

Attachment A

DEPARTMENT OF PARKS AND RECREATION 523 FORMS
For neighborhoods and resources surveyed during current project

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 5

*Resource Name or # (Assigned by recorder) APN: 070-487-001-000

P1. Other Identifier: 1303 Alice Street

***P2. Location:** Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Yolo

*b. USGS 7.5' Quad Davis Date 2012 T _____; R _____; _____ ¼ of Sec _____; _____ B.M.

c. Address 1303 Alice Street City Davis Zip 95616

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

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

Assessor Parcel Number: 070-487-001-000

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

This one-story 1,849-square-foot residential building at 1303 Alice Street sits on a 0.18-acre residential parcel in the East Acres neighborhood, just north of downtown Davis. The stucco-clad building has an essentially rectangular footprint with an asymmetrical roofline, consisting of a shallow cross-gabled projection on the building's west end and what appears to be a shed-roofed projecting addition on the north side. Fenestration consists of wide, sliding vinyl replacement windows.

A concrete path leads to the main entrance door, with a small shed roof shelter. The original two-car garage has been converted into living space, and the original poured concrete driveway replaced by interlocking pavers. Solar tubes pierce the roof at several locations. Views of much of the house are obscured by landscape plantings, concealing details at the lower levels of the structure.

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



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

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

***P5. Description of Photo:** (View, date, session #) November 3, 2013, camera facing southwest

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

***P7. Assessor Record; City Records**

***P8. Owner and Address:**
Wiley Self & Donna Bridewell
1303 Alice Street
Davis, CA 95616

***P9. Recorded by:** (Name, affiliation, address)
David Herbert/Matthew Walker
Historical Consulting, LLC
10 Spafford Street
Davis, CA 95618

***P10. Date Recorded:** November 2014

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Davis, California: Citywide Survey and Evaluation of Buildings Constructed Prior to 1976.

***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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: _____

B2. Common Name: 1303 Alice Street

B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: Ranch

*B6. Construction History: 1303 Alice Street was constructed in 1958. In 2009, the two car garage was filled in and converted into living space.

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

*B8. Related Features: _____

B9. Architect: _____ b. Builder: _____

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 1303 Alice Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1). While the property is associated with the productive life of Robert Arneson, the founder of Funk art ceramics, the building does not retain integrity to the period in which Arneson lived in the house. TB-9 on the University of California campus in Davis, was Arneson's primary art studio while he lived in Davis. Thus it a better representative of this developmental period of his life (NRHP Criterion B or CRHR Criterion 2). The residence is highly altered, and does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard.

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

*B12. References: See footnotes in Section B10.

B13. Remarks:

*B14. Evaluator: Rand Herbert and Matthew Walker

*Date of Evaluation: March 2015

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

B10. Significance (continued):

Property History

Davis' East Acres neighborhood was first subdivided in 1950 by Alice and John Simmons on land that had previously been rural farmland outside of Davis' city limits. East Acres No. 1 became Davis' first subdivision east of H Street and north of East Eighth Street. Between 1950 and 1964, the Simmons' filed nine East Acres subdivisions with the county recorder, with fewer than 150 houses between them. East Acres No. 1 through No. 4 consisted of modest Minimal Traditional dwellings, while Tract Ranch houses were constructed in East Acres No. 5 through No. 9.¹

1303 Alice Street was constructed in 1958 as part of the East Acres No. 5 subdivision. James T. Chinn purchased the property the year of its construction. In 1962, ceramic artist Robert Arneson bought the house. During the period of Arneson's ownership, a slight gabled extension was added on the northeast side of the building in order to add a bedroom to the floor plan. Arneson lived in the house with his family until 1976, when he sold the property.

Robert Arneson

Robert Arneson is considered the most significant figure in the development of the Funk Ceramics movement in the United States. Born in Benicia, California on September 4, 1930, Arneson received his Bachelor of Arts from the California College of Arts and Crafts in Oakland (1954) and his Masters of Fine Arts from Mills College (1958). After completing his education, Arneson was hired as an art teacher at Santa Rosa Junior College, Fremont High School, and Mills College, all while developing his craft and hosting regular exhibitions of his ceramic work.²

In the summer of 1962, Arneson moved with his wife and three children to Davis, California after he was hired to begin a ceramic art program at UC Davis. The family purchased a small Tract Ranch house at 1303 Alice Street at the northeast edge of town. He was an emerging ceramic artist when Richard Nelson, chair of the Art Department, hired Arneson as an assistant professor. UC Davis was in the midst of transitioning from its former role as the agricultural field school for the University of California, Berkeley, to an administratively independent University of California campus. By the mid-1960s, Nelson had developed a strong art program, featuring Arneson in addition to artists Roy De Forest, Manuel Neri, Wayne Thiebaud, and William T. Wiley.³

While at UC Davis, Arneson developed a strong ceramic arts program and emerged as the founder of the Funk Ceramic movement. Soon after arriving, Arneson found his home in Temporary Building Number Nine (TB-9). Constructed in the late 1920s (decades before the University had an art program) this long, rectangular building with corrugated metal siding served not only as the classroom where Arneson instructed his students, but also as his primary studio during his years in Davis. Arneson's work was heavily influenced by the counterculture movements of the 1950s and 1960s. His Funk art style demonstrated a rejection of the rules and standards of art, employing atypical materials and crude techniques. Between 1966 and 1968, Arneson's art was heavily influenced by his house at 1303 Alice Street (see Figure 1).⁴

In 1976, after being diagnosed with cancer, Arneson left Davis and moved back to his hometown of Benicia. Arneson and his second wife, Sandra Shannonhouse, purchased a multi-property parcel and settled in a home at 110 East E Street. They soon constructed a studio on a vacant portion of their Benicia property. Prior to his move to Benicia, Arneson was still a relatively unknown artist in the mainstream art world, but after his move Arneson became a widely appreciated artist. He began to experiment with pedestals and busts, memorializing San Francisco Mayor George Moscone in his most controversial and arguably most well-known work, *Portrait of George*. The artist's health continued to worsen over the years, and on November 2, 1992, Arneson died in his Benicia home.⁵

¹ Kara Brunzell, "Evaluation of East Acres No. 1-9," March 4, 2015.

² Jonathan Fineberg, *A Troublesome Subject: The Art of Robert Arneson* (Berkeley: University of California Press, 2013), 24-32.

³ Fineberg, *A Troublesome Subject*, 43; Jane Higgins, "Evaluation of 1303 Alice Street," May 5, 2013.

⁴ Fineberg, *A Troublesome Subject*, 46, 67-69.

⁵ *New York Times*, November 5, 1992.



Figure 1. *Big Alice Street*, Robert Arneson, 1966.

Evaluation

1303 Alice Street does not have strong association with events that have made a significant contribution to the broad patterns of our history, and is not eligible under NRHP Criterion A (CRHR Criterion 1). The subject property was constructed in 1958 as part of a post-war residential tract. Following World War II, the United States experienced rapid residential development. Though 1303 Alice fits within this context, it did not contribute in any particular way to this development. Artist Robert Arneson owned the property between 1962 and 1976. While he was instrumental in the development of Funk art ceramics and played a significant role in the Funk art movement, 1303 Alice Street did not contribute directly to this movement and was simply his place of residence and an inspiration for several works of art.

This resource is not eligible under NRHP Criterion B (CRHR Criterion 2) for its association with the life of ceramic artist Robert Arneson. National Register Bulletin 15 states that, "Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions."⁶ Though Arneson is without a doubt an important figure in art history, the house at 1303 Alice Street is not the most representative property of his long career. During the time Arneson lived in Davis, most of his work was produced on campus in the ceramic art studio in TB-9. TB-9 best represents both Arneson's significance as the founder of the Funk ceramic movement, as well as his role as an instructor during this developmental period of his career.

The house located at 1303 Alice Street is not eligible under NRHP Criterion C or CRHR Criterion 3, because it does not possess the distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master. The subject property is designed in the Tract Ranch style of architecture. The Ranch style emerged in the mid-1930s and became popular in the 1940s. By the 1950s, it was one of the most common residential styles. 1303 Alice Street is a typical example of this widely popular style and it has been significantly altered.

⁶ Patrick W. Andrus, ed., *How to Apply the National Register Criteria for Evaluation* (District of Columbia: US Department of Interior, 1997), 15.

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*Resource Name or # (Assigned by recorder) APN: 070-487-001-000

*Recorded by Rand Herbert and Matt Walker

*Date May 15, 2015

Continuation Update

Even if it could be argued that the house at 1303 Alice Street had historical significance under one or another NRHP criterion, it has suffered a substantial loss of integrity to any potential period of significance. Windows on the house have been replaced with wide-framed vinyl sash, and a 2009 infill of the original two-car garage has substantially altered the building's original design. In addition, solar-tube-style skylights pierce the roof in several locations.

1303 Alice Street has not yielded, nor is it likely to yield, important information about history or prehistory, and is therefore not eligible under NRHP Criterion D or CRHR Criterion 4.

Photographs:



Photograph 2: West and south elevations, camera looking north, November 3, 2014.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 9 # of pgs

*Resource Name or # (Assigned by recorder) Davis Bike Lanes—1967

P1. Other Identifier: City of Davis Bike Lanes—1967

***P2. Location:** Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Yolo

***b. USGS 7.5' Quad** Davis; Merritt **Date** 2012 **T** _____; **R** _____; $\frac{1}{4}$ of Sec _____; **B.M.** _____

c. Address _____ City Davis Zip 95616

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

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

See form

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

The Davis Bike Lanes—1967 consist of the four bicycle lanes outlined in Davis City Council's first approved bicycle lane plan on February 13, 1967. The four bike paths are located on previously existing asphalt paved roads in Central Davis, California, and are defined by a distinct bicycle lane separated from the automobile traffic lane outside of the parking lane. The bike lanes line Third Street from B Street to K Street; J Street, from Third Street to Eighth Street; Sycamore Lane from Russell Boulevard to West Eighth Street; and West Eighth from Sycamore to A Street. The bike lanes are generally seven feet wide and outlined with approximately four-inch strips of paint. The total distance from the curb to the bike lane line is fifteen feet.

***P3b. Resource Attributes:** (List attributes and codes) HP37—Highways/Trail

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1.

Northwest corner of 3rd Street and K Street; camera facing west, January 29, 2015

***P6. Date Constructed/Age and Sources:**

Historic Prehistoric Both

1967, City of Davis City Council Minutes, Davis Enterprise

***P7. Owner and Address:**

City of Davis
23 Russell Boulevard
Davis, CA 95616

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

Matthew Walker
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** January 29, 2015

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Davis, California: Citywide Survey and Evaluation of Buildings Constructed Prior to 1976.

***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) _____

DPR 523A (1/95)

*Required Information

Page 2 of 11 # of pgs

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) Davis Bike Lanes—1967

B1. Historic Name: Davis Bike Lanes

B2. Common Name: Davis Bike Lanes

B3. Original Use: bicycle lanes B4. Present Use: bicycle lanes

*B5. Architectural Style: None

*B6. Construction History: (Construction date, alteration, and date of alterations) Bike lane construction began in summer 1967 and was completed in the following months. Subsequent routine maintenance to roads has occurred intermittently in the years since.

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

*B8. Related Features: _____

B9. Architect: City of Davis b. Builder: City of Davis

*B10. Significance: Theme Transportation Area Davis

Period of Significance 1967 Property Type Bike Lanes Applicable Criteria NRHP A and CRHR 1

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

The Davis Bike Lanes—1967, lining Third Street from B Street to K Street; J Street, from Third Street to Eighth Street; Sycamore Lane from Russell Boulevard to West Eighth Street; an West Eighth from Sycamore to A Street, appear to meet the criteria for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). The Davis Bike Lanes—1967 are locally significant under NRHP Criterion A (CRHR Criterion 1) for their association with the development of Davis' first designated bike lanes, the first of their kind in the United States. Even though the Davis Bike Lanes are just two years less than 50 years old, they satisfy the requirements of NRHP Criteria Consideration G for their exceptional significance in the context of bicycle transportation. Prior to their development, no state or federal laws existed allowing for or regulating the implementation of designated bike lanes on city streets. The bike lane standards established in Davis laid the groundwork for the creation of bike lanes in cities across the United States. The period of significance for Davis' two original bike lanes is 1967, the year of their establishment.

This analysis draws heavily from Theodore Buehler's 2008 thesis, "Fifty years of Bicycle Policy in Davis, California." (See Continuation Sheets)

B11. Additional Resource Attributes: _____

*B12. References: Davis City Council minutes; Davis Enterprise, Daily Democrat; See footnotes in Section B10.

B13. Remarks:

*B14. Evaluator: Rand Herbert and Matthew Walker

*Date of Evaluation: January 28, 2015

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

B10. Significance (continued):

Historic Context

The City of Davis is a small university town with an extensive history of bicycle transportation. It is situated in California's Central Valley eleven miles west of Sacramento. Established in 1967, Davis' bike lanes, lining Sycamore Lane from Russell Boulevard to Eighth Street and Third Street between B Street and K Street, were the first designated bicycle lanes opened in the City of Davis, as well as the first in California and in the United States. No infrastructure existed to support bicycle riders on streets with vehicular traffic prior to the development of these first two bike lanes. The development of Davis' bike lanes required amendment of the California Vehicle Code and laid the groundwork for thousands of bike lanes established in cities across the United States in the years following.

Early Development

Established in 1868 with the opening of the Southern Pacific Railroad depot of Davisville, Davis has long been an appealing place for bicyclists, largely because of its mild climate and flat topography. The University of California (UC) opened its agricultural campus in Davis in 1906. While no records from the first half of the 20th century have been located demonstrating that Davis was any different than other college towns in terms of bicycle ridership, by 1952, as noted in Davis' General Plan, the small college town had more bicycle riders per capita than any other city in the United States. Despite the city's large and growing population of bicycle riders, no infrastructure had yet been designed to support them on city streets. Bicyclists rode on the street, sharing a single lane with automobiles.¹

The first major step toward a bicycle-friendly city came through a change in administrative status of Davis' university. In 1959, the University of California changed the status of its Davis campus from an agricultural satellite of UC Berkeley to an administratively independent university within the UC system. In doing so, UC Davis experienced a dramatic increase in enrollment. Davis' population increased from 3,554 in 1950 to 23,488 in 1970. Emil Mrak, UC Davis' second chancellor, began to devise a plan to handle transportation issues and cope with this growing population. A supporter of bicycle transportation, Mrak encouraged incoming students to bring a bike to speed up travel time across the growing UC Davis campus.²

UC Davis developed its first Long Range Development Plan (LRDP) in 1963. Outlining the growth and operation of UC Davis over the forthcoming twenty years, this report discussed in detail the role that bicycles would play in the growth of the campus. In a 1961 quote featured in the LRDP, Mrak proclaimed, "I have asked our architects to plan for a bicycle-riding, tree-lined campus."³ Though the campus was already welcoming to bicyclists, the LRDP called for high-speed bicycle thoroughfares, separated from pedestrian walkways, and large, specially designed

¹ Theodore J. Buehler, "Fifty Years of Bicycle Policy in Davis" (MA thesis, University of California, Davis, 2008), 19-20, 22.

² Buehler, "Fifty Years of Bicycle Policy in Davis," 22-23, 27.

³ Emil Mrak quoted in UC Davis Long Range Development Plan 1963, as written in Buehler, "Fifty Years of Bicycle Policy in Davis," 25.

bicycle parking areas. With the favorable design of the UC Davis campus, bicycle use within the city continued to increase.⁴

Advocacy

Bicycle advocacy played a pivotal role in the creation of Davis' first bike lanes. During the 1950s, California experienced an enormous influx of automobile-oriented infrastructure. New freeways and highways allowed for population growth, as cities continued to expand and suburbs sprung up around them. This automobile-focused, metropolitan expansion contributed to an increased number of cars on the road. With more cars on the road and no infrastructure to support bicycle travel, bicycle riding became an increasingly dangerous means of transportation.⁵

The city began to look for ways to allow for safer bicycle transportation as a result of the growing number of bicycles on Davis' streets. In 1964, Davis City Council adopted the updated Davis General Plan, which included favorable language for the design of bicycle infrastructure. One of the Plan's primary objectives was "... a design of streets to move the bicycle within the system with the least amount of conflict with other modes of transportation and pedestrian traffic."⁶ Though the city was beginning to show interest in developing infrastructure to support its bicycle riders, no action was taken.⁷

In fall 1964, UC Davis Economics professor Frank Child wrote a letter to the editor of the Davis Enterprise, sparking a public push for bike lanes. Having recently returned from the Netherlands, Child noted that in The Hague, the streets are designed with bicycle lanes to safely support bicycle travel; he believed Davis should look to the Netherlands as an example. Following the publication of his letter, Child formed the Citizen's Bicycle Safety Group in an attempt to put pressure on the city council to support bicycle lanes. After the group presented city council with a petition in favor of the creation of bike lanes in December 1964, city council reluctantly allocated a small sum of money to the Traffic Commission to study the possibility of creating bike lanes. In April 1965 Council issued a plan supporting only bicycle lanes surrounding elementary schools.⁸

In 1966, two seats were open in the Davis city council. As the city continued to remain hesitant toward the idea of bike lanes, the issue drew more attention from residents, and became one of the main topics in the 1966 council election. Voters elected Norman Woodbury and Maynard Skinner, two pro-bike lane candidates in a landslide, setting the table for creation of Davis' first bike lanes. In July, just a few months after the election, the council voted to study potential bike lanes on Third Street, Sycamore Lane, Russell Boulevard, and many other streets throughout the city.⁹

1967: the Year of Decision

On February 13, 1967, the newly-elected city council approved its first bike lane plan. An article from the *Davis Enterprise* dated February 13 stated that the proposed project called for lanes on Third Street from B Street to K Street; on J Street, from Third Street to Eighth Street; on Sycamore Lane from Russell Boulevard to West Eighth

⁴ Buehler, "Fifty Years of Bicycle Policy in Davis," 25-26.

⁵ Buehler, "Fifty Years of Bicycle Policy in Davis," 30-31.

⁶ 1964 Davis General Plan.

⁷ Buehler, "Fifty Years of Bicycle Policy in Davis," 38-39.

⁸ Buehler, "Fifty Years of Bicycle Policy in Davis," 32-34, 39.

⁹ Buehler, "Fifty Years of Bicycle Policy in Davis," 40-41.

Street; and on West Eighth from Sycamore to A Street. An article published the following day lists the same lane locations, except the lane on Third Street is listed only from F Street to K Street. Council minutes from that date note that council approved plans for a proposed bike lane along Sycamore Lane and planned to study alternatives to providing a bicycle lane on Third Street between B Street and F Street.¹⁰

The city council officially adopted Ordinance No. 442, for the creation of the bicycle lanes and their regulation, by a unanimous vote on June 12, 1967. This ordinance made bicycle lanes legal at the city level and outlining the traffic laws that govern them. The plan initially called for ten-foot bike lanes along the sidewalk with eight foot parking lanes separating bikes from fourteen-foot automobile lanes. A June 12 article in the *Davis Enterprise* states that the bike lane routes are to be on Third Street from G Street to K Street; J Street between Third Street and Eighth Street; Sycamore Lane from Russell Boulevard to West Eighth Street; and on West Eighth from Sycamore to A Street.¹¹

While Davis moved toward establishing bicycle lanes on its streets, the project was not yet legal under the California Vehicle Code, which had to be changed in order to establish bicycle lanes on city streets. On May 18, the California senate committee on transportation passed SB 1299, allowing local authorities to establish and regulate bicycle lanes on city streets. The Davis-inspired bill passed through the California State Assembly in late-July, and back through the California State Senate later in the year.¹²



Figure 1. Children riding on new bike lane, near West Eighth and Pine Lane (*Davis Enterprise*, July 26, 1967).

¹⁰ “Council Faces Busy Session,” *Davis Enterprise*, February 13, 1967, 1, 3; “Bike Path Plan Is Approved,” *Davis Enterprise*, February 14, 1967, 1-2; Minutes of the Davis City Council, February 13, 1967, Book 12, 54.

¹¹ “Bike Path Plan Action Slated,” *Daily Democrat*, June 12, 1967; Minutes of the Davis City Council, June 12, 1967, Book 12, 127; City of Davis, Municipal Code art. XVII, Chapter III, Title IV.

¹² “Bike Lane Bill Gets Committee Support,” *Davis Enterprise*, May 19, 1967; “Assembly Approves Davis Bike Paths; Bill Back to Senate,” *Davis Enterprise*, July 25, 1967.

By late July 1967, shortly before the passage of SB 1299, Davis opened its first bike lane along West Eighth from Sycamore Lane to A Street. In the following months, bike lanes opened along Sycamore between Eighth Street and Russell Boulevard, Third Street between B Street and K Street, and J Street from Third Street and Eighth Street. These bike lanes were not only the first in the city, but the first designated bike lanes in the United States. In the beginning, the city experimented with three different styles of bike lanes: bike lanes between the parking lanes and car traffic lanes, bike lanes between parking lanes and the curb, and bike lanes between the curb and the sidewalk. The city soon settled on bike lanes between the parking lanes and car traffic lanes as the standard design.¹³ **Photograph 3** shows this configuration.



Figure 2. Bicycle parking on the UC Davis campus (*Davis Enterprise*, October 4, 1967)

In November 1967, UC Davis closed central campus to car traffic in an attempt to limit congestion and allow for safer bicycle and pedestrian travel. The university placed gates at each entrance into campus, with kiosks manned by attendants to give directions to incoming automobiles. This move by campus officials further encourage students to ride bicycles, and fueled an increase in bicycle travel on the city's new bike lanes.¹⁴

Post-1967 Development

Davis continued to develop its bicycle infrastructure in the years following the creation of its first bike lanes. In 1969, Davis opened its first greenbelts in North and West Davis, connecting the city's new subdivisions to the city's main thoroughfares. These wide bike paths were situated within stretches of parkland, and allowed for

"Assembly Approves Davis Bike Paths; Bill Back to Senate," *Davis Enterprise*, July 25, 1967; Buehler, "Fifty Years of Bicycle Policy in Davis," 48, 51.

