, many having gridded or divided lights.

In regards to ownership, the 1900 United States Federal Census for Putah Township, Davis enumerated Clara Anderson, 44 years of age, born in Missouri, living with John Anderson and Eliza Cecil, her mother.² The 1920 United States Federal Census enumerated John Anderson, 72 years of age; his wife, Clara, 65 years of age; and their daughter, Cecil, 26 years of age, all living on 1st Street, likely at 515 1st Street.³ By 1930, 515 1st Street was owned by Clara Anderson, who lived in the house with a servant, Mrs. C. Albertion [sic]. Clara Anderson was 75 years of age at the time. In 1915, the home was rented to John Morris. The Theta XI Fraternity acquired 515 1st Street in the early 1950s, along with 503 and 509 1st Streets.

¹ Maley 1996.

² U.S. Federal Census, Putah Township, Davis, Yolo County, California, 1910, Sheet No. 9.

³ U.S. Federal Census, Putah Township, Davis, Yolo County, California, 1920, Sheet No. 8.