¹⁴ "Bicycles Take Over on Camus," *Davis Enterprise*, October 31, 1967.

travel without interaction with automobiles. Davis' system of bike lanes on then-existing streets was nearly complete by 1972. Almost every major street in the city had a designated bike lane. The standards that were developed in the creation of Davis' bike lanes were used by state and federal agencies to assist with the creation and regulation of bike lanes in cities across the United States.¹⁵

Evaluation

The Davis Bike Lanes—1967 have strong association with the development of bicycle transportation in the United States and are eligible for listing under NRHP Criterion A (CRHR Criterion 1) and merit listing as a Davis Landmark. Davis' four original bike lanes (Third Street from B Street to K Street, J Street, from Third Street to Eighth Street, Sycamore Lane from Russell Boulevard to West Eighth Street, West Eighth from Sycamore to A Street) were the first designated bike lanes established in the United States. Prior to their development, bicycles shared a single lane with cars, leading to dangerous conditions for bicyclists. Davis' bike lanes served as a model for the development of bicycle lanes and regulations in cities across the country.

This resource does not appear to be eligible under NRHP Criterion B (CRHR Criterion 2) for its association with the lives of persons significant in our past. Research did not reveal that the Davis Bike Lanes—1967 have a direct association with a specific individual that played a key role in their development. The idea of establishing bike lanes in Davis developed over time, through a community effort, culminating with the passage of a city ordinance and amendment to the California Vehicle Code in 1967.

Furthermore, the bike lanes are not eligible under NRHP Criterion C or CRHR Criterion 3, because they do not possess the distinctive characteristics of a type, period, or method of construction, nor are they the important work of a master. Although they were the first bike lanes designed on city streets in the United States and were the result of tests of variant designs, they do not represent a significant achievement in engineering design; the creation of the bike lanes generally required a simple painted strip, separating the cars from the bikes.

The bike lanes also have not yielded, nor are they likely to yield, important information about history or prehistory, and are therefore not eligible under NRHP Criterion D or CRHR Criterion 4. Though Davis' bike lanes were the first in the United States, they quickly became common in cities across the country; the bike lanes represent a design that became common place and whose standards have been well documented.

For the purposes of the NRHP, the Davis Bike Lanes—1967 satisfy the requirements of Criteria Consideration G for their exceptional significance as the first bike lanes in the United States. The bike lanes were established in 1967, and are currently 48 years old, just two years shy of the National Register's 50 year rule for standard evaluation. A sufficient amount of time has passed to allow for the understanding of the significant role that the lanes played in the development of bicycle transportation in the United States, and no further time is needed to recognize their historical importance. Though the roads have been repaved and the bike lanes repainted over the years, they have retained integrity of design, materials, workmanship, location, setting, feeling, and association; in short, the Davis Bike Lanes—1967 retain sufficient integrity to convey their historic significance. Their character-defining features are their location, dimensions, striping, and orientation between the traveled motorway and parking strip.

¹⁵ Buehler, "Fifty Years of Bicycle Policy in Davis," 53, 56

Photographs (continued):



Photograph 2. Southeast corner of Sycamore Lane and Russell Boulevard; camera facing northwest, January 29, 2015.



Photograph 3. Northeast corner of West Eighth Street and A Street; camera facing west, January 29, 2015. This view clearly illustrates the relationship between the motorway, bicycle lane, and parking strip.

Sketch Map:



P1. Other Identifier: 3820 Chiles Road

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

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

***b. USGS 7.5' Quad** Davis **Date** 2012 **T** T8N ; **R** R2E ; **SESW** ¼ of Sec 12 ; **Diablo** B.M.

c. Address 3820 Chiles Road City Davis Zip 95618

d. UTM: (give more than one for large and/or linear resources) Zone 10 ; 612936 mE/ 4267581 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 069-070-022-000

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

The two-story New Formalist office building is located in south Davis along a highway frontage road. The rectangular-plan building is approximately 180 x 140 feet and symmetrical in design, with its main entrance on the longer north elevation. The flat-roofed building is completely surrounded on the upper level by a concrete colonnade that rests on a base cantilevered four feet out from the lower level walls. The arches are flush with the heavy flat roof, presenting a flat and smooth exterior. The arch openings of the colonnade, nine each on the building's longer sides and seven on the shorter, are rectangular with rounded corners and are silhouetted against a background of dark tile and tinted windows. The lower level is hidden from street view by a ten-foot high berm that completely surrounds the building with the exception of a narrow opening off the east parking lot (Continued on page 3).

***P3b. Resource Attributes:** (List attributes and codes) HP6: 1-3 story commercial building

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: North façade, camera facing south, photograph taken 1 March 2015.

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
1966. Davis Enterprise, 30 September 1966.
Sacramento Bee, 2 October 1966.

***P7. Owner and Address:**
Shepard Family Holdings LLC
3820 Chiles Road
Davis, CA 95618

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
1613 B Street
Napa, California 94559

***P9. Date Recorded:** March 1, 2015

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") City of Davis Historic Context Update Survey

***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) _____

*Resource Name or # (Assigned by recorder) 3820 Chiles Road

B1. Historic Name: Intercoast Life Insurance Company Building

B2. Common Name: 3820 Chiles

B3. Original Use: Corporate Headquarters B4. Present Use: University Administration

*B5. Architectural Style: New Formalism

*B6. Construction History: (Construction date, alteration, and date of alterations) Building with dimensions of 180 x 100 feet completed in September 1966. The lettering on the architecturally-significant company sign in front of the building was changed in 1971. In 1975, an addition was constructed on the rear of the building, changing the buildings dimensions to approximately 180 x 140 feet. The sign and three flagpoles atop the building's promontory were removed at an unknown date, likely post-1989.

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

*B8. Related Features: _____

B9. Architect: Silvio Barovetto of Barovetto & Thomas, Sacramento b. Builder: Campbell Construction Company, Sacramento

*B10. Significance: Theme Commercial Development Area Davis

Period of Significance 1966-89 Property Type Corporate Headquarters Applicable Criteria History A/1; Architecture C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building meets the criteria for listing on the Davis Register of Historical Resources as an individual landmark. It is eligible for its local historical significance and for its architecture. It is an excellent example of an architect-designed New Formalist commercial building, and it is the most ambitious work created by the architect, Silvio Barovetto. Barovetto designed most of the city's public buildings in the 1960s, helping to give Davis a more modern and cosmopolitan identity. Historic Environment Consultants first surveyed this building in 1979 as part of the city of Davis's original cultural resources inventory. They did not nominate the building for historic status at that point, as it was only 13 years old, but they favorably commented on the building as a "suave, elegant version" of 1960's corporate architecture that was "quite sophisticated" in its integration of landscape and architectural design.¹ The building is eligible for the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) under criteria A/1 and C/3.

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

*B12. References:

(See Footnotes)

B13. Remarks:

*B14. Evaluator: David Hickman

*Date of Evaluation: February 2, 2015

(This space reserved for official comments.)



¹ Historic Environment Consultants, "Cultural Resources Inventory: Final Report," 1980.

Description (continued):

Windows on the lower level are smaller and irregularly placed. A single story structure, approximately 50 x 10 feet, projects from the front entrance with flights of stairs on both sides. A 40-foot bridge connects the promontory to the main building's public entrance on the top floor. On top of the promontory, linearly arranged along the long axis, are the bases for three flag poles. The three original 60-foot flag poles are no longer present, having been removed at an unknown date. The promontory is a closed structure with no interior space and no doors or windows, but with a decorative bronze seal on front.

The building sits on a parcel of approximately 15 acres. The building and employee parking lot are set back from the frontage road by about 200 feet, with a large lawn area in front. The berm that surrounds the building extends from the front (north) elevation an additional 600 feet to the east, creating a long, low revetment that conceals the employee parking lot and originally provided a base for the company sign.

B10. Significance (continued):

Historic Context of Davis

UC Davis's transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated "University City". In 1966, Davis annexed 1.6 square miles of new territory south of Interstate 80 after rancher Bruce Mace's development plans in Yolo County led to fears of a competing city adjacent to Davis. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, "The City of Bicycles." Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of controls on development. Although Davis's attempts to slow development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.²

Property History

The Intercoast Life Insurance Company Building at 3820 Chiles Road is now located well within the city boundaries of Davis, but when planning for its construction began in 1964, the site was within the jurisdiction of Yolo County, some two miles east of Davis. Five years prior, in 1959, a local developer, C. Bruce Mace, and his sons, Herbert and Fredland, had begun developing the El Macero Country Club outside of Davis city limits. They intended the development to eventually include several hundred dwellings, a championship-grade golf course, and an extensive commercial district located just off of Interstate 80. The El Macero Country Club would be the first planned golf course community in the Sacramento region and one of the first such developments in California. By July of 1964, construction had begun on a Standard Oil service station, and the Mace family announced plans to convert 23 acres of bean fields into a 250-room motel (the Voyager Inn), and the new home offices for the Intercoast Life Insurance Company.³

(Figure 1)

The Intercoast Life Insurance Company began business in 1932 as a health insurance provider for employees of Sutter Hospital in Sacramento. The company grew slowly through the Depression but then expanded in the post-war years. In 1947, it purchased a new home office at 3140 J Street in Sacramento and began issuing life insurances policies in addition to its health plans. The firm issued stock in 1961. By 1964, Intercoast was doing business in twelve states and had 250 employees. It had outgrown its Sacramento headquarters and began searching for a new property. The company favored a large site with low land costs that would allow for later development, while also looking to remain closely connected to Sacramento. The Mace family property met these needs and additionally offered high visibility from a heavily traveled interstate which had recently been broadened to six lanes and had much improved access to Sacramento because of a newly expanded causeway. The nearby UC Davis campus also was an attraction as it could provide the sort of skilled employees that an insurance company would require. The president of Intercoast, Homer Martin, sealed the deal by relocating his own home to the El Macero Country Club, purchasing a lot along the 18th fairway.⁴

The architectural firm selected for the design job was Barovetto & Thomas, with Silvio "Slim" Barovetto as lead. The firm was based on Alhambra Blvd in Sacramento, but Barovetto lived in Davis, at 237 Rice Lane, and belonged to a family that has important connections to the history of the city. Silvio

² John Lofland, *Davis: Radical Changes, Deep Constants*, Arcadia: Charleston, SC, 2004, p. 123; Ted Buehler and Susan Handy, "Fifty Years of Bicycle Policy in Davis, California," M.A. Thesis, Institute for Transportation Studies, UC Davis, 2007, p. 25; William D. Diemer, *Davis from the Inside Out: A Municipal Almanac. Vol.1: Davis as City*, National Housing Register: Davis, CA, 2000, p. 37 - 39.

³ "Long Awaited Golf Course for Davis Area is Outlined," *Davis Enterprise*, 8 October 1959; "Ground to Break; El Macero has Growing Pains," *Davis Enterprise*, 23 July 1964; U.S. Department of Agriculture, *Aerial Photos of Yolo County*, 1:20,000, Photo #ABB-3EE-171, 18 June 1964.

⁴ "Intercoast Grows," *Davis Enterprise*, 29 July 1965; "History of Intercoast Shows Great Growth," *Davis Enterprise*, 30 September 1966; "Selection of Davis Came After Careful Study," *Davis Enterprise*, 30 September 1966; "Ground to Break; El Macer has Growing Pains," *Davis Enterprise*, 23 July 1964.

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Barovetto's father, Giovanni Barovetto, was an Italian immigrant who arrived in the US in 1907. A viticulturist by training and trade, Barovetto was recruited by Professor Frederic Bioletti to serve as the foreman in the vineyards at the University Farm in Davis. Until his retirement in 1946, Barovetto maintained the vineyards in which Professor Bioletti ran a grape breeding and introduction program. Barovetto was not on the faculty of the university and had no teaching or research responsibilities, but he served as a long-term and highly-skilled agricultural supervisor in a field critical to the university's early success. His death on 18 September 1948 was treated as the lead news article in that week's *Davis Enterprise*, where he was hailed as "one of the foremost authorities in his line of work" and "a substantial citizen" of the town. Through most of Silvio Barovetto's childhood, the family lived near the corner of 2nd and A streets, a block from the university, in a former water tank tower that his father had converted into a residence. That property has since been designated as a Merit Resource by the City of Davis as 209 and 209½ - 213 2nd Street.⁵

After growing up in Davis, Silvio Barovetto attended UC Berkeley to study architecture. He graduated in 1931, near the depths of the Depression, and chose initially to travel rather than seeking work. Booking steerage passage across the world, he traveled for a year through Europe and the Middle East with a sketchbook in hand. When he returned to California, he found work with the Federal Housing Administration as an architect. He married Madelyn Doran in 1936 and relocated for a time to Coalinga before returning to Davis for good in 1941. He spent the war years designing housing for military families, doing such work as converting medical buildings into residential apartments at a Salt Lake City airbase.⁶

After the war, in 1946, he co-founded the architectural firm of Barovetto & Thomas. The firm's initial work in Davis included the State Market (now demolished) on 2d Street in a Streamline Moderne style, and an addition to the town's first contemporary house at 535 Oak Street, which was designed in the 1930s by Otto Winkler. By the early 1950s, Barovetto & Thomas were receiving regular commissions for work on the UC Davis campus. The first assignments were for small-scale agricultural buildings, including a Beef Barn and Shelter (1953), Sheep Field Laboratory (1953), and Vegetable Crops Machinery Shed (1959). The first large commission was for Hoagland Hall (1959), home of the Soils and Plant Nutrition departments, followed by Titus Residence Hall (1959), the Young Hall Addition (1962), and the Hickey Gym addition (1963). The firm also devised a 1956 Master Plan for the UC campus. By the early 1960s, the firm was receiving commissions for various commercial and educational buildings throughout the greater Sacramento area. These projects included at least three branch banking buildings in an International style in Sacramento, and the complete design of American River College. Later projects included the Sacramento Community Center, the expansion of the Sacramento Medical Center (later UC Davis Medical Center), and the remodeling of the Senator Hotel and the Weinstocks building in Sacramento.⁷

It was in Davis during the 1960s that the firm made its greatest impact. Barovetto & Thomas received the commission for nearly every public facility built within the city during the decade. These included Davis High School (1960); Holmes Junior High School (1966); the elementary schools of North Davis (1957), Birch Lane (1962), and Pioneer (1966); the Davis Branch of the Yolo County Library (1968); and several buildings in the Davis Community Park (1966). Through these buildings, Barovetto left a legacy of Modern architecture in the city that is an essential element of Davis's optimistic identity through the decade. It was in the midst of this era that Barovetto received the commission for the Intercoast Life Insurance Building, the only large corporate project that he completed in Davis.⁸ (Figures 2 - 5)

It was also during these years that the Barovetto family made another large impact on the Davis community. Silvio's son, John Barovetto, the oldest of his four children, has come to be recognized as a hometown hero for Davis and is commemorated today with a public park near the eastern edge of the city. A 1956 graduate of Davis High School, John Barovetto served two combat tours as a cavalry officer in Vietnam. With the assistance of his parents, he organized "Operation Helping Hands," which collected several thousand pounds of food, clothing, and other essential goods from Davis residents to be distributed to Vietnamese refugees. In January of 1968, Captain Barovetto was killed in action, and for the second time, the death of a Barovetto made the front page of the *Davis Enterprise*. In his honor, Davis High School annually awards a John Barovetto Memorial scholarship.⁹

⁵ G. T. Barovetto obituary: "Well Known Davis Resident Passes Away in Sacramento," *Davis Enterprise*, 24 September 1948; "Regents Increase Faculty," *San Francisco Call*, 14 June 1912; Historical Resource Associates, "Historical Resource Analysis Study of 201 2nd Street/200 A Street and 209/209½-213 2nd Street, Davis, Yolo County, California 95616," November 2014 (Revised February 2015).

⁶ Silvio Barovetto obituaries: "Silvio Barovetto Designed Dozens of Area Landmarks," *Sacramento Bee*, 17 October 1996, and "Silvio 'Slim' Barovetto," *Davis Enterprise*, 15 October 1996; "Work Begins at S.L. Air Base," *Salt Lake Tribune*, 3 May 1946.

⁷ Silvio Barovetto obituaries; Historic Environment Consultants, "Cultural Resource Inventory: Final Report," 1980; Verne Stadtman ed., *The Centennial Record of the University of California, 1868-1968*, Regents of the University of California: Oakland, CA, 1967, p. 157-67; EDAW, "UC Davis Landscape Heritage Plan: Vol. 2. Cultural Landscapes Inventory," April 2009, p. 2-11; Sacramento bank information from the *Sacramento Bee* Photo Morgue accessed through the Center for Sacramento History.

⁸ Silvio Barovetto obituaries; Construction dates: Lofland, *Davis: Radical Changes, Deep Constants*, p. 129-30.

⁹ "Capt. Barovetto Dies in Vietnam," *Davis Enterprise*, 10 January 1968; "Captain John Barovetto was a Hero Long before He Paid the Ultimate Price," *Davis Enterprise*, 20 September 2009; Rich Rifkin, "Let's Not Delete Giovanni Barovetto from Davis History," *Davis Enterprise*, 4 March 2015.

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The firm of Barovetto & Thomas continues to the current day, though its name has changed several times. The firm was known as Barovetto & Thomas from 1946-67; then Barovetto, Carissimi and Rohrer from 1967-69; Carissimi · Rohrer · Associates from 1969 until a date after 1994; and is now known as CRM Architects & Planners, still based in Sacramento. Over the years that he ran the firm, Silvio Barovetto gave many new architects a first start. His obituary in the *Sacramento Bee* credited him with launching the careers of at least six of Sacramento's premier architects, including James Dodd, Sacramento's first licensed African American architect. Silvio Barovetto was remembered as a highly personable figure who cultivated life-long relationships with those he had mentored. He was a member of the Faculty Club at UC Davis and the Sutter Club in Sacramento. A devoted golfer, he was a charter member of the El Macero Country Club, a connection that might have helped land him the Intercoast Life Insurance Company contract.¹⁰

For the Intercoast Building, Silvio Barovetto produced perhaps his boldest design. His earlier buildings for the University campus were large scale projects (Hoagland Hall was budgeted at \$1.7 million), and they proudly exhibited the Modernism that inspired their designer. Barovetto often worked in the International Style, composing buildings in strong horizontal forms and lacking applied ornamentation. Yet, they were still primarily functional buildings, designed to provide lab and classroom space for agricultural science departments. They needed to fit into a larger campus design and could not showcase themselves in the same way that the Intercoast Building would allow. When work on designing the Intercoast Building began, it seemed initially that it too would be a more modestly functional building than the one that eventually resulted. The company's directions to the architects called for a "Dignified, Functional, Economical building that would create an aesthetically pleasing visual symbol for their Company." In July of 1964, a year before groundbreaking, the Intercoast president reported that he had been reviewing designs and was "pretty sure it will be a one story building." There was little in those comments that suggested a building as boldly unique as what Barovetto was planning.¹¹

Barovetto's inspiration for the Intercoast Building drew primarily from works of New Formalism that rejected the stark minimalism of the International Style and welcomed the return of classical forms, albeit in a more abstract, less decorative manner than in traditional architecture. Common distinctive features of the style were a symmetrical plan; the prominent use of arches and colonnades; the setting of the building upon a podium; use of large screens of concrete or metal. Like most works of Modern architecture, New Formalist designs were also characterized by clarity and simplicity of form; smooth surfaces; restrained use of ornamentation; and the exuberant use of new building materials and techniques. Architectural histories credit Edward Durell Stone's New Delhi American Embassy (1954) as being the first work in of New Formalism, and the lines of continuity between that work and Barovetto's Intercoast Building are clear at a glance. The style also was used regularly in high-profile cultural centers such as the Kennedy Center for the Performing Arts in Washington D.C. and the Lincoln Center in New York. It appeared frequently on college campuses for use in libraries, auditoriums, and museums. In smaller cities, it was used occasionally for major public buildings and banks, but it was rarely used for smaller commercial buildings or residences. In selecting a style associated with some of the most significant recent cultural and institutional architecture, Barovetto was making a strong claim for the importance, strength, and longevity of the Intercoast Company.¹²

Barovetto's design cast the building site in a series of long, low lines. This was done cleverly in the building itself by surrounding the lower level, (which housed a print shop and storage rooms), with a ten foot high berm that all but concealed it from street view. The building thus seemed to have only a single story that appeared to float free above an earthen podium. The continuation of the revetment across the site, topped with the large individual letters of the company sign, further enhanced the horizontal site design. These features were crafted with the freeway in mind so as to establish "maximum visual contact" with travelers as they passed parallel to the building and its sign. In its length and low profile, the building also paid tribute to the geography of the Central Valley and the seemingly endless fields of beans and sugar beets that had last occupied the location. The linearity of the plan was interrupted only by the promontory at the front of the building. The vertical element here was highlighted by the three 60 foot tall flag poles that provided a dramatic centerpiece for the building. Because the length of the building is difficult to capture effectively in photographs, the promontory and flag poles provided the stage for the publicity photos used in the building's unveiling in 1966.¹³ (Figures 6 & 7)

In its black and white coloring, simple forms, and contemporary design—all of which were emphasized when the building was floodlit at night—Barovetto's final design presented the company with a somewhat different vision than that with which the planning started. Intercoast embraced the new concept and declared the final result to be a "Bold and Dignified Architectural Expression" that was "ultra modern in appearance." Publicity surrounding the building's grand opening in early October 1966 emphasized the cutting-edge elements in the building's design, which included a glass-

¹⁰ Carissimi · Rohrer · Associates, "Statement of Qualifications to Provide Architectural Services for the Alumni Center, CSUS Campus," 9 May 1994, pg. 1; Silvio Barovetto obituaries; James C. Dodd obituary, *Sacramento Bee*, 10 February 1999.

¹¹ Stadtman ed., *The Centennial Record of the University of California*, pg. 160; "Dignified, Functional, Economical . . . Architect's Aim," *Davis Enterprise*, 30 September 1966; "Intercoast President Say Firm will be Ready to Move to Davis," *Davis Enterprise*, 23 July 1964.

¹² Planning Resource Associates, "Mid-Century Modernism, Fresno Historical Context," September 2008, pg. 78; "Edward Durell Stone" in Paul Heyer, *Architects on Architecture: New Directions in America*, Walker and Company: New York, NY, 1966, p. 172-83.

¹³ "Dignified, Functional, Economical . . . Architect's Aim," *Davis Enterprise*, 30 September 1966; "Gateway to Intercoast" and "Intercoast Dedication," photo captions, *Davis Enterprise*, 30 September 1966 and 1 October 1966; Historic Environment Consultants, "Cultural Resources Inventory: Final Report," 1980.

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walled room off the reception area that hosted banks of Minneapolis Honeywell computers and data processors. That Barovetto's work inspired such a futuristic reading is made clear by a caption that the *Davis Enterprise* affixed to a photograph of similar arches under construction at the Barovetto-designed branch library. "Avant Garde Sculpture?," the writer asked rhetorically, before reassuring readers that the new library's final lines would be "clean and straight and not as far-out as it might look now."¹⁴ (Figures 8 & 9)

At the building's opening, the implied connection to the future was made explicit by burying a time capsule at the site (presumably in the promontory, though this cannot be definitively established) that was to be opened in the year 2032, which would have marked the 100th anniversary of Intercoast's founding. State and local officials, along with leaders of industry, particularly from the aerospace field, deposited items in the time capsule and a color guard from McClellan Air Force Base performed at the ceremony. Later in the week, Intercoast sponsored a symposium at Sacramento's Memorial Auditorium on California life in the year 2032. Presenters included the UC Davis chancellor, the dean of the UC Berkeley school of medicine, the publisher of the *Sacramento Union*, and an executive of Douglas Aircraft Company. They predicted, among other things, that all future Californians would live on a guaranteed income while few would work; the common cold would be cured; there would be permanent bases on the moon and manned trips to Mars; and the daily newspaper would come packed with enough embedded calories and vitamins for readers to subsist off its pages.¹⁵

For four years, the 3820 Chiles Road building served as company headquarters for the Intercoast Life Insurance Company and provided a place of employment for more than 100 people. During that time, the City of Davis annexed the site from Yolo County in order to better regulate its own growth and to prevent El Macero from developing as an independent, rival city. In 1970, Intercoast merged with a larger firm, Pacific Standard Life Insurance Company, and took the latter's name. The headquarters building was still attractive, well-situated, and had room to expand, so Pacific Standard elected to relocate its own national headquarters to Davis. The following year, the firm submitted plans to the city to alter the lettering on the business sign out front to change it from reading INTERCOAST LIFE INSURANCE COMPANY to PACIFIC STANDARD LIFE INSURANCE CO. Both signs would retain the same number of letters (30), the same font, and the same design. The request, however, touched off a conflict between the company and the city's planning department that spoke to Davis's conflicted attitude towards continued growth at the start of the 1970s. At issue was a city ordinance that limited signs in front of a business to 30 square feet, a figure vastly exceeded by the roughly 500 square feet of the original Intercoast sign. Yolo County, which had jurisdiction when the sign was first erected, had approved the original design, but now the city planning department sought to assert its authority by rejecting what it called a substantial alteration to the original plan. Architect Ron Carissimi, part of the original design team, testified before the planning commission that the sign was "architecturally integrated into the building and site plan." The president of Pacific Standard argued that the site owed much of its appeal to its visibility to interstate travelers and an inability to alter the sign would negate that, effectively forcing a loss of \$300,000 on the company, the cost of relocating their headquarters. A city commissioner, however, countered that the county had "botched" development in the area near the El Macero Country Club and it was now the city's obligation to fix the problems.¹⁶ (Figure 10)

Public opinion, as recorded in the *Davis Enterprise* and through Chamber of Commerce votes, appeared to strongly favor Pacific Standard's request. The Chamber unanimously voted support for the company, and the *Davis Enterprise* editorialized that the sign was "shaping up as a symbol for the difficulty people see in getting clean, light, educated, rich and generally classy industry into Davis." The debate, the paper argued, was over how to ensure "we don't degenerate into a trashy neon strip community," versus "how in the world are we going to attract industry into Davis that would pay a lot of taxes and not drive the individual property owners into the poorhouse." In the end, the planning commission authorized the sign change. The city effectively sanctioned the building site plan as it was, making its peace with at least some of the commercial development that had already occurred in south Davis.¹⁷

In 1975, Pacific Standard ordered an expansion to the building to increase the floor space from 35,000 to 50,000 square feet, and built a 40 foot wide addition across the rear of the building. Two new concrete arches, identical to the original design, were added to both the east and west sides of the building to cover the new depth.¹⁸

¹⁴ First quote: "Dignified, Functional, Economical . . . Architect's Aim," *Davis Enterprise*, 30 September 1966. Second quote: "Ground Breaking for Intercoast Set," *Davis Enterprise*, 20 July 1965; "Data Processing," photo caption, *Davis Enterprise*, 30 September 1966; "Avant Garde Sculpture?," photo caption, *Davis Enterprise*, 25 January 1968.

¹⁵ "Capsule Ceremony is Today," *Davis Enterprise*, 30 September 1966; "Intercoast Dedication," photo caption, *Davis Enterprise*, 1 October 1966; "Sacramentans to Hear about Life in Year 2032," *Davis Enterprise*, 30 September 1966; "Man of the Future will Live on Guaranteed Income, Newspaper Food," *Sacramento Bee*, 7 October 1966.

¹⁶ "The Intercoast Sign: An Editorial," *Davis Enterprise*, 26 June 1971; "Intercoast Sign Request Denied," *Davis Enterprise*, 3 June 1971; "Appeal on Intercoast Sign Denial," *Davis Enterprise*, 21 June 1971.

¹⁷ "Chamber Supports Sign," *Davis Enterprise*, 22 June 1971; First quote: "Clamor to Tackle the Sign," *Davis Enterprise*, 23 June 1971; Second quote: "Clamor Clarifies the Sign," *Davis Enterprise*, 25 June 1971; "Denial Reversed," *Davis Enterprise*, 1 July 1971.

¹⁸ Historic Environment Consultants, "Cultural Resources Inventory: Final Report," 1980.

Pacific Standard's eventual demise came as a result of national-level changes that swept through the financial industry during the 1980s. In 1983, at the start of the Savings & Loan and junk bond heyday, a Texas real estate maven and corporate raider, Gene Phillips, purchased Pacific Standard for \$30 million. Pacific Standard then had more than \$700 million in assets and employed 225 people at its headquarters. Six years later the company was insolvent—\$43 million in the hole—and had laid off nearly all its staff. Published reports suggested that Phillips never intended to run Pacific Standard as an ordinary insurance company, but merely desired to plunder its assets for use in a larger, very risky investment strategy in collaboration with such figures as Charles Keating, head of Lincoln Savings and Loan of Irving, California, and Michael Milken, who ran the high-yield junk bond department for Drexel Burnham Lambert. After the takeover, Phillips immediately fired Pacific Standard's investment officers and installed himself as the sole member of the investment committee. His use of the company's resources for his own gain led state investigators to refer to his actions as a classic example of corporate looting.¹⁹

On 11 December 1989, the California Department of Insurance took over management of the company and placed it in a conservatorship. For four and a half years the state tried to salvage the company, but ultimately admitted the task was hopeless in April of 1994. What remained of Pacific Standard was transferred to a receivership and its final assets were liquidated. The Barovetto headquarters building on Chiles road had sat largely vacant since the company's demise, and executive office phone lines had been inoperable since at least October 1990. As part of the company's final unwinding, before it was formally declared closed on 30 Dec 1999, the headquarters building was sold to four local investors, one of whom, Lor Shepard, now owns 3820 Chiles Road alone. Since the summer of 1999, UC Davis has leased the property. The building's top floor houses 40% of the university's IT staff and the Repro Graphics division operates out of the old first floor print shops. These two units continue to occupy the building, though their presence is notably low-key, with little obvious sign that the building is still in use. The flag poles and former company signs have all been removed, and in general, the site's external facilities and landscaping have fallen into a state of lightly maintained disrepair. The building itself remains fully intact with strong integrity with the exception of the loss of the original signage and flagpoles.²⁰

Evaluation:

The National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR), require that a significance criterion from A-D or 1-4 be met for a resource to be eligible. The Davis Register of Historical Resources is based on similar criteria.

Criterion A/1: The Intercoast Life Insurance Company Building is significant under the NRHP, CRHR, and Davis Register of Historical Resources Criterion A/1 for its association with the broad patterns of the history of Davis, the state of California, and the nation. The building was the first corporate headquarters constructed in Davis and one of the first major buildings sited in what is now east Davis. Initially located on county lands beyond city limits, this building represents a postwar model of sprawling growth that the City of Davis ultimately rejected. Shortly after the Intercoast Building was completed, the city's leaders annexed the site and its surrounding lands, indicating their desire for greater control over developments along the I-80 corridor. The 1970's fight over the corporate sign best typified the city's desire to regulate growth beyond the downtown core, and while the city approved the signage changes in that particular case, the overall pattern in Davis's development through the remainder of the century was such as to prevent the creation of any other similar corporate buildings on the city's periphery. The building is thus associated with both an early-1960s boom in California corporate development and the subsequent slow-growth counter-reaction that became a common response in many communities, with Davis at the forefront of the transition. That the once prominent building is now obscured by overgrown vegetation and vague signage is also indicative of its close association with the Savings & Loan scandal that destroyed the Pacific Life Insurance Company and had historically significant economic and political impacts at the local, state, and national level.

Criterion B/2: The Intercoast Life Insurance Company Building is not associated with the lives of persons important to national, state, or local history. Therefore the building is not eligible for the NRHP, CRHR, or Davis Register of Historical Resources under Criterion B/2.

¹⁹ Cited as but one example of the blatant behavior was Phillips' sale to Pacific Standard of a \$4 million mortgage that had already entered default, and was thus of negligible value, in order to pocket a large commission on the transaction for himself. Phillips also forged minutes from board meetings to give the false impression that his investment decisions were being overseen and approved by the Pacific Standard board of directors. In the end, Phillips faced a federal criminal investigation for his actions, but was never indicted. In a civil case, he and two other Texas executives were ordered to repay \$11.6 million to the company. Local officials of Pacific Standard were cleared of any direct wrongdoing, but were faulted for their negligent oversight. The president and chief financial officer were ordered to repay \$125,000 to the company. Kelly Johnson, "Payout Ends Nine Year Ordeal for Pacific Standard Policyholders," *Sacramento Business Journal*, 24 May 1998; "Davis Insurance Firm Put on Hold," *Sacramento Bee*, 29 November 1989; "Southmark Plan," *New York Times*, 6 April 1983; "Insurer's Woes Laid to Illegal Acts," *Sacramento Bee*, 13 February 1990; "CEO Blamed for Insurer's Woes," *Sacramento Bee*, 17 October 1990; "Regulators Sue Insurer's Officers - 5 Looted Davis Firm, State Says," *Sacramento Bee*, 18 October 1990; "Loan Probe of Failed Davis Firm," *Sacramento Bee*, 12 July 1991; "Insurance 'Looters' to Pay \$11.6 million," *Sacramento Bee*, 12 August 1993; Stephen Pizzo, Mary Fricker, and Paul Muolo, *Inside Job: The Looting of America's Savings and Loans*, 2nd ed. Harper Collins: New York, NY, 2001, note 7, ch. 26.

²⁰ Johnson, "Payout Ends Nine Year Ordeal," *Sacramento Business Journal*, 24 May 1998; "Regulators Sue Insurer's Officers," *Sacramento Bee*, 18 October 1990; "PSL becomes 3820 Chiles Road," *Information Technology Times*, October 1999, 5.

*Resource Name or # (Assigned by recorder) 3820 Chiles Road

Criterion C/3: The Intercoast Life Insurance Company Building is significant under NRHP, CRHR, and Davis Register of Historical Resources Criterion C/3 for its distinctive architecture. It is an outstanding example of New Formalist architecture, which is rare in Davis, and embodies the distinctive characteristics of the architectural style. The building features hallmarks of the style that include a heavy, projecting, flat slab roof supported by a stylized full-height colonnade that gives classical forms a modern interpretation. It also features a symmetrical plan, smooth exterior surfaces, a projecting decorative volume on its main façade, and a berm around its ground floor that gives the main floor the appearance of being raised on a podium. Silvio Barovetto was an architect central to defining the character of Davis during the 1960s. The building is the only large, corporate project that he completed in the city, and it is his most ambitious work in Davis.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. The Intercoast Life Insurance Company Building does not appear to be a principal source of important information in this regard.

Eligibility for listing on either the NRHP rests on significance and integrity. A property must have both factors to be considered eligible. Loss of integrity, if sufficiently great, would overwhelm the historical significance of a resource and render it ineligible. The Intercoast Life Insurance Company Building has been altered over the years by removal of its architecturally-significant signage and flagpoles. Although these alterations, along with lack of maintenance to the building's landscaping, have affected its integrity, it retains character-defining aspects of its New Formalist design that allow it to convey its original significance. Therefore, the Intercoast Life Insurance Company Building retains sufficient integrity for historical listing. It is eligible under Criterion A/1 and C/3 for listing in the NRHP and CRHR, and for inclusion in the Davis Register of Historical Resources as a Landmark.



Figure 1: 1971 aerial photograph showing Intercoast Building site, Voyager Hotel to east, I80 to north, and the beginning of El Macero Vista 1 development to south.

*Resource Name or # (Assigned by recorder) 3820 Chiles Road



Figure 2: The Davis High School gymnasium, designed by Silvio Barovetto. Photograph 19 April 2015.



Figure 3: One of four star-shaped clusters of offices and classrooms at Pioneer Elementary School. Photograph 19 April 2015.

*Resource Name or # (Assigned by recorder) 3820 Chiles Road



Figure 4: Community Park Pool buildings. Photograph 19 April 2015.



Figure 5: Cast concrete columns at Holmes Junior High School. Photograph 19 April 2015.

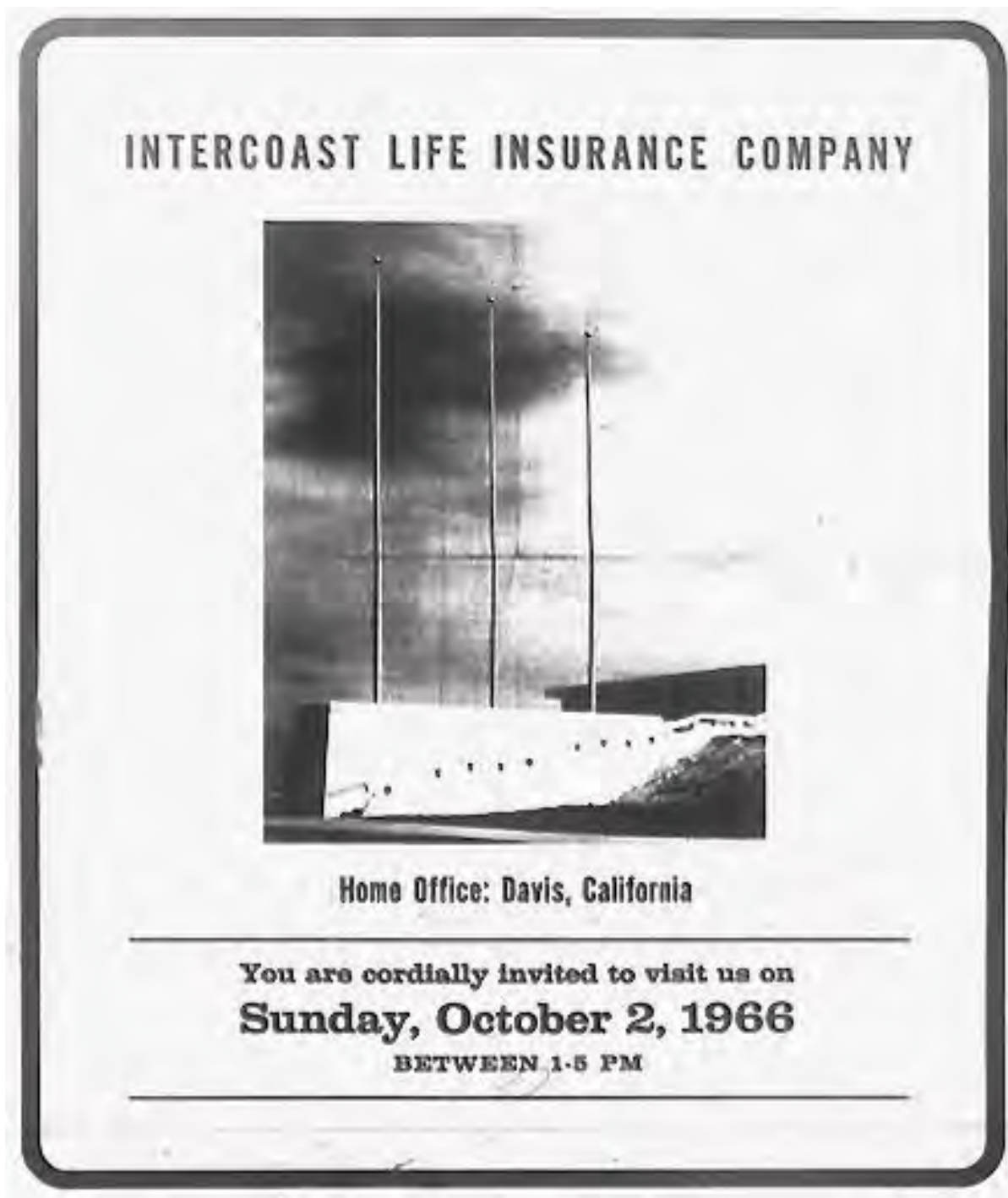


Figure 6: The promontory of the building featured in the grand opening invitation.

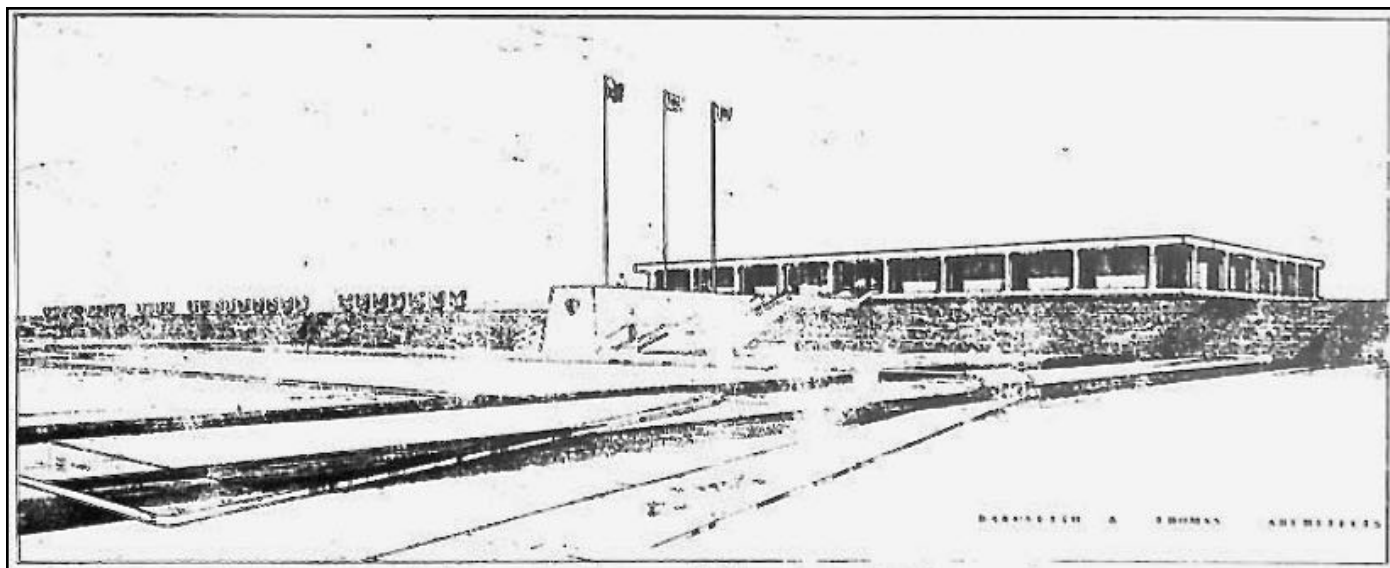


Figure 7: Architectural sketch showing the building, promontory, and company sign atop the revetment.



Figure 8: Honeywell computers on display at the grand opening.



Figure 9: The “Avant Garde Sculpture” of the Davis branch of the Yolo County Library.

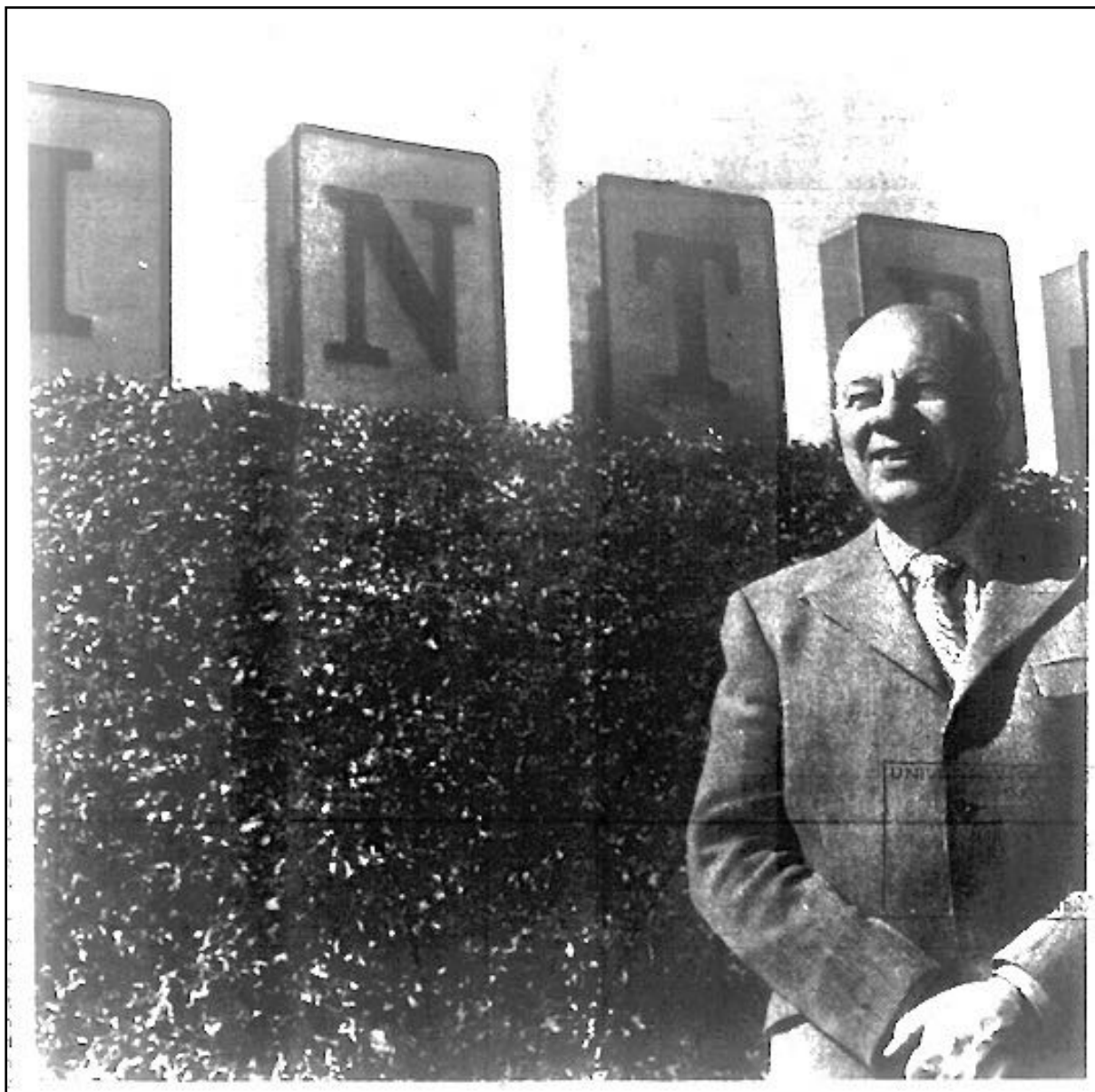


Figure 10: Pacific Standard President, Clifford Gamble, in front of the disputed sign.



Figure 11: Photograph of northwest façade of building, camera facing southeast, 1 March 2015.



Figure 12: Photograph of building promontory, camera facing southeast, 1 March 2015.



Figure 13: Photograph of east façade, camera facing west, 1 March 2015.



Figure 14: Photograph of colonnade on northeast façade, 1 March 2015.



Figure 15: Photograph of north façade of building showing bridge from promontory, camera facing west, 1 March 2015.

*Resource Name or # (Assigned by recorder): Anderson Place No. 01

D1. Historic Name: Anderson Place No. 01

D2. Common Name: Anderson Place

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

Anderson Place is located southeast of the intersection of West Covell Boulevard and Anderson Road. The subdivision was recorded in 1964, and the houses were built singly and in small clusters between 1966 and 1969. The irregular-shaped subdivision is characterized by gently curving streets and large lots. Mature trees are a variety of species, lots are irregular, and building types a combination of single- and multi-family housing. This wide diversity with only 50 parcels in the subdivision means the area lacks a cohesive identity. Roughly a third of the subdivision consists of a large, multiple-building apartment complex along West Covell Boulevard and Hanover Drive. Radcliffe and Scripps Drives and Holly Lane are devoted to duplexes, and a grouping of single-family dwellings are located in the southeast corner of the neighborhood.

The apartment buildings at the north end of the neighborhood are two stories with gabled roofs and minimal eave overhang. Roughly a dozen nearly identical buildings make up the Anderson Place Apartments. They feature stucco cladding and are fitted with vinyl windows. Constructed in 1971, they lack architectural distinction.

The duplexes are modest Post-and-Beam Ranch-style dwellings that range from roughly 2,000 to 2,700 square feet. They feature gabled or gable-on-hip roofs and U-shaped or linear plans. Most have paired single-car garages between or to one side of, the units. Cladding is often board and batten, with decorative brick on the lower façade. At least one example has neo-Spanish Eclectic detailing with stucco façade. Few examples have remained unaltered, and typical alterations include metal garage doors and vinyl windows. (continued, p. 2).

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

Anderson Place is bounded on the north by West Covell Boulevard. Its boundary turns south at Hanover Drive to exclude a shopping center at the corner of Anderson Road and West Covell Boulevard. The western section of the neighborhood consists of the parcels north and south of Radcliffe Drive. The roughly rectangular eastern section of the neighborhood is bonded by the Holly Acres subdivision on the west and the University Acres No. 12 subdivision on the south. The eastern boundary consists of the subdivision boundaries of University Estates No. 11, Norwood No. 6, and Meadowlark Lane.

***D5. Boundary Justification:**

The Anderson Place neighborhood encompasses the Anderson Place No. 01 subdivision, which is contiguous and was developed in small clusters over a roughly 3-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Anderson Place neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued, p. 4).

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

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: March 4, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

*Recorded by: Kara Brunzell

*Date: March 4, 2015

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***D3. Detailed Description** (continued)

The single family dwellings, which are mostly on Tamarack Lane and Citadel Drive, are mostly by custom houses that are 2,000 square feet and larger. Most are Ranch-style, with L-shaped plans, 2-car garages, and hipped or gabled roofs. The variety in building styles and build dates suggest that they were individually designed and constructed. In addition to the Custom Ranch houses, there are several Contemporary and Post-and-Beam houses. These houses feature flat or low-pitch gabled roofs and architectural details such as exposed rafter tails or beams and natural wood exterior cladding. Original examples often feature shake roofs. Most of the houses have been moderately altered, with composition shingle roofs, vinyl replacement windows and metal garage doors. A few examples have undergone more extreme alterations such as second story additions.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 01	1630 ANDERSON ROAD	1967	Duplex, gabled, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 131 01	1710 ANDERSON ROAD	1967	outside Anderson Place according to subdivision maps
ANDERSON PLACE NO. 01	10/5/64 0:00	034 136 04	500 CITADEL DRIVE	1967	Gable-on-hip, U-shaped, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 135 07	501 CITADEL DRIVE	1967	Combination, L-shaped, heavily altered, 2-story addition
ANDERSON PLACE NO. 01	10/5/64 0:00	034 136 03	506 CITADEL DRIVE	1969	"Monterey" Ranch Style, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 135 06	507 CITADEL DRIVE	1966	Combination, L-shaped, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 136 02	512 CITADEL DRIVE	1967	Mansard, unique design, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 135 05	515 CITADEL DRIVE	1967	Combination ranch, linear, shake roof, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 092 07	1850 HANOVER DRIVE	1971	2-story, multi-building apartment complex, gabled
ANDERSON PLACE NO. 01	10/5/64 0:00	034 092 02	1810 HANOVER DRIVE	1969	Hipped compact duplex, unaltered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 092 06	1850 HANOVER DRIVE	1971	2-story, multi-building apartment complex, gabled
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 13	1620 HOLLY LANE	1970	Gabled low-pitch, U-shaped, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 07	1625 HOLLY LANE	1969	Post-and-Beam duplex, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 14	1626 HOLLY LANE	1967	Gabled duplex, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 15	612 RADCLIFFE DRIVE	1966	Gabled duplex, heavily altered

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*Resource Name or # (Assigned by recorder) Anderson Place No. 01

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01					
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 17	600 RADCLIFFE DRIVE	1969	Gable-on-hip duplex, center carport, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 16	604 RADCLIFFE DRIVE	1967	Gabled duplex, unaltered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 131 07	605 RADCLIFFE DRIVE	1967	Gable-on-hip duplex, unaltered (identical to 604/606 with different garage orientation)
ANDERSON PLACE NO. 01	10/5/64 0:00	034 131 06	611 RADCLIFFE DRIVE	1969	Gable-on-hip duplex, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 131 05	617 RADCLIFFE DRIVE	1968	Gabled duplex, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 06	618 RADCLIFFE DRIVE	1969	Gabled duplex, heavily altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 131 10	623 RADCLIFFE DRIVE	1968	Gabled duplex, heavily altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 05	624 RADCLIFFE DRIVE	1968	gabled duplex, unaltered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 131 09	629 RADCLIFFE DRIVE	1968	Hipped duplex, heavily altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 04	630 RADCLIFFE DRIVE	1967	Gabled duplex, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 131 03	635 RADCLIFFE DRIVE	1968	Gabled duplex, moderately altered, Spanish eclectic details
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 03	636 RADCLIFFE DRIVE	1966	Gabled duplex, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 131 02	641 RADCLIFFE DRIVE	1966	Gable-on-hip duplex, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 02	642 RADCLIFFE DRIVE	1966	Hipped duplex, moderately altered
			649 RADCLIFFE DRIVE		Contemporary house, flat roof, not included on subdivision address lists from city
ANDERSON PLACE NO. 01	10/5/64 0:00	034 135 01	502 SCRIPPS DRIVE	1967	Gabled monterey, heavily altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 134 05	503 SCRIPPS DRIVE	1969	Gable-on-hip, L-shaped, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 135 02	508 SCRIPPS DRIVE	1967	Streng, potential landmark
ANDERSON PLACE NO. 01	10/5/64 0:00	034 134 04	509 SCRIPPS DRIVE	1969	Gabled, linear, heavily altered

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ANDERSON PLACE NO. 01	10/5/64 0:00	034 134 03	515 SCRIPPS DRIVE	1968	Gabled, linear, heavily altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 134 02	521 SCRIPPS DRIVE	1969	Monterey Style, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 134 01	523 SCRIPPS DRIVE	1969	Gable/flat duplex, heavily altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 092 05	531 SCRIPPS DRIVE	1969	Gabled duplex, linear, garages at left, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 131 08	536 SCRIPPS DRIVE	1969	Gable-on-hip duplex, U-shaped, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 092 04	537 SCRIPPS DRIVE	1969	Gabled duplex, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 092 03	543 SCRIPPS DRIVE	1969	Gabled Duplex, L-shaped, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 136 01	1600 TAMARACK LANE	1967	Post-and-Beam, Spanish eclectic, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 23	1601 TAMARACK LANE	1968	Flat, unique , moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 22	1607 TAMARACK LANE	1967	Multi-hipped, U-shaped, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 21	1619 TAMARACK LANE	1969	Combination, L-shaped, Spanish eclectic, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 135 04	1624 TAMARACK LANE	1966	Gabled, U-shaped, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 20	1625 TAMARACK LANE	1967	Cross-gabled, L-shaped, side-entry garage, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 135 03	1630 TAMARACK LANE	1967	Split-level, linear, moderately altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 19	1631 TAMARACK LANE	1967	Combination, L-shaped, heavily altered
ANDERSON PLACE NO. 01	10/5/64 0:00	034 132 18	1637 TAMARACK LANE	1969	Gabled, linear custom ranch w/rear garage, moderately altered

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate

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sales and development business after the war, were an example of the "homegrown" Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis's transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, "The City of Bicycles." Growth continued in the 1970s, even after a change in city leadership in 1972 began an era of growth control. Although Davis's attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Anderson Place Subdivision Development

In 1964, Roland Sanchez of Sanchez-Gear Investment and Davis Land Corporation recorded Anderson Place. It appears to have been built on a portion of the Anderson Ranch, which gave the subdivision its name. George A. Lagomarsino was the Secretary of the Davis Land Corporation. Sanchez and his wife Patricia Gear Sanchez lived in Davis in the late 1960s and early 1970s, and Roland was a manager at Scope Corporation. Research has not revealed any further biographical details about Sanchez, or any evidence of other real estate development projects. Although records of a man named George Lagomarsino from Sacramento have been discovered, no connection can be established between him and the Davis Land Corporation. Neither the company nor its principals recorded any other subdivision in Davis.

Building contractor Robert Powell of Sacramento constructed many of the house in Anderson Place. Originally from San Francisco, Powell started in the construction business as a drywall installer in 1950. After 1960, he began constructing student housing around UC Davis. Between 1961 and 1972, he built about 4,000 apartment units in Davis. By the late 1980s he had constructed thousands of apartment units and houses in Sacramento. Other houses in the neighborhood, mostly Post-and-Beam and unique Contemporary-style dwellings, were built by the Streng Brothers and designed by architect Carter Sparks.¹

The neighborhood was constructed during the height of Davis' period of explosive residential growth. In 1969, as its houses in Anderson Place were being completed and its apartment buildings planned, Davis overtook Woodland as Yolo County's largest city. The small subdivision was something of an anomaly in this period, as developers like Stanley Davis and John Simmons were constructing hundreds of houses a year. Another unusual feature of this subdivision is the proximity of large apartment buildings, duplexes, and custom homes, which were not usually planned so close together.

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of Anderson Place neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood. Therefore the neighborhood does not display the integrity required for listing as a historic district.

Anderson Place does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. No association has been found between the neighborhood and any person significant to national, state, or local history.

The neighborhood, with its diversity of building types, does not have a cohesive identity. The houses and duplexes in the neighborhood are common examples of mid-century apartment buildings and duplexes, and lack architectural significance. Although several Post-and-Beam and Custom Ranch dwellings exhibit more carefully designed exterior features, only one, 1601 Tamarack Lane, rises to the level of architectural significance required for historic eligibility. The neighborhood is therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3 as a historic district.

The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

¹ Polk City Directory, Davis, California, 1970, p. 153; Sacramento Bee, "DEVELOPER ROBERT POWELL LETS HIS WORK DO THE TALKING," January 5, 1989.

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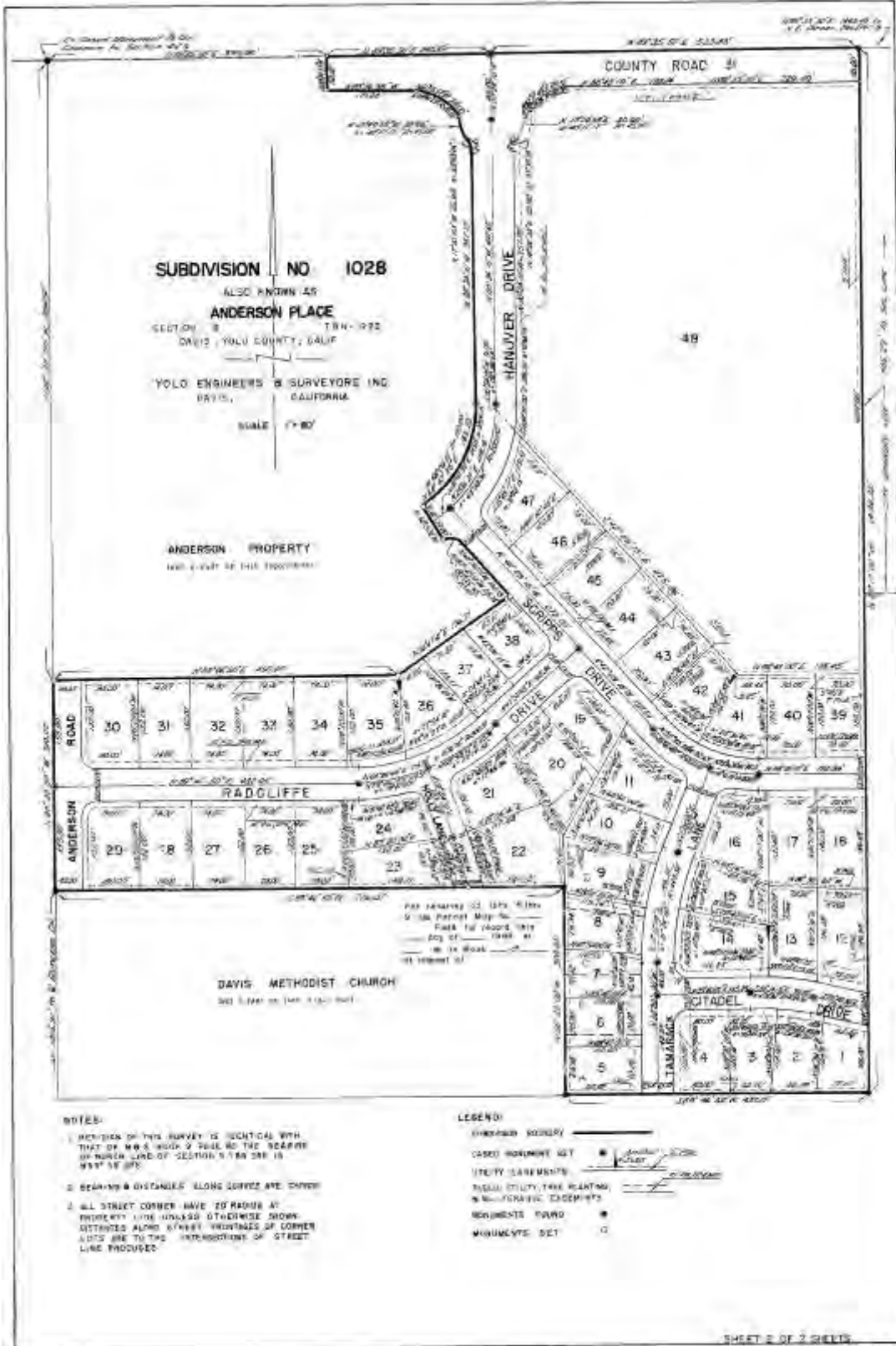
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- NOTES:**
1. PORTION OF THIS SURVEY IS IDENTICAL WITH THAT OF M & S BOOK 2 PAGE 80 THE BEARING OF NORTH LINE OF SECTION 17A DR IS 89° 51' 57" E
 2. BEARING & DISTANCES ALONG CURVES ARE GIVEN
 3. ALL STREET CORNER HAVE TO RADIUS AT PROPERTY LINE UNLESS OTHERWISE SHOWN. DISTANCES ALONG STREET FRONTAGES OF CORNER LOTS ARE TO THE INTERSECTION OF STREET LINE PRODUCED

- LEGEND:**
- OVERSEAS BOUNDARY
 - CASED BOUNDARY SET
 - UTILITY EASEMENTS
 - REGUL UTILITY TAKE HEADING
 - NON-FORMING EASEMENTS
 - MONUMENTS FOUND
 - MINIMUMS DET

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Figure 1: Plat of Anderson Place, City of Davis, 1964.



Figure 2: U.S.D.A. Aerial photograph of Anderson Place neighborhood, 1964.

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Figure 3: U.S.D.A. Aerial photograph of Anderson Place neighborhood, 1969.



Figure 4: U.S.D.A. Aerial photograph of Anderson Place neighborhood, 1971.

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Figure 5: U.S.D.A. Aerial photograph of Anderson Place neighborhood, 1984.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

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Photographs:



Photograph 1: 1630 Tamarack Lane, Example of moderately altered split-level house with a linear plan, 1967.



Photograph 2: 1601 Tamarack Lane, Example of moderately altered, unique Contemporary house with a flat roof, 1968.

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Photograph 3: 1600 Tamarack Lane, example of moderately altered Post-and-Beam house with Spanish Eclectic details, 1967.



Photograph 4: Neighborhood setting showing wide street with rolled curbs and street trees.

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Photograph 5: 506 Citadel Drive, Example of moderately altered two-story house, 1969



Photograph 6: 537 & 539 Scripps Drive, Example of moderately altered Contemporary duplex with concrete screen wall, 1969.

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Photograph 7: 536 & 538 Scripps Drive, Example of moderately altered U-shaped gable-on-hip Ranch duplex, 1969.



Photograph 8: Example of Anderson Place apartment complex building, one of roughly a dozen virtually identical buildings, 1971.

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Photograph 9: Example of moderately altered Custom Ranch house at 1637 Tamarack Lane, 1969.

*Resource Name or # (Assigned by recorder): Bautista Addition

D1. Historic Name: Bautista Addition D2. Common Name: none

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

The Bautista Addition subdivision is located a few blocks north of historic Downtown Davis in a contiguous bloc north of Ninth Street and east of B Street. A re-subdivision of portions of Bowers Acres lots 34 – 37, the subdivision was recorded in September, 1955. The small subdivision, which consists of portions of 1 ½ blocks, ties directly into the previously existing street orthogonal street grid. Lots are 53 – 63 feet wide and 100 – 110 feet deep, and were originally about 6,000 square feet. Some properties have mature street trees, while others are apartment buildings with little landscaped area. The neighborhood features square curbs. There is little continuity between properties.

Buildings in Bautista Addition include modest Minimal Traditional houses constructed prior to the recording of the subdivision, post-war duplexes, post-war apartment buildings, and larger apartment buildings constructed in recent decades. Post-war apartment buildings include single-story Courtyard Apartments, two-story Garden Apartments, and two-story apartment buildings with dwelling units situated above garages or carports. No buildings remain unaltered from the subdivision's initial period of development.

The table on page 2 lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis and are estimates. Description includes basic facts about the buildings' sizes, form,s and level of integrity(continued, p. 2).

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

The Bautista Addition is a just over two-acre rectangular area. Its southern boundary begins at Ninth and F Streets. At the southeast corner of APN 070 146 08 the boundary turns north to Eleventh Street. At Eleventh Street the boundary turns west and follows the street to the northeast corner of APN 070 145 01. The boundary turns south and follows F Street back to Ninth Street.

***D5. Boundary Justification:**

The Bautista Addition neighborhood encompasses the entire subdivision which was recorded in 1955.

***D6. Significance: Theme:**

Period of Significance:

Applicable Criteria:

Area:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Bautista Addition neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the subdivision was developed over decades and does not display continuity in building types or architectural styles.

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s (continued p. 2).

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

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: February 2, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

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*Resource Name or # (Assigned by recorder) Bautista Addition

*Recorded by: Kara Brunzell

*Date: February 2, 2015

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***D3. Detailed Description** (continued)

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
Bautista Addition	9/2/1955	070 145 09	715 10TH STREET	0	Medium size two story apartment with two buildings separated by breezeway, permastone decorative cladding, moderately altered
Bautista Addition	9/2/1955	070 146 02	726 10TH STREET	0	Not age eligible.
Bautista Addition	9/2/1955	070 145 08	727 10TH STREET	1958	Small, two-story apartment with projecting garage, 727 – 733
Bautista Addition	9/2/1955	070 146 03	802 10TH STREET	0	Small, two-story apartment with projecting garage, 724-730, 802-808, similar to 727 & 813, heavily altered
Bautista Addition	9/2/1955	070 145 07	803 10TH STREET	1958	Small, two-story apartment with projecting garage, 803-809
Bautista Addition	9/2/1955	070 146 04	812 10TH STREET	1959	Small, two-story apartment with projecting garage, 812-614
Bautista Addition	9/2/1955	070 145 06	813 10TH STREET	1959	Duplex, cmu block construction, vinyl replacement windows, 813-815
Bautista Addition	9/2/1955	070 145 02	810 11TH STREET	0	Minimal Traditional house
Bautista Addition	9/2/1955	070 145 03	806 11TH STREET	1949	Minimal Traditional house, heavily altered
Bautista Addition	9/2/1955	070 146 09	723 9TH STREET	1958	Courtyard apartment, moderately altered
Bautista Addition	9/2/1955	070 146 08	813 9TH STREET	1958	Ranch house, vinyl replacement windows, moderately altered
Bautista Addition	9/2/1955	070 146 01	902 F STREET	1965	Large, 2-story, multi-building apartment with carports below
Bautista Addition	9/2/1955	070 145 01	1020 F STREET	1949	Not age eligible/heavily altered

***D6. Significance** (continued)

Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 began a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” Growth continued in the 1970s, even after a change in city

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leadership in 1972 began to an era of growth control. Although Davis's attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Bautista Addition Subdivision Development

Macario and Verdella Bautista

In 1956, husband and wife Macario and Verdella Bautista recorded Bautista Addition. The small subdivision was a re-subdivision of, and completely surrounded by, Bowers' Acres. Macario Bautista was born in the Phillipines in 1897, and lived in Stockton, California. For many years, he was the only Filipino physician in Stockton, and he treated many farmworkers in his practice. He was a leader in California's Filipino community, and a radical activist during the Great Depression. In 1938, he helped to form the Filipino Agricultural Labor Association, a farm-workers' union. Macario Bautista married Verdella during the 1940s. The couple does not appear to have had any particular connection to Davis, and this was their only subdivision in the area.¹

Development in the area began in the late 1940s, as housing construction in Davis increased to meet the needs of the growing University population. When the Bautistas subdivided the four large lots, there were already modest Minimal Traditional houses along Eleventh Street. F Street and Tenth Street did not go through in the mid-1950s, and were completed after the Bautistas created the subdivision. Most of the apartment buildings were constructed between 1957 and 1965. Several buildings were either heavily remodeled or constructed after 1990.

The neighborhood is not eligible as a historic district under Criterion A/1. Although development of the Bautista Addition neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the post-war era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

Bautista Addition is not eligible as a historic district under Criterion B/ 2. Although Macario Bautista was an important figure in the history of Stockton and of California's Filipino community, his only apparent connection to Bautista Addition is as an investor. Therefore his connection to the neighborhood is not significant enough for historic eligibility.

The houses, duplexes, and apartment buildings lack continuity in the type and style, and all have been altered since construction. The subdivision is therefore not eligible under Criterion C/3.

The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible under Criterion D/4.

¹ U.S. Census Records, Stockton, California, 1940; Senate Majority Caucus, "Filipinos in California," n.d., <http://democrats.senate.ca.gov/sites/democrats.senate.ca.gov/files/FilipinosCA.pdf>, accessed March 11, 2015; Dawn Bohulano Mabalon, *Little Manila is in the Heart*, Chapel Hill: Duke University Press, 2013, p.290.

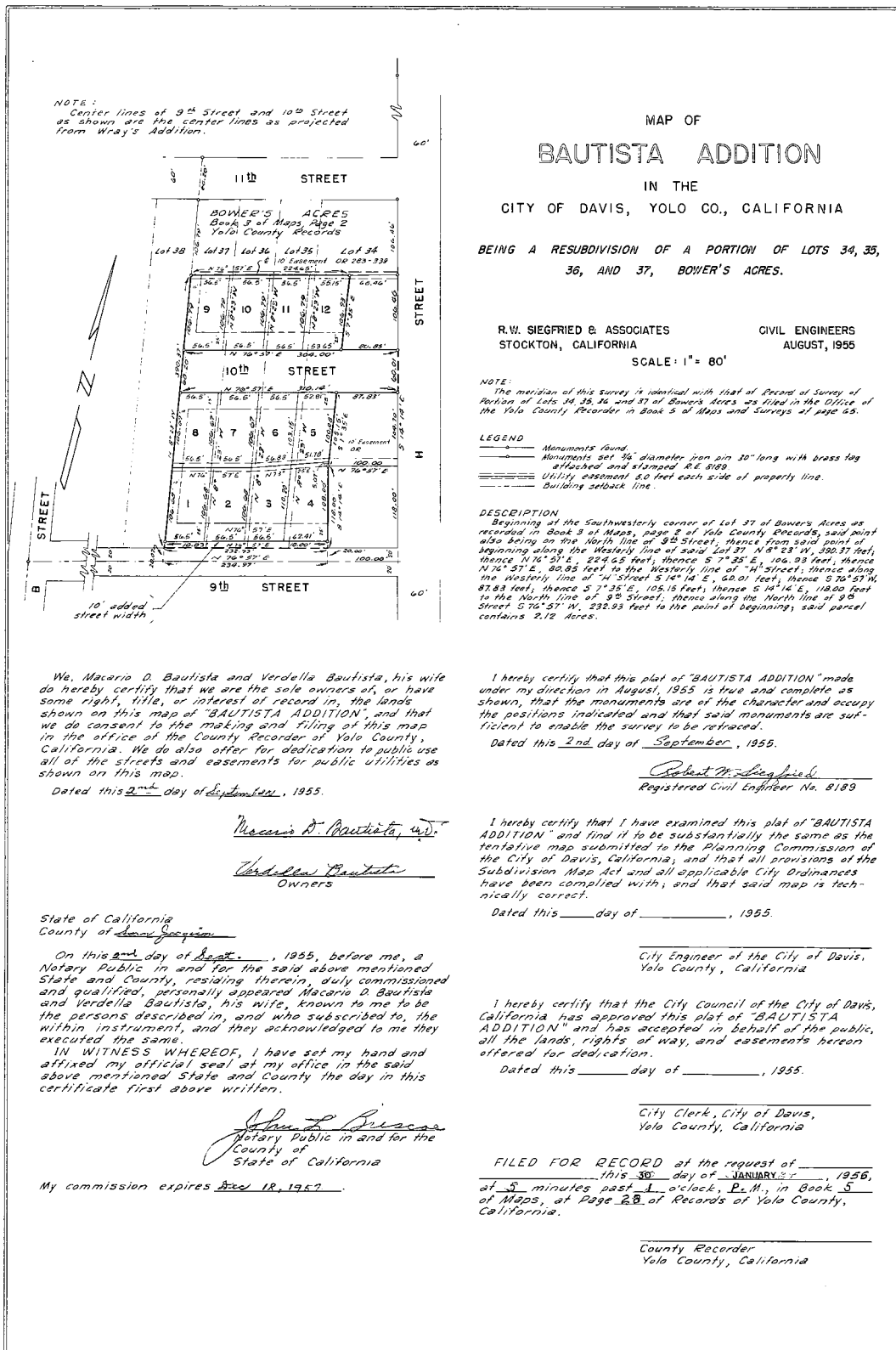


Figure 1: Plat of Bautista Addition, City of Davis, November 1957.

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Figure 2: U.S.D.A. Aerial photograph of Bautista Addition, 1952.



Figure 2: U.S.D.A. Aerial photograph of Bautista Addition, 1957.



Figure 3: U.S.D.A. Aerial photograph of Bautista Addition, 1964.

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Photograph 1: 802 – 808 Tenth Street, Heavily altered two-story apartment building with ground-floor garages.



Photograph 2: 803 – 809 Tenth Street, Moderately altered two-story apartment building with ground-floor garages.

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Photograph 3: 812 – 814 Tenth Street, Moderately altered mid-century duplex with front carport.



Photograph 4: 806 Eleventh Street, Moderately altered Minimal Traditional house.

*Resource Name or # (Assigned by recorder): Bowers Acres

D1. Historic Name: Bowers Acres D2. Common Name: Bowers Acres neighborhood

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

The Bowers Acres subdivision is located a few blocks north of historic Downtown Davis in a contiguous bloc north of Seventh Street and south of Twelfth Street. C.W. Bowers recorded the subdivision in September, 1913 shortly after he recorded the Bowers Addition subdivision immediately to the south. A handful of houses were already present in the neighborhood in 1913. The balance of properties were developed between 1916 and the present, with new construction occurring in each decade. The neighborhood ties into the rectilinear street grid of the oldest portions of Davis, but is unique in that it was laid out in long, one-acre lots. The neighborhood has some mature trees, but setbacks and landscaping varies widely. With little continuity between size, massing, or architectural style between buildings, the neighborhood has an unplanned character.

Architectural styles represented include Craftsman, vernacular Queen Anne, Tudor Revival, Split-level, Minimal Traditional and Ranch. At least five houses in the neighborhood were previously documented for either historical or architectural significance. These include 420 Ninth Street, an early Davis example of a Custom Ranch house that was called out for its Wrightian architecture in the 1980 survey. Four houses that were constructed at the southern edge of the neighborhood before its subdivision were also documented in 1980 and 1996: 301, 501, 405, and 623 Seventh Street. 420 Ninth and 301 and 501 Seventh Street have since been demolished or heavily altered and no longer retain integrity as historic resources. 623 Seventh Street, (the Anderson-Hamel house), is a listed City of Davis landmark. 405 Seventh Street was barely visible from the public right-of-way during the 2014 field survey. It may, however, retain sufficient integrity to be eligible as an individual landmark. Its condition should be confirmed and its original form should be updated (continued, p. 2).

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

Bowers Acres is a roughly L-shaped area. Seventh Street is its southern boundary. The boundary jogs north at G Street and then east at Sweet Briar Lane before turning north at H Street. It turns west at the back of the parcels on the north side of Eleventh Street before turning south at the property line between 515 and 511 Eleventh Street. It runs south to Ninth street, where it turns west again, running west to B Street. B Street is the subdivision's western boundary.

***D5. Boundary Justification:**

The Bowers Addition neighborhood encompasses the original Bowers Acres subdivision, which was recorded in 1913. Five areas that were subsequently re-subdivided, ranging in size from a half block to two blocks, are not included in this evaluation.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Bowers Acres neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Bowers Addition, (just to the south of Bowers Acres), has been previously found eligible as the Old North Historic District for its association with the suburbanization of Davis and for its concentration of dwellings in Craftsman and Period Revival architectural styles. Although Bowers Acres was subdivided at about the same time, it developed much more incrementally. One listed historical resource is present in the neighborhood, but development in the area occurred gradually over a period that spans more than a century, and the neighborhood does not display strong characteristics of any particular era or architectural styles (continued p. 6).

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

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: October 3, 2014

Affiliation and Address: Brunzell Historical
1613 B Street, Napa, CA 94559

*Recorded by: Kara Brunzell

*Date: October 3, 2014

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***D3. Detailed Description** (continued)

The most common property type in the neighborhood is the Minimal Traditional house and apartment buildings. Most of the Minimal Traditional houses were constructed between 1940 and the mid-1950s. They are modest dwellings with little eave overhang, and simple compact or shallow L-shaped footprints. Some later examples have integral single-car garages. They were originally about 800 – 900 square feet, but many owners have added on over the decades. Although a handful of unaltered or lightly-altered examples remain, most have had windows and garage doors replaced, and some have been altered beyond recognition.

Apartment construction began about 1950, and has continued up to the present. Apartment buildings range in size from a single-story four unit building to large three-story complexes with dozens of units. Apartment buildings do not exhibit any uniform architectural traits. The earliest examples are Courtyard or Garden Apartments, while those constructed after the 1960s tend to be large buildings that occupy most of their parcels. In general, these are functional buildings designed as affordable housing for students, although a few have decorative elements such as mansard roofs or concrete block screens

In addition to the historic-period dwellings, the neighborhood has one institutional property, a church constructed in the mid-1950s. A number of apartment buildings and houses have also been constructed in the neighborhood in recent decades.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor’s Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis and are estimates. The City does not have build dates for a large number of these properties, and where possible, they have been assigned an approximate date based on architectural style and construction methods. Description includes basic facts about the buildings’ type and condition.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
BOWERS ACRES	September, 1913	070 143 02	514 10TH STREET	0	Not age eligible
BOWERS ACRES	September, 1913	070 141 03	607 11TH STREET	0	Ranch, moderate integrity
BOWERS ACRES	September, 1913	070 152 02	716 B STREET	0	Not age eligible
BOWERS ACRES	September, 1913	070 165 01	760 D STREET	0	Does not appear on parcel map
BOWERS ACRES	September, 1913	070 162 05	811 E 8TH STREET	0	Not age eligible
BOWERS ACRES	September, 1913	070 151 01	317 E 8TH STREET	C1955	Davis Lutheran Church, not architecturally significant
BOWERS ACRES	September, 1913	070 165 12	534 E 8TH STREET	0	Apartment, not architecturally significant
BOWERS ACRES	September, 1913	070 162 06	801 E 8TH STREET	0	Not age eligible
BOWERS ACRES	September, 1913	070 164 02	731 G STREET	0	Not age eligible
BOWERS ACRES	September, 1913	070 163 01	724 G STREET	0	Minimal Traditional
BOWERS ACRES	September, 1913	070 146 05	917 H STREET	0	Not age eligible
BOWERS ACRES	September, 1913	070 163 11	808 E 8TH STREET	0	Not age eligible
BOWERS ACRES	September, 1913	070 164 05	717 7TH STREET	1910	Craftsman
BOWERS ACRES	September, 1913	070 164 04	721 7TH STREET	1913	Craftsman
BOWERS ACRES	September,	070 161 18	615 E 8TH STREET	1916	Craftsman, lacks integrity

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	1913				
BOWERS ACRES	September, 1913	070 165 10	521 7TH STREET	1927	Minimal Traditional, cross-gabled, projecting partial-width porch w/Tuscan columns, wood clapboard siding.
BOWERS ACRES	September, 1913	070 146 12	907 H STREET	1936	not visible
BOWERS ACRES	September, 1913	070 151 05	840 B STREET	1937	National-style, rectangular, side-gable exposed rafter tails composition, full-width porch, double hung wood sash windows
BOWERS ACRES	September, 1913	070 151 02	820 B STREET	1938	Minimal Traditional, L-shape, gable composition, entry porch, horizontal drop siding, double hung 6-over-1 wood sash windows
BOWERS ACRES	September, 1913	070 151 03	822 B STREET	1940	Minimal Traditional,, Virtually identical to 820 B Street
BOWERS ACRES	September, 1913	070 163 02	730 G STREET	1940	Minimal Traditional
BOWERS ACRES	September, 1913	070 163 03	738 G STREET	1940	Ranch
BOWERS ACRES	September, 1913	070 163 07	740 G STREET	1940	Minimal Traditional
BOWERS ACRES	September, 1913	070 151 06	308 9TH STREET	1941	Ranch, lacks integrity
BOWERS ACRES	September, 1913	070 163 06	815 SWEETBRIAR DRIVE	1941	Minimal Traditional
BOWERS ACRES	September, 1913	070 142 03	602 11TH STREET	1947	Minimal Traditional, lacks integrity
BOWERS ACRES	September, 1913	070 142 04	606 11TH STREET	1947	Minimal Traditional, barely visible
BOWERS ACRES	September, 1913	070 165 02	508 E 8TH STREET	1947	Minimal Traditional
BOWERS ACRES	September, 1913	070 142 13	623 10TH STREET	1948	Rebuilt c2000s
BOWERS ACRES	September, 1913	070 165 19	619 7TH STREET	1948	Split-level, hipped roof, recessed entry w/pergola, vinyl replacement windows.
BOWERS ACRES	September, 1913	070 165 16	622 E 8TH STREET	1948	Minimal Traditional
BOWERS ACRES	September, 1913	070 165 15	618 E 8TH STREET	1948	Minimal Traditional
BOWERS ACRES	September, 1913	070 144 03	1111 H STREET	1948	Vernacular, lacks integrity
BOWERS ACRES	September, 1913	070 152 08	717 D STREET	1949	Minimal traditional, not very visible
BOWERS ACRES	September, 1913	070 142 02	520 11TH STREET	1950	Minimal traditional, good integrity
BOWERS ACRES	September, 1913	070 141 02	521 11TH STREET	1950	Minimal Traditional, good integrity
BOWERS ACRES	September, 1913	070 142 05	616 11TH STREET	1950	Minimal Traditional, lacks integrity
BOWERS ACRES	September, 1913	070 161 17	619 E 8TH STREET	1950	Minimal Traditional
BOWERS ACRES	September, 1913	070 142 11	515 10TH STREET	1951	Minimal Traditional
BOWERS ACRES	September, 1913	070 141 01	515 11TH STREET	1951	Split-level, heavily altered

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BOWERS ACRES	September, 1913	070 142 01	514 11TH STREET	1951	Minimal traditional, lacks integrity
BOWERS ACRES	September, 1913	070 144 04	1101 H STREET	1951	Minimal Traditional
BOWERS ACRES	September, 1913	070 151 10	420 9TH STREET	1951	Ranch, called out for Wright-inspired modernist design in 1980, has since has windows replaced and stone veneer removed.
BOWERS ACRES	September, 1913	070 161 23	838 D STREET	1951	Minimal Traditional
BOWERS ACRES	September, 1913	070 152 05	324 E 8TH STREET	1951	Minimal Traditional
BOWERS ACRES	September, 1913	070 165 08	516 E 8TH STREET	1951	Minimal Traditional
BOWERS ACRES	September, 1913	070 165 13	610 E 8TH STREET	1951	Minimal Traditional, lacks integrity
BOWERS ACRES	September, 1913	070 165 14	614 E 8TH STREET	1951	Vernacular, Lacks integrity
BOWERS ACRES	September, 1913	070 161 14	516 9TH STREET	1952	Minimal Traditional courtyard apartment, w/ 524, similar to 532-46
BOWERS ACRES	September, 1913	070 161 13	524 9TH STREET	1952	Minimal Traditional courtyard apartment, w/ 524, similar to 532-46
BOWERS ACRES	September, 1913	070 161 12	532 9TH STREET	1952	Minimal Traditional courtyard apartment, 532-36,
BOWERS ACRES	September, 1913	070 145 04	812 11TH STREET	1953	Minimal Traditional
BOWERS ACRES	September, 1913	070 161 03	808 D STREET	1953	c1960s
BOWERS ACRES	September, 1913	070 145 05	1005 H STREET	1953	Minimal Traditional
BOWERS ACRES	September, 1913	070 152 09	425 7TH STREET	1955	House not visible due to vegetation.
BOWERS ACRES	September, 1913	070 143 03	581 9TH STREET	1955	Large multi-building Apartment Building
BOWERS ACRES	September, 1913	070 142 08	615 10TH STREET	1957	Ranch
BOWERS ACRES	September, 1913	070 141 05	1101 F STREET	1957	Minimal Traditional Duplex
BOWERS ACRES	September, 1913	070 142 10	519 10TH STREET	1958	Ranch Duplex
BOWERS ACRES	September, 1913	070 151 09	412 9TH STREET	1958	Apartment Building, Good integrity, should be researched as it is rather an early example of an apartment
BOWERS ACRES	September, 1913	070 152 04	750 B STREET	1959	2-story apartment building
BOWERS ACRES	September, 1913	070 165 04	720 D STREET	1959	Medium sized 2-story Apartment Building
BOWERS ACRES	September, 1913	070 152 10	415 7TH STREET	1960	C 1930s Craftsman cottage, side-gabled, eave brackets, multi-light wood frame windows, wood clapboard siding.
BOWERS ACRES	September, 1913	070 146 10	821 9TH STREET	1960	Lacks integrity
BOWERS ACRES	September, 1913	070 152 07	426 E 8TH STREET	1960	Apartment building
BOWERS ACRES	September, 1913	070 151 07	320 9TH STREET	1961	Apartment Building, Good integrity

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BOWERS ACRES	September, 1913	070 161 11	618 9TH STREET	1961	Two-story apartment building, nearly blank wall on street façade
BOWERS ACRES	September, 1913	070 164 03	707 G STREET	1961	2 identical Apartment Buildings, 715-731
BOWERS ACRES	September, 1913	070 161 05	515 E 8TH STREET	1962	Apartment, not architecturally significant
BOWERS ACRES	September, 1913	070 165 03	750 D STREET	1964	Large 2-story Multi-building Apartment
BOWERS ACRES	September, 1913	070 143 06	639 9TH STREET	1965	Apartment Building
BOWERS ACRES	September, 1913	070 161 10	835 F STREET	1965	Large, 2-story multi-building Apartment
BOWERS ACRES	September, 1913	070 141 04	615 11TH STREET	1966	Unsympathetic addition, lacks integrity
BOWERS ACRES	September, 1913	070 151 11	801 D STREET	1966	Large 2-story apartment building, does not appear age eligible
BOWERS ACRES	September, 1913	070 165 17	745 F STREET	1966	Large 2-story Apartment Building
BOWERS ACRES	September, 1913	070 162 01	808 F STREET	1970	large three-story apartment building
BOWERS ACRES	September, 1913	070 161 08	607 E 8TH STREET	1973	Apartment, not architecturally significant
BOWERS ACRES	September, 1913	070 164 01	750 F STREET	1977	Not age eligible
BOWERS ACRES	September, 1913	070 161 20	811 F STREET	1987	Not age eligible
BOWERS ACRES	September, 1913	070 164 06	713 7TH STREET	1988	Not age eligible
BOWERS ACRES	September, 1913	070 162 02	804 9TH STREET	1988	Not age eligible
BOWERS ACRES	September, 1913	070 152 01	301 7TH STREET	2003	Not age eligible. Site of Pena cottage moved to the site c1890s which, documented in 1980 & 1996.
BOWERS ACRES	September, 1913	070 165 05	501 7TH STREET	2004	Not age eligible. Site of c1915 Craftsman house documented and found significant in 1980 and 1996.
BOWERS ACRES	September, 1913	070 142 12	1011 F STREET	2006	Not age eligible
BOWERS ACRES	September, 1913	070 162 04	815 H STREET	2006	Not age eligible
BOWERS ACRES	September, 1913	070 162 03	818 9TH STREET	2007	Not age eligible
BOWERS ACRES	September, 1913	070 165 06	511 7TH STREET	1920s	Tudor Revival, Cross-gabled, steeply pitched shake roof, stucco, combination of original windows with interior divided lights and replacements
BOWERS ACRES	September, 1913	070 152 11	405 7TH STREET	c1900	Barely visible craftsman, cross gabled with eave brackets. Building and its rear barn were documented in 1980 and 1996
BOWERS ACRES	September, 1913	070 165 18	623 7TH STREET	c1903	Documented in 1980 & 1996 and listed as local landmark, Anderson-Hamel house constructed by first Davis mayor.
BOWERS ACRES	September, 1913	070 161 06	517 E 8TH STREET	c1930s	Minimal traditional, lacks integrity.
BOWERS ACRES	September, 1913	070 144 02	805 11TH STREET	C1950s	Large two-story apartment building

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BOWERS ACRES	September, 1913	070 142 06	622 11TH STREET	C1950s	Minimal Traditional
BOWERS ACRES	September, 1913	070 152 13	311 7TH STREET	c1950s	Small Two-story Apartment Building
BOWERS ACRES	September, 1913	070 165 11	617 7TH STREET	C1950s	Ranch house, cross-gabled w/projecting wing at left, full-width integral porch, shingle siding, aluminum sliding windows.
BOWERS ACRES	September, 1913	070 142 09	601 10TH STREET	C1955	Courtyard Apartment, moderate integrity
BOWERS ACRES	September, 1913	070 144 01	715 11TH STREET	C1960s	Large two-story apartment building
BOWERS ACRES	September, 1913	070 143 01	529 9TH STREET	C1960s	Apartment Building
BOWERS ACRES	September, 1913	070 151 04	830 B STREET	c1960s	Small two-story duplex over two single garages
BOWERS ACRES	September, 1913	070 161 04	802 D STREET	c1960s	Long 2-story apartment building w/ single story wing at rear
BOWERS ACRES	September, 1913	070 161 21	828 D STREET	c1960s	c1960s
BOWERS ACRES	September, 1913	070 165 09	526 E 8TH STREET	c1960s	Contemporary / Ranch
BOWERS ACRES	September, 1913	070 151 08	406 9TH STREET	C1970s	Apartment Building
BOWERS ACRES	September, 1913	070 161 15	512 9TH STREET	C1970s	Two story Apartment Building, neo-Spanish Eclectic
BOWERS ACRES	September, 1913	070 143 07	979 F STREET	C1980	Not age eligible
BOWERS ACRES	September, 1913	070 152 12	335 7TH STREET	c1990s	not age eligible
BOWERS ACRES	September, 1913	070 163 12	810 E 8TH STREET	c2010	Not age eligible

***D6. Significance** (continued)

Bowers Acres was subdivided in the 1910s, as Davisville was beginning to grow after the establishment of the University Farm in 1907. This historic context has been extensively documented by the City of Davis, and is explained more fully in the following reports:

- City of Davis, "Cultural Resources Inventory," Prepared by Historic Environment Consultants, June 1980.
- City of Davis, "Cultural Resources Inventory and Context Statement," Prepare by Architectural Resources Group, September 30, 1996.
- City of Davis, "Central Davis Historic Conservation District, City of Davis Historic Resources Survey," Prepared by Roland-Nawi Associates.

Bowers Acres Subdivision Development

In 1912, a group of investors acquired 280 acres of agricultural land north of Downtown Davis. C.W. Bowers, a local horse-breeder and newcomer to Davis, and J.B. Anderson, who was a banker and Davis's first mayor, were part of this group. In early 1913, they recorded Bowers Addition and laid out the neighborhood with curbs, street trees, and other amenities. After all the lots sold within a few months, Bowers decided to invest in a second real estate venture.¹

¹ City of Davis, "Central Davis Historic Conservation District, City of Davis Historic Resources Survey," Prepared by Roland-Nawi Associates, DPR 523 D "Old North Davis Historic District," p. 2; John Lofland, *Davis: Radical Changes, Deep Constants*, Charleston, (South Carolina: Arcadia Publishing, 2004), p. 52.

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Bowers recorded the Bowers Acres subdivision in September, 1913. Just to the north of Bowers Addition, this new neighborhood was laid out in long, narrow lots with roughly an acre of land each, except for one ten-acre parcel at the neighborhood's northwest corner. Bowers planned to sell the lots to wealthy people who wanted to live on small farms near town. He envisioned the north side of Seventh Street becoming a "millionaire's row." The market did not respond as Bowers had hoped, however, and he sold only a few lots. This was perhaps in part due to the fact that many of the lots north of Ninth Street were an unwieldy 720 feet long and only 39 – 60 feet wide. Through the end of World War II, Bowers Acres was mostly used for agriculture²

A handful of houses were constructed between the teens and early 1940s, mostly in the southern portion of the neighborhood near town. Early examples include Craftsman and Tudor Revival houses, while after about 1930 most houses were small and modest Minimal Traditional dwellings. Development did not pick up steam until the end of World War II, when the growth of the University spurred population growth and residential expansion. Near the end of the war, the Chamber of Commerce promoted a plan that would extend city limits to the northern boundary of Bowers Acres. In 1946, the Sacramento Bee announced two new Davis subdivisions, Wrays Addition and the Robert Miller Addition just to the southwest of it. Wrays Addition was a re-subdivision of the northwest corner of Bowers Acres, while Millers was on its western border. The intensive development of these nearby subdivisions finally spurred substantial construction in Bowers Acres. About a third of the properties in the neighborhood are Minimal Traditional houses that were constructed between 1947 and 1955. A second, smaller re-subdivision occurred in 1956, when Bautista's subdivision was created near the northeast corner of the neighborhood.³

The large lots which had been intended as small farms were perfectly suited to multi-family housing, and construction of apartment buildings had begun in the neighborhood by the early 1950s. In 1953, the City of Davis rezoned the southern portion of Bowers Acres for multiple-family dwellings, and the northeast corner for two-family use. The earliest buildings were Garden and Courtyard Apartments in scale with nearby residential buildings, but by the mid-1960s developers were constructing large two- and three-story buildings with dozens of units that entirely occupy their parcels. In 2015, the neighborhood features a widely diverse array of residential buildings which lack continuity in type, architectural style, era of construction, materials, scale, massing, and setbacks.⁴

The neighborhood is not eligible as a historic district under Criterion A/1. Although development of the Bowers Acres neighborhood was governed by the general trends associated with the residential development of Davis, it developed gradually over a period spanning more than a century and so lacks a strong association with any particular era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

Bowers Acres is not eligible as a historic district under Criterion B/ 2. Research has not revealed an important connection between the neighborhood and a person significant to history. Except for those previously listed as individual landmarks, the houses in the neighborhood are common examples of Minimal Traditional Craftsman and other period dwelling styles. Apartment buildings in the neighborhood also lack architectural distinction, and are therefore not eligible under Criterion C/3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible under Criterion D/4.

² Lofland, 2004, p. 52.

³ Sacramento Bee, "Subdivisions are to be Opened in Davis," October 7, 1946; W.W. Robbins, "Facts Concerning Annexation," Chamber of Commerce, City of Davis, May, 1945, p.8- 9.

⁴ City of Davis, Use District Map, Prepared by A.M. McKinnon, City Engineer, July, 1953.

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*Resource Name or # (Assigned by recorder) Bowers Acres

*Recorded by: Kara Brunzell

*Date: October 3, 2014

Continuation

Update

NO SEP14

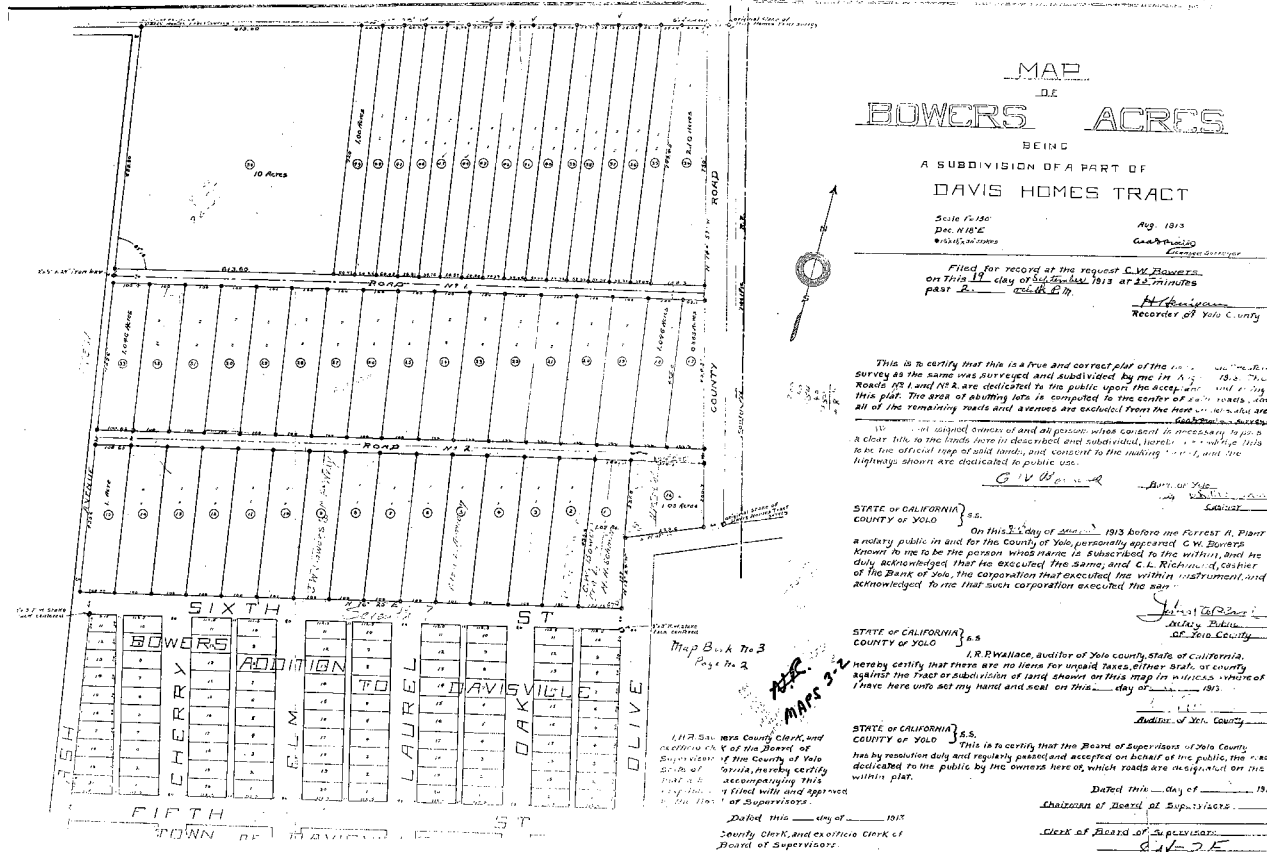


Figure 1: Plat of Bowers Acres, City of Davis, 1913. (Davis street names were changed in the 1920s and the current Seventh Street is labeled Sixth Street on the plat map.)

*Recorded by: Kara Brunzell

*Date: October 3, 2014

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Figure 2: U.S.D.A. Aerial Photograph of Bowers Acres, Davis, 1952, showing large apartment buildings alongside empty lots and small houses.



Figure 3: U.S.D.A. Aerial Photograph of Bowers Acres, Davis, 1957.

*Recorded by: Kara Brunzell

*Date: October 3, 2014

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Figure 4: U.S.D.A. Aerial Photograph of Bowers Acres, Davis, 1964.

*Recorded by: Kara Brunzell
Photographs:

*Date: October 3, 2014

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Photograph 1: 520 Eleventh Street, moderately altered cross-gabled Minimal Traditional house.



Photograph 2: 1101 H Street, moderately altered cross-gabled Minimal Traditional house with single garage.

*Recorded by: Kara Brunzell

*Date: October 3, 2014

Continuation

Update



Photograph 3: 730 G Street, unaltered side-gabled Minimal Traditional house.



Photograph 4: 721 Seventh Street, moderately altered Craftsman house.

*Recorded by: Kara Brunzell

*Date: October 3, 2014

Continuation

Update



Photograph 5: 311 Seventh Street, Small two-story apartment building.



Photograph 6: 321 Ninth Street, Cal Davis Apartment, Garden Apartment, 1961.

*Recorded by: Kara Brunzell

*Date: October 3, 2014

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Update



Photograph 7: 802 D Street, Two-story Garden Apartment building.



Photograph 8: 515 East Eighth Street, Two-story Garden Apartment building, 1962.

*Recorded by: Kara Brunzell

*Date: October 3, 2014

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Photograph 9: 835 F Street, Large three-story apartment building with decorative concrete block screen, 1965.



Photograph 10: 607 East Eighth Street, Two-story apartment building, 1973.

*Resource Name or # (Assigned by recorder): Carden Estates No. 1 – 3

D1. Historic Name: Carden Estates No. 1 – 3

D2. Common Name: Carden Estates neighborhood

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

The Carden Estates 1-3 subdivisions are located in a small contiguous area between Highway 113 and Westwood Park. The neighborhood was subdivided beginning in 1970, and its first three subdivisions were mostly complete by 1973. It is characterized by a slightly curving street grid with rolled curbs and a variety of species of street trees. The majority of the buildings in the neighborhood are duplexes, with single-family dwellings constituting about a third of the buildings. Duplexes display a variety of post-war architectural styles including Post-and-Beam, Ranch, and Mansard. Houses display a similar range of styles. The modest dwellings range in size from just over 1,000 square feet for the smallest houses to about 2,000 square feet for duplexes and larger-plan houses. Although few buildings are repeated in the small neighborhood, the dwellings are clearly based on standard builders' plans, and lack architectural distinction.

In addition to the houses and duplexes, there are a number of apartment buildings on the eastern border of the neighborhood adjacent to Highway 113. The complexes are two-story and feature multiple buildings. Like the houses, they lack architectural distinction.

The table on page 2 lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity (continued, p. 2).

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

This portion of the Carden Estates neighborhood is located directly to the east of Westwood Park and extends along the segments of Adams Street, Burr Street, and Arthur Street that are in line with the park. It is bounded to the east by Highway 113.

***D5. Boundary Justification:**

Carden Estates No. 1 – 3 encompasses the first three Carden Estates subdivisions, which are contiguous and were developed consecutively over a roughly 3-year period.

***D6. Significance: Theme:**
Period of Significance:

Applicable Criteria:
Area:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Carden Estates neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued, p. 4).

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

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: November 13, 2014

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

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*Resource Name or # (Assigned by recorder) Carden Estates No. 1 – 3

*Recorded by: Kara Brunzell

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*D3. Detailed Description (continued)

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
CARDEN ESTATES NO. 01	10/14/70 0:00	036 195 09	726 ADAMS STREET	0	Adams street complex, gable, L-shaped, moderately altered, 2-story
CARDEN ESTATES NO. 01	10/14/70 0:00	036 195 08	800 ADAMS STREET	1973	Westwood Town House, gable, L-shaped, 2-story, 6 buildings
CARDEN ESTATES NO. 01	10/14/70 0:00	036 195 10	902 ARTHUR STREET	1972	Duplex, Hip, L-shaped, heavily altered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 191 01	721 ARTHUR STREET	0	Duplex, Flat w/ shed, L-shaped, unaltered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 192 05	823 ARTHUR STREET	0	Duplex, Flat w/ gable, L-shaped, moderately altered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 194 01	714 ARTHUR STREET	1972	Duplex, Gable, U-shaped, unaltered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 191 02	715 ARTHUR STREET	1971	Duplex, Gable, L-shaped, moderately altered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 194 02	720 ARTHUR STREET	1973	Duplex, Gable, U-shaped, unaltered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 194 03	800 ARTHUR STREET	1972	Duplex, Lowpitch, gable, L-shaped, moderately altered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 192 08	805 ARTHUR STREET	1972	Duplex, Hip, L-shaped, unaltered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 194 04	806 ARTHUR STREET	1972	Duplex, Gable, compact, unaltered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 192 07	811 ARTHUR STREET	1972	Duplex, mansard style, moderately altered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 194 05	812 ARTHUR STREET	1973	Duplex, Lowpitch, gable, compact, unaltered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 192 06	817 ARTHUR STREET	1971	Duplex, Gable, L-shaped, moderately altered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 194 06	818 ARTHUR STREET	1973	Duplex, Gable, L-shaped, unaltered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 192 04	903 ARTHUR STREET	1973	Duplex, Flat shed, L-shaped, moderately altered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 195 11	908 ARTHUR STREET	1972	Duplex, Lowpitch, gable, compact, moderately altered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 192 03	909 ARTHUR STREET	1973	Duplex, Flat w/ shed, moderately altered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 195 12	914 ARTHUR STREET	1972	Duplex, Gable on hip, U-shaped, moderately altered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 192 02	915 ARTHUR STREET	1972	Duplex, Gable on hip, L-shaped, moderately altered

*Recorded by: Kara Brunzell *Date: November 13, 2015 Continuation Update

CARDEN ESTATES NO. 01	10/14/70 0:00	036 195 13	1004 ARTHUR	1972	Duplex, Flat w/ central gable, L-shaped, moderately altered
CARDEN ESTATES NO. 01	10/14/70 0:00	036 192 01	1005 ARTHUR	1972	Duplex, Hip, L-shaped, unaltered
CARDEN ESTATES NO. 03	12/22/71 0:00	036 191 03	812 BURR STREET	1974	Hip + gable, L-shaped, irregular, moderately altered
CARDEN ESTATES NO. 03	12/22/71 0:00	036 192 09	813 BURR STREET	1974	Gable, linear, unaltered/moderately altered, ranch house
CARDEN ESTATES NO. 03	12/22/71 0:00	036 191 04	818 BURR STREET	1974	Cross gable, L-shaped, moderately altered, front garage
CARDEN ESTATES NO. 03	12/22/71 0:00	036 191 05	824 BURR STREET	1974	Gable, L-shaped, heavily altered, irregular, 1.5 stories
CARDEN ESTATES NO. 03	12/22/71 0:00	036 191 06	831 BURR STREET	1975	Multi-gabled, L-shaped, probably heavily altered, house recessed from
CARDEN ESTATES NO. 03	12/22/71 0:00	036 191 07	837 BURR STREET	1973	Gable, U-shaped, moderately altered
CARDEN ESTATES NO. 03	12/22/71 0:00	036 191 08	843 BURR STREET	1973	Gable, heavily altered, 2-story converted garage
CARDEN ESTATES NO. 03	12/22/71 0:00	036 192 10	844 BURR STREET	1972	Gable on hip, L-shaped, moderately altered
CARDEN ESTATES NO. 03	12/22/71 0:00	036 191 09	849 BURR STREET	1974	Shed/Ranch, U-shaped, moderately altered
CARDEN ESTATES NO. 03	12/22/71 0:00	036 192 11	850 BURR STREET	1973	Gable, U-shaped, moderately altered, redwood material?

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself “The City of Bicycles.” Growth continued in the 1970s, even after a change in city leadership in 1972 began an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Carden Estates Subdivision Development

*Recorded by: Kara Brunzell *Date: November 13, 2015 Continuation Update

Carden Estates No. 1 was subdivided by Pima-Terra, Inc. in April, 1970. The development company was formed in Byron, California in 1969, and appears to have been active for at least ten years. Its officers were Gene D. Matthews and Virginia M. Pisenti. Research has not revealed biographical information about Matthews and Pisenti. The subdivision had only twenty parcels, and Matthews and Pisenti subdivided two smaller adjacent parcels in 1971. Located north of the recently-developed Westwood neighborhoods and west of Highway 113, the neighborhood was on what was then the western edge of Davis. The subdivisions were constructed between 1970 and 1972.

Two more Carden Estates subdivisions were recorded in 1974 and 1976 to the north of the earlier subdivisions. They were developed after 1975, and were not included in this evaluation.

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the Carden Estates neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

Carden Estates does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. The apartment buildings, houses, and duplexes in the neighborhood are common examples, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

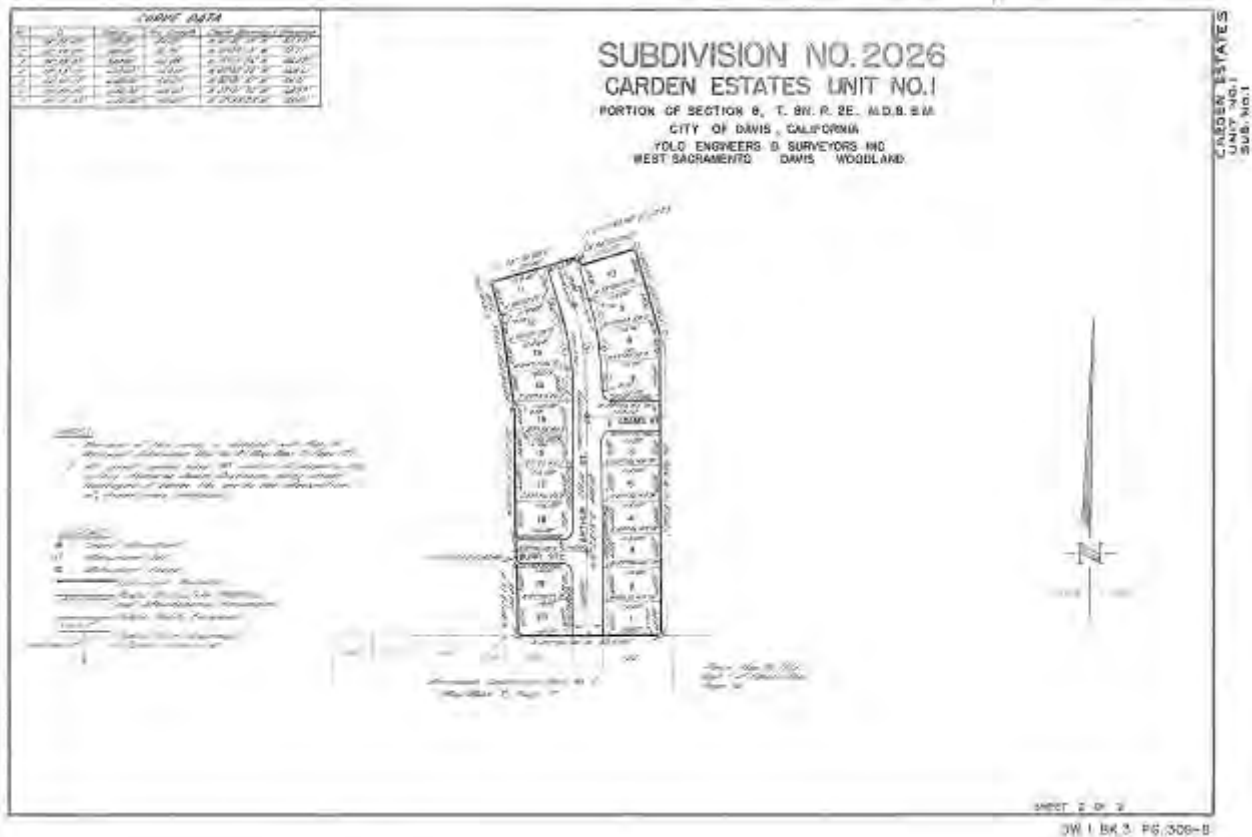


Figure 1: Plat of Carden Estates No. 1, City of Davis, September, 1970.

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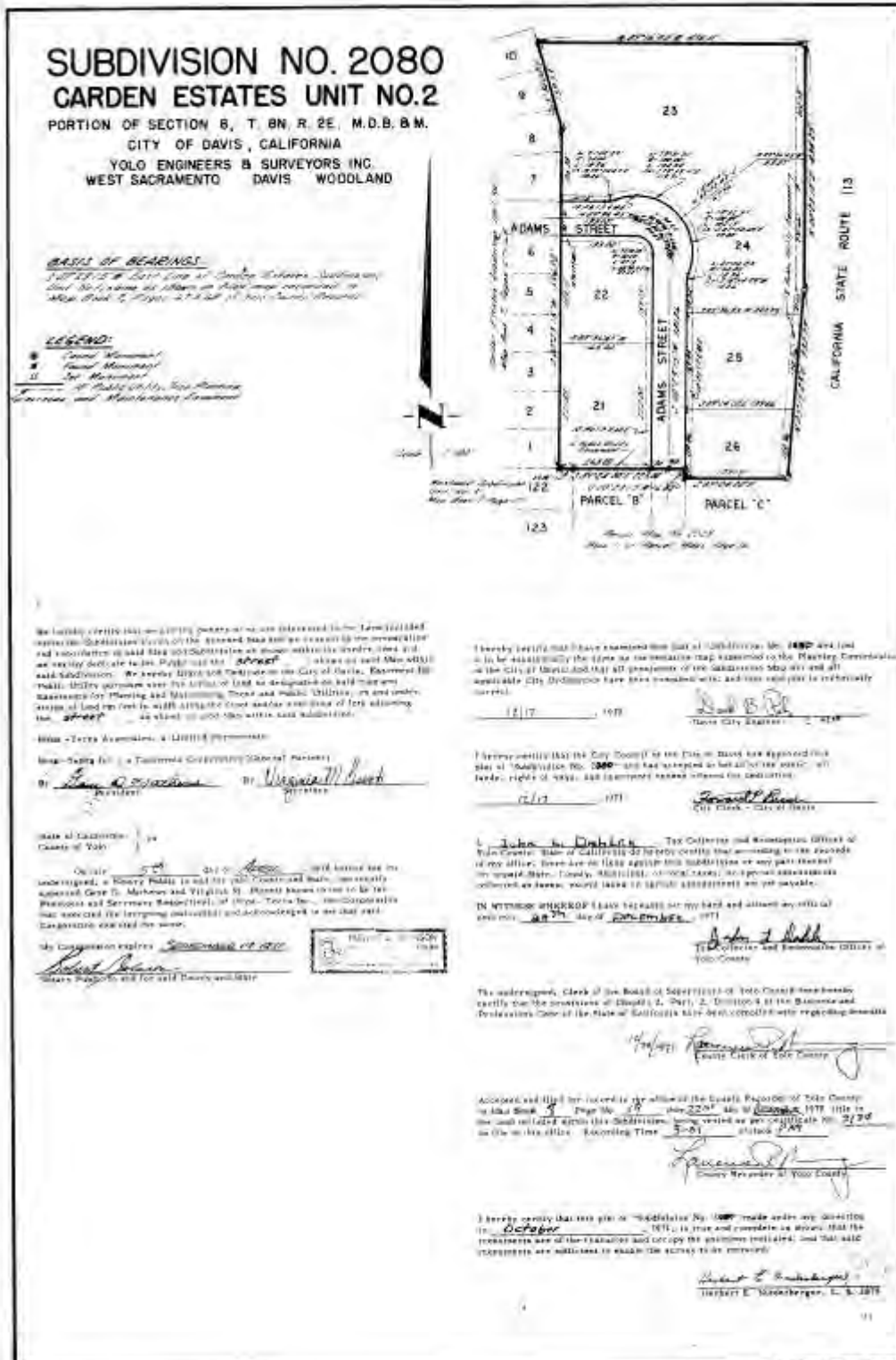
*Resource Name or # (Assigned by recorder) Carden Estates No. 1 – 3

*Recorded by: Kara Brunzell

*Date: November 13, 2015

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**GARDEN ESTATES
 UNIT NO. 2
 SUB. NO. 2080**

Figure 2: Plat of Carden Estates No. 2, City of Davis, December, 1971.

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*Date: November 13, 2015

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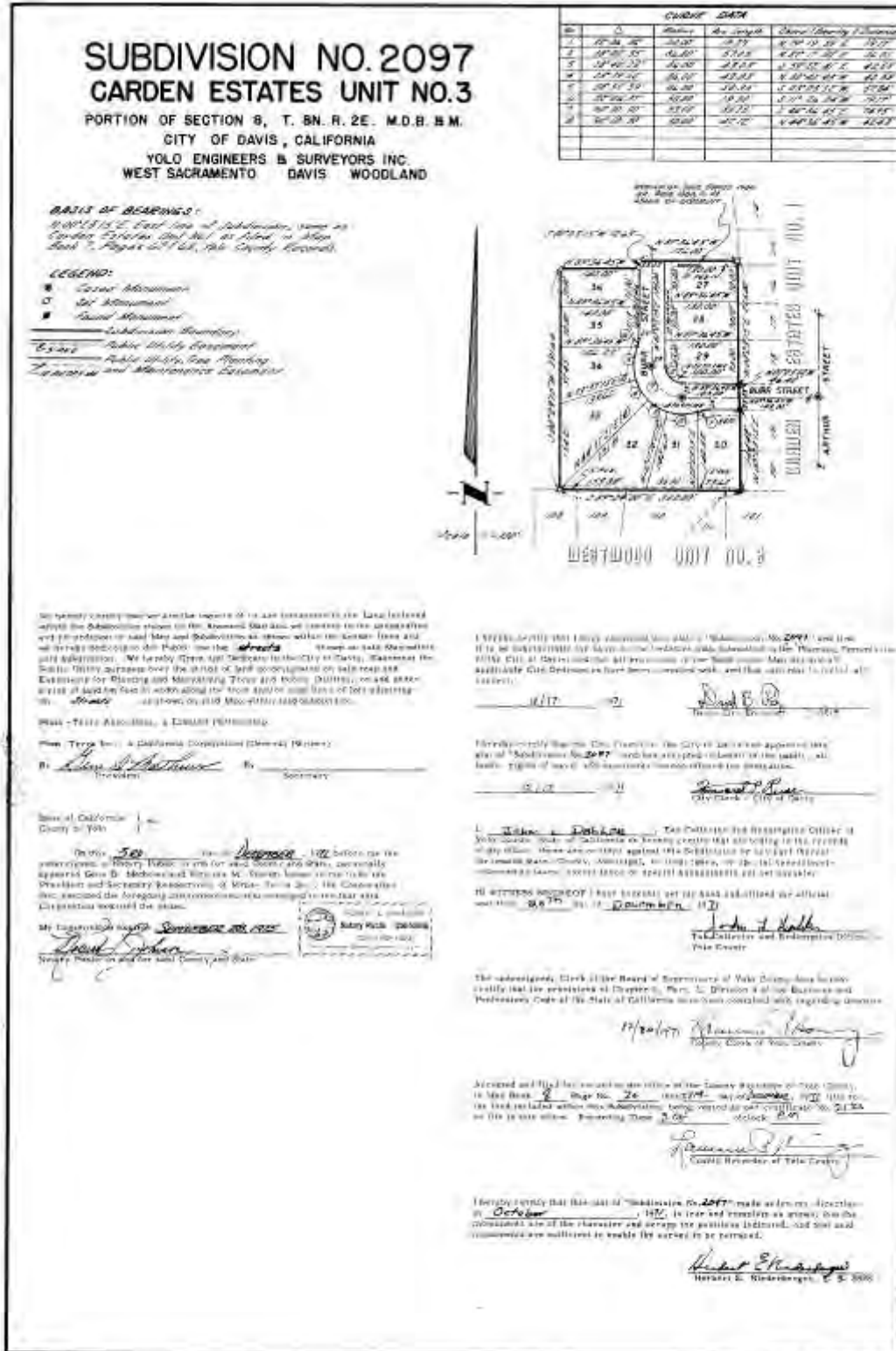


Figure 3: Plat of Carden Estates No. 3, October, 1973.

*Recorded by: Kara Brunzell

*Date: November 13, 2015

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Figure 4: U.S.D.A. Aerial photograph of Carden Estates No. 1 – 3 neighborhood, 1969.



Figure 5: U.S.D.A. Aerial photograph of Carden Estates No. 1 – 3 neighborhood, 1971.

*Recorded by: Kara Brunzell

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Figure 6: U.S.D.A. Aerial photograph of Carden Estates No. 1 – 3 neighborhood, 1973.



Figure 7: U.S.D.A. Aerial photograph of Carden Estates No. 1 – 3 neighborhood, 1984.

*Recorded by: Kara Brunzell

*Date: November 13, 2015

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Photographs:



Photograph 1: 800 Adams Street, Westwood Town House, 2-story apartment building with gabled roof, L-shaped plan, and 6 buildings, likely not age eligible, 1973.



Photograph 2: 726 Adams Street, Adams Street Complex, moderately altered 2-story apartment building with gabled roof and L-shaped plan.

*Recorded by: Kara Brunzell

*Date: November 13, 2015

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Photograph 3: 1004 & 1006 Arthur Street, Example of moderately altered L-shaped duplex, with flat roof garage and central gable, 1972.



Photograph 4: 811 & 813 Arthur Street, Example of moderately altered Mansard style duplex, 1972.

*Recorded by: Kara Brunzell

*Date: November 13, 2015

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Photograph 5: 817 & 819 Arthur Street, Example of moderately altered L-shaped duplex with gabled roof, 1971.



Photograph 6: 720 & 722 Arthur Street, Example of unaltered U-shaped duplex with gabled roof, 1973.

*Recorded by: Kara Brunzell

*Date: November 13, 2015

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Photograph 7: 818 Arthur Street, Example of unaltered L-shaped house with gabled roof, 1973.



Photograph 9: 849 Burr Street, Contemporary Ranch with U-shaped plan, 1974.

*Resource Name or # (Assigned by recorder): Covell Commons No. 1 – 3

D1. Historic Name: Covell Commons No. 1 – 3

D2. Common Name: Covell Commons neighborhood

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

The Covell Commons No. 1 – 3 subdivisions are located in a contiguous area northeast of the intersection of West Covell Boulevard and Catalina Drive. The neighborhood consists of a series of nearly identical townhouse buildings along connected loop streets. The neighborhood lacks sidewalks along its narrow streets. Mature trees of a variety of species are set in the landscaped area around the buildings. There are vertical uncovered parking spaces along the streets, as well as long flat-roofed carports. The most striking feature of the neighborhood is the green space that surrounds it. The Covell Greenbelt borders the neighborhood's curving northeastern edge. Davis Community Park and the Davis High School playing fields are across West Covell Boulevard on the neighborhood's southern edge.

There are multiple rectangular-plan buildings, which are arranged at various angles in relationship to the street. Almost all are two-story, although there are a handful of one-story units. The Shed-style buildings are made up of separate units, differentiated by color, which share side walls. Each building has two shed roofs of different pitch and height, which meet to form a "split" gable. There is no eave overhang on building ends, and the longer sides have minimal overhang. is stucco with board and batten, with rear and front shingle accents. Buildings have tall decorative chimneys, clad in stucco, that house vent pipes. Cladding Original windows are aluminum sliders, while replacements are mostly vinyl. Patios along the rear elevations of buildings (which sometimes face the streets due to the somewhat random arrangement of buildings) are enclosed with tall wood privacy fences. It is estimated based on aerial photographs and other information that they were built between 1970 and 1973, but the City of Davis has not provided build dates.

Although the units are individually owned, the homeowners' association restricts alterations, so townhouses in Covell Commons retain their original characteristic. The only visible difference between units is that some have had original aluminum sliders replaced with modern vinyl-clad windows. Other aspects of the buildings' exterior features, including color, are strictly regulated (continued p. 2).

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

Covell Commons No. 1 – 3 is located east of Catalina Drive and north of West Covell Boulevard. The Covell Greenbelt curves to form its eastern and northern border.

***D5. Boundary Justification:**

The Covell Commons No. 1 – 3 neighborhood encompasses all the Covell Commons subdivisions, which are contiguous and were developed over a roughly 3-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Covell Commons neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district(continued, p. 2).

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

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: February 16, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

*Recorded by: Kara Brunzell

*Date: February 16, 2015

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***D3. Detailed Description** (continued)

The table below lists the resources within the townhouse complex by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, address, and Estimated Year Built. Build dates have been provided by the City of Davis.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT
COVELL COMMONS NO. 01	12/2/1970 0:00	035 091 23	2000 BELLA CASA STREET	6/8/71 & 5/25/72
COVELL COMMONS NO. 01	12/2/1970 0:00	035 092 13	2158 BELLA CASA STREET	12/10/70
COVELL COMMONS NO. 02	7/20/1971 0:00	035 091 47	2000 ALTA LOMA STREET	8/4/71 & 12/1/71
COVELL COMMONS NO. 02	7/20/1971 0:00	035 092 33	400 ALVARADO AVENUE	11/8/71
COVELL COMMONS NO. 03	2/22/1973 0:00	035 180 25	1999 ALTA LOMA STREET	5/14/73 & 2/13/76
COVELL COMMONS NO. 03	2/22/1973 0:00	035 190 24	2099 ALTA LOMA STREET	5/14/73
COVELL COMMONS NO. 03	2/22/1973 0:00	035 170 26	401 ALVARADO AVENUE	5/14/73 & 8/29/73

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the "homegrown" Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis's transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself "The City of Bicycles." Growth continued in the 1970s, even after a change in city leadership in 1972 began an era of growth control. Although Davis's attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Covell Commons Subdivision Development

In 1970, Stanley M. Davis and RACO recorded Covell Commons 1. Stanley M. Davis had been developing residential subdivisions in Davis since 1953, when partners Stanley M. Davis and Nelstan Homes Co. recorded the first Davis Manor subdivision. Stanley Mayberry Davis was born in Alameda in 1907, and in 1928 he married Ruth Woods. The young

*Recorded by: Kara Brunzell *Date: February 16, 2015 Continuation Update

couple lived with Ruth's parents in Alameda, and Stanley followed his father-in-law into real estate sales during the Depression. The couple had a son named Richard in 1930. By 1940, the family was living in San Leandro, and Stanley Davis was a Contractor and Builder. By the late 1940s, Stanley Davis had opened an insurance company and continued to operate his real estate and construction businesses. The business offices were in San Leandro, and the company developed houses and commercial in Alameda County during the 1940s before coming to Davis. Davis continued to live in Alameda County after he expanded to Davis.¹

The first Davis Manor subdivisions in Davis were small, consisting of 20 – 30 houses. By 1955, however, Stanley Davis had planned construction of 300 more houses near the intersection of Pole Line Road and East Eighth Street (then Cemetery Road.) Stanley M. Davis went on to develop dozens of subdivisions in Davis during the 1950s through the 1970s. Some were listed under his name as an individual, while others were under various entities Davis owned or was a partner in. Companies associated with Davis include Stanley Davis Homes, Hazelwood, Inc., and Stanley Davis Improvement Corporation. Stanley M. Davis employee John Lessley was the chief officer of some of these companies, including Stanley Davis Improvement Corporation and Hayless, Inc. George Nelson Davis, who was Stanley's brother, was the president of Nelson Homes and Nelstan Development Company. In the 1970s, Stanley Davis began partnering with RACO Enterprises, Inc., which was locally operated by Ray Thompson. In 1976, Ray Thompson was the sales manager of Stanley Davis Homes and the president of Stanley M. Davis Mortgage in Davis.²

Covell Commons No. 1 was subdivided during Stanley M. Davis's most productive period in Davis, when the company and its partners sometimes built hundreds of houses in a year. Local partners Ray Thompson and L. Galbraith of RACO signed the subdivision plat, and Sacramento architect Buzz Garcia designed the buildings. Construction began in 1971, and the partners subdivided Covell Commons No. 2 that summer. Covell Commons townhouses complemented the recently-constructed single-family homes in nearby Covell Park and Gentry Greens, and capitalized on the greenbelt established the developers of those subdivisions. By May of 1971, model townhouses were complete, and the company was advertising the units as "garden homes." The company touted luxury features like shared swimming pool, sauna, covered parking, and landscaped areas while highlighting the leisure afforded townhouse owners. Its location adjacent to the Covell Greenbelt was another advertised amenity. The developers established a homeowners association to maintain shared facilities. They added a third subdivision in 1973, and the development was mostly completed that year. The complex was one of the first townhouse developments in Davis, planned and constructed around the same time that Alfred F. Smith was building townhouses in Stonegate at Davis's western edge.

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the Covell Commons neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

Covell Commons does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. Although designed by architect Buzz Garcia, the identical townhouses in the neighborhood are common examples, and lack architectural distinction. They are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

¹ U.S. Census, San Leandro, California, 1940; Polk City Directory, Hayward, California, 1948;

² Sacramento Bee, "Davis Schedules Public Hearings on Master Plan," December 13, 1955; Polk City Directory, Davis, California, 1976, p. 83.

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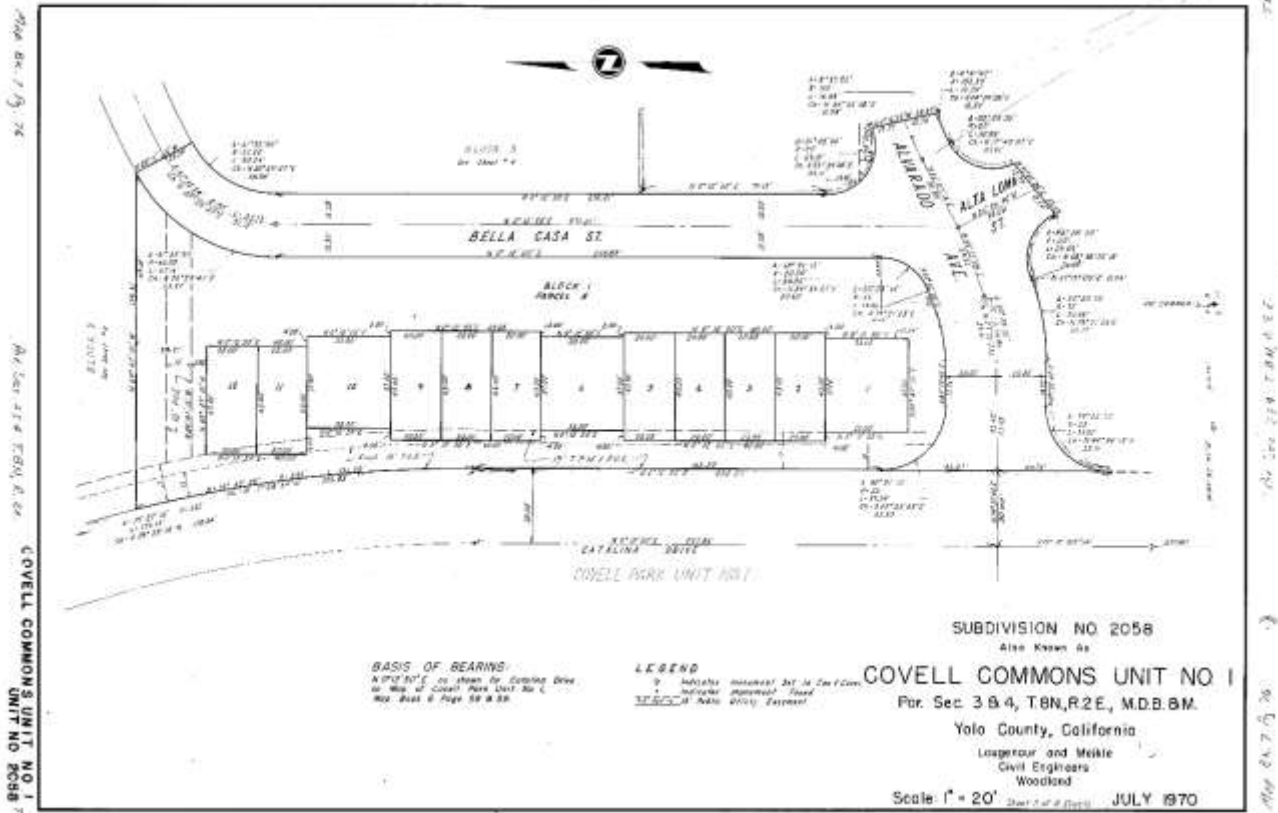
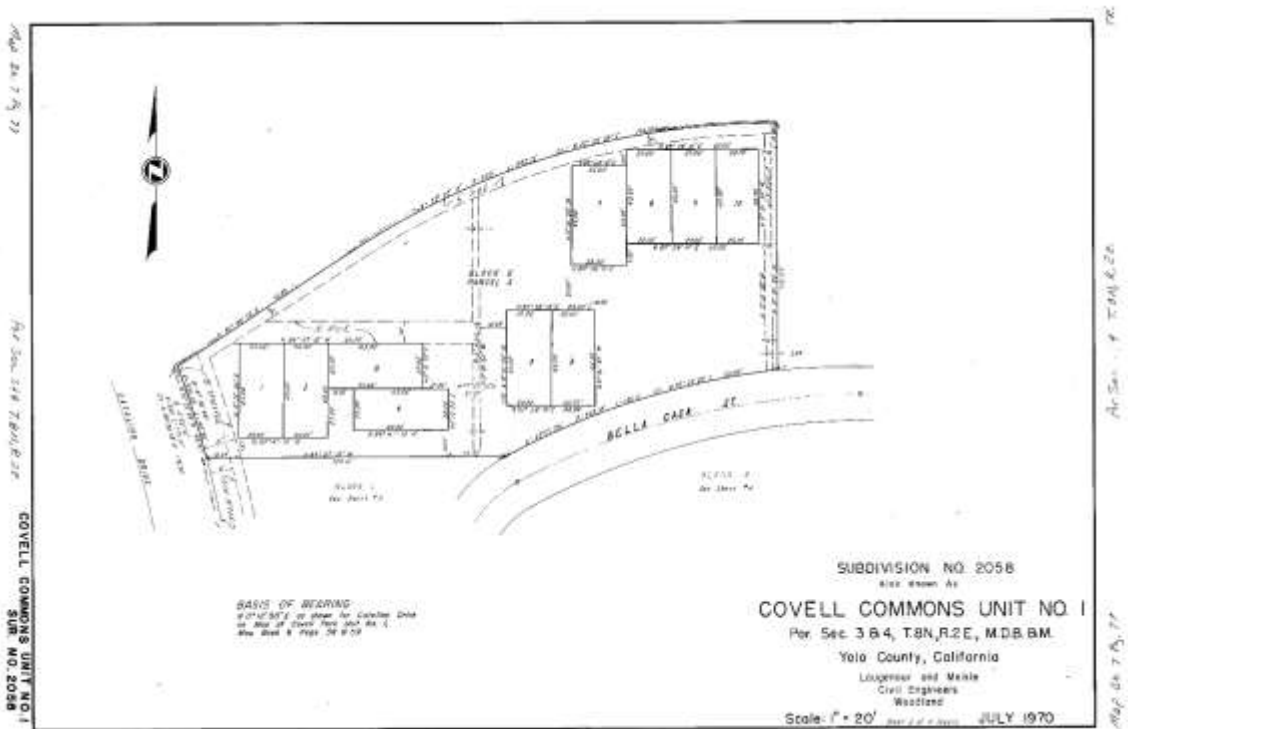


Figure 1: Plat of Covell Commons No. 1, City of Davis, December, 1970.



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Figure 2: Plat of Covell Commons No. 1, City of Davis, December, 1970.

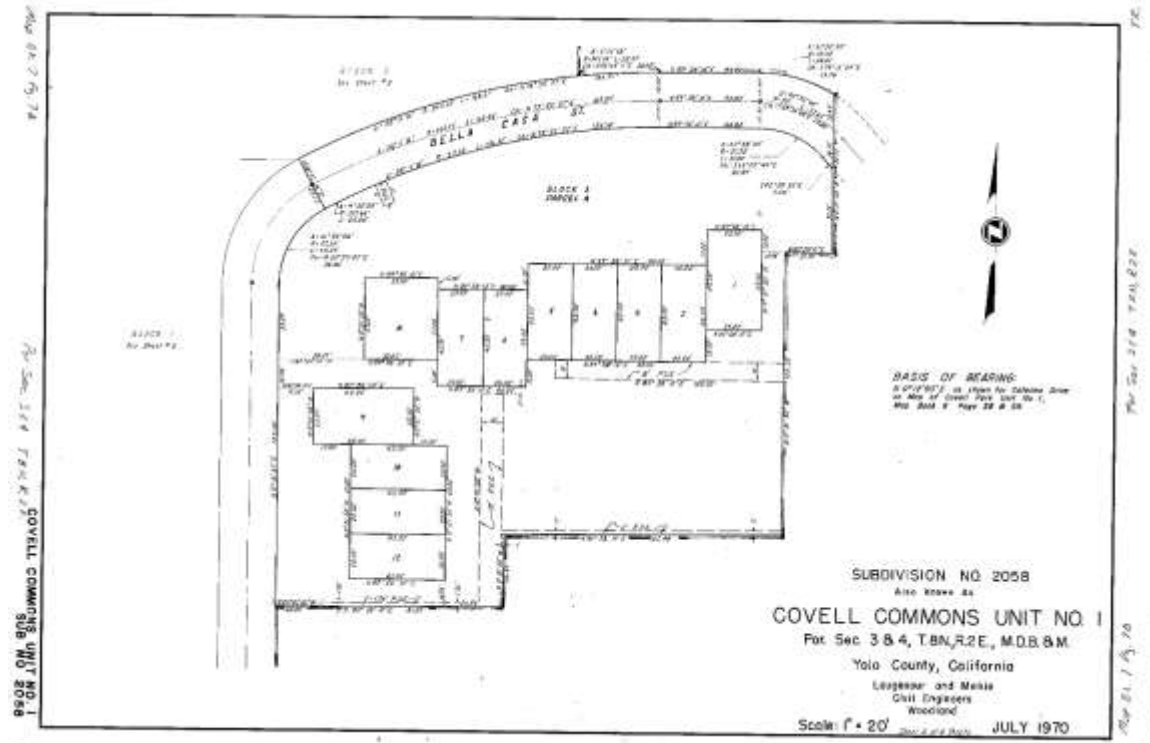


Figure 3: Plat of Covell Commons No. 1, December, 1970.



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Figure 4: Plat of Covell Commons No. 2, July, 1971.

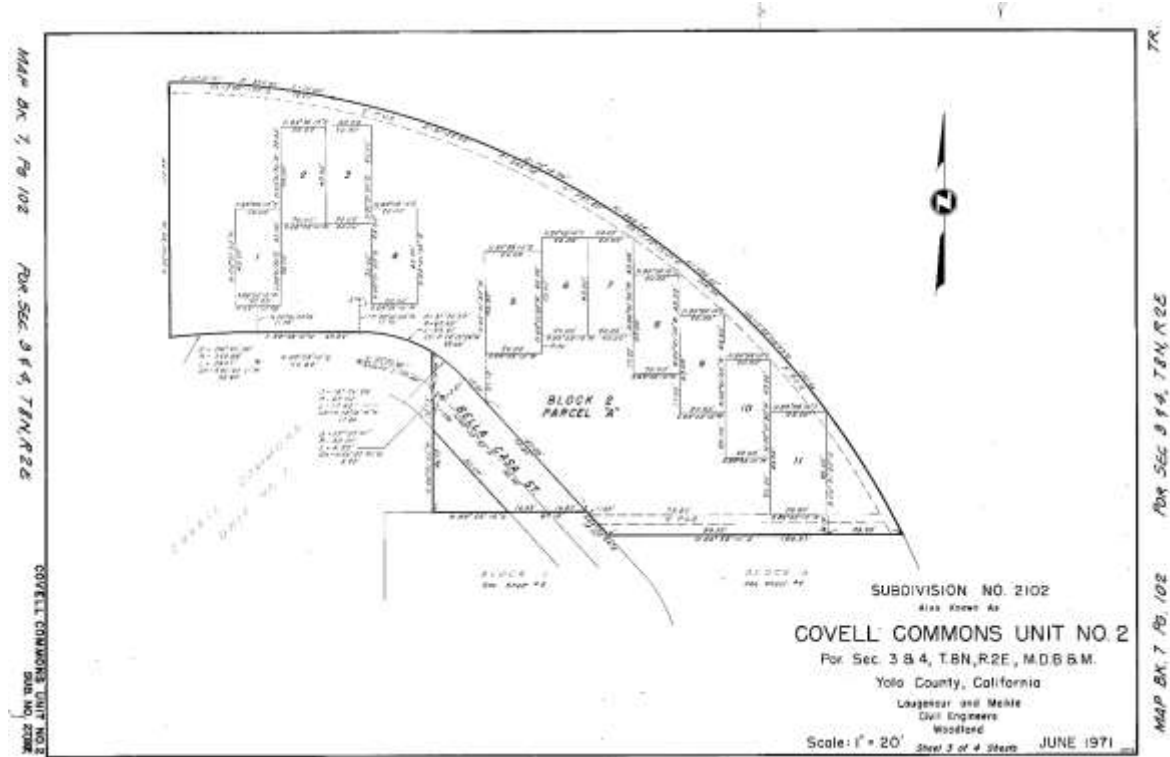


Figure 5: Plat of Covell Commons No. 2, July, 1971.



*Recorded by: Kara Brunzell

*Date: February 16, 2015

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Figure 6: Plat of Covell Commons No. 2, July, 1971.

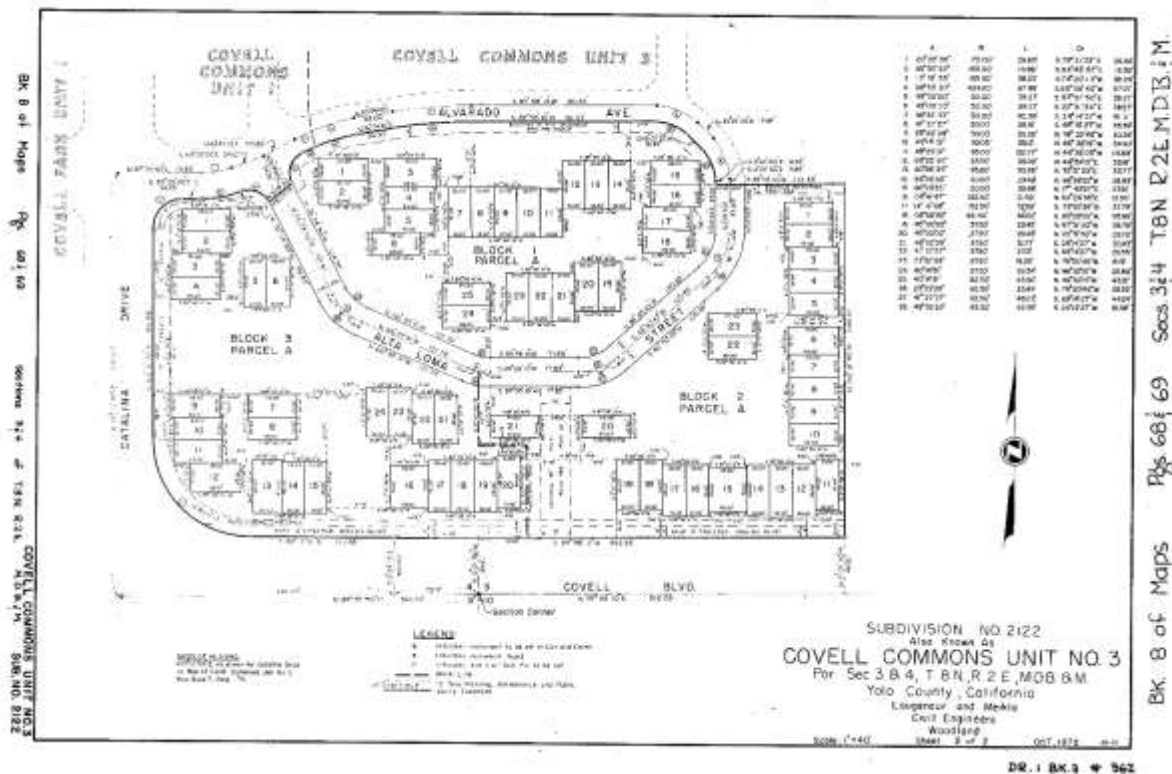


Figure 7: Plat of Covell Commons No. 3, February, 1973.



Figure 17: U.S.D.A. Aerial photograph of Covell Commons neighborhood, 1969.

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*Date: February 16, 2015

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Figure 19: U.S.D.A. Aerial photograph of Covell Commons neighborhood, 1971.



Figure 20: U.S.D.A. Aerial photograph of Covell Commons neighborhood, 1973.

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Figure 21: U.S.D.A. Aerial photograph of Covell Commons neighborhood, 1984.

Photographs:



Photograph 1: Example of of Covell Commons townhouse with carport.

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Photograph 2: Example of Covell Commons townhouse with carport.



Photograph 3: Example of Covell Commons townhouse with shared walls.

*Resource Name or # (Assigned by recorder): Covell Park No. 1 - 9

D1. Historic Name: Covell Park

D2. Common Name: Covell Park neighborhood

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

The Covell Park subdivisions are located in a mostly contiguous area north of West Covell Boulevard and bounded by the Southern Pacific Railroad Tracks on the east and Anderson Road on the west. The neighborhood was subdivided between 1965 and 1971, and mostly constructed by 1975. The neighborhood is characterized by curving streets and long cul-de-sacs. Streets feature a variety of species of mature trees. A network of greenbelts and parks winds through the neighborhood. The neighborhood has a small area of duplexes along its southern border, but otherwise consists of single-family dwellings. These houses, a large number of which are sited on large irregular lots, range in size from 1,400 square feet to 2,800 square feet. The largest of these houses were built in the 1970s. The neighborhood features both Tract Ranch and custom-designed houses.

Duplex buildings have roughly the same range of square footage as single-family dwellings, so individual units are smaller. Architectural style, plan, and layout vary between examples, although many feature paired garages or carports between dwelling units. Duplex architectural styles include Shed, Mansard, and Post-and-Beam. Buildings include a variety of decorative features and multiple cladding materials.

The houses in the neighborhood are also characterized by variety. Although more stylistically diverse than other post-war Davis neighborhoods, Covell Park nevertheless features a high proportion of Ranch style buildings. These include a large number of straightforward L-shaped Tract Ranch houses with double garages, as well as two-story versions of Tract Ranch houses. Custom Ranch examples include large rambling plans with traditional detailing, Spanish Ranch, and hybrids that combine Ranch plans with modernist details. Other twentieth-century architectural styles represented include Mansard, Contemporary, Post-and-Beam, and Shed. Houses have gabled, hipped, gable-on-hip, mansard, and shed roofs, as well as various combinations of the all these roof types. Flat-roofed garages are commonly paired with a house with a different roof form. Plans include rambling, U-shaped, and L-shaped (continued, p. 2).

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

The Covell Park neighborhood is an irregular-shaped area. Most of its southern boundary is marked by Alvarado Avenue, except for Covell Park No. 2 at the neighborhood's eastern end, which is bounded on the south by the parcel lines of properties on the south side of Cortez Avenue. Rear parcel lines of the properties on the east side of Bueno Drive form the neighborhood's eastern boundary, except where it jogs east to the Southern Pacific Railroad Tracks at Faro Avenue. The irregular northern boundary of the neighborhood is marked by the parcel lines of properties on the north sides of Faro, Diablo and Del Oro Avenues and by Catalina Drive in the western portion of the neighborhood.

***D5. Boundary Justification:**

The Covell Park neighborhood encompasses the first nine Covell Park subdivisions, which are contiguous except for a greenbelt that divides them and were developed over a roughly ten-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Covell Park neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although generally associated with the residential development of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued, p. 11).

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

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: January 12, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

***D3. Detailed Description** (continued)

The unique custom houses in the neighborhood tend to be clustered at the end of cul-de-sacs and adjacent to greenbelts on large, irregular lots. Meanwhile, Covell Park 1 and 2, which were constructed in the 1960s, consist mostly of Tract Ranch houses.

Projecting two-car garages are nearly ubiquitous throughout the neighborhood. Decorative details on houses include shake roofs, brick wainscoting, and decorative fixed shutters for Ranch houses. Spanish Ranch houses have architectural details that evoke a romanticized version of California's colonial heritage including stucco cladding, tile roofs, walls that slope outward, projecting faux-vigas, and decorative wrought-iron. Most examples of modernist styles lack purely decorative elements, and rely on dramatic roof forms and exposed structural elements for visual interest. Often, these designs are softened by the utilization of materials like natural wood and stone.

Despite this diversity, Ranch houses are the most common style in the neighborhood, and it is clear that the many were built using standard plans rather than custom-designed.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity. Houses are Ranch style unless otherwise noted.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
COVELL PARK NO. 01	6/7/1965 0:00	035 080 47	501 ALVARADO AVENUE	1966	Cross-gabled, 1 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 080 60	502 ALVARADO AVENUE	1967	Cross-gabled, 1 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 080 46	507 ALVARADO AVENUE	1966	Combo, 1 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 080 61	508 ALVARADO AVENUE	1968	Combo, 1 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 080 45	513 ALVARADO AVENUE	1966	Hipped, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 080 62	514 ALVARADO AVENUE	1969	Gabled, 2 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 023 09	300 ANZA AVENUE	1966	Combo, 2-story, heavily altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 12	303 ANZA AVENUE	1966	Combo, 2-story, heavily altered
COVELL PARK NO. 01	6/7/1965 0:00	035 023 08	306 ANZA AVENUE	1966	Gabled, 2 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 13	309 ANZA AVENUE	1966	Combo, 1 story moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 023 07	312 ANZA AVENUE	1966	Combo, 1 story moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 14	315 ANZA AVENUE	1966	Gabled, 2 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 023 06	318 ANZA AVENUE	1966	Gabled, 1 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 15	321 ANZA AVENUE	1966	Gabled, 1 story, unaltered
COVELL PARK NO. 01	6/7/1965 0:00	035 023 05	324 ANZA AVENUE	1966	Hipped, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 16	327 ANZA AVENUE	1966	Combo, 1 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 023 04	400 ANZA AVENUE	1966	Combo, 1 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 17	403 ANZA AVENUE	1966	Combo, 1 story, heavily altered

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COVELL PARK NO. 01	6/7/1965 0:00	035 023 03	406 ANZA AVENUE	1966	Combo, 1 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 18	409 ANZA AVENUE	1966	Combo, 2 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 023 02	412 ANZA AVENUE	1966	Gabled, 2 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 19	415 ANZA AVENUE	1966	Combo, 1 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 023 01	418 ANZA AVENUE	1966	Combo, 1 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 20	421 ANZA AVENUE	1966	Gabled, 1 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 21	427 ANZA AVENUE	1966	Gabled, 2 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 021 13	301 BALBOA AVENUE	1966	Combo, 2 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 11	304 BALBOA AVENUE	1966	Combo, 1 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 021 12	307 BALBOA AVENUE	1967	Gabled, 2 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 10	310 BALBOA AVENUE	1966	Hipped, 2 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 021 11	313 BALBOA AVENUE	1967	Gable, 1 story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 09	316 BALBOA AVENUE	1966	Gable, 2-story, heavily altered
COVELL PARK NO. 01	6/7/1965 0:00	035 021 10	319 BALBOA AVENUE	1966	Combo, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 08	322 BALBOA AVENUE	1966	Gable, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 021 09	325 BALBOA AVENUE	1966	Gable, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 07	328 BALBOA AVENUE	1966	Gable, 2-story, heavily altered
COVELL PARK NO. 01	6/7/1965 0:00	035 021 08	331 BALBOA AVENUE	1966	Combo, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 021 07	401 BALBOA AVENUE	1966	Hipped, 2-story, heavily altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 06	402 BALBOA AVENUE	1966	Hipped, 2-story, heavily altered
COVELL PARK NO. 01	6/7/1965 0:00	035 021 06	407 BALBOA AVENUE	1966	Gabled, 2-story, heavily altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 05	408 BALBOA AVENUE	1966	Gabled, 1-story, heavily altered
COVELL PARK NO. 01	6/7/1965 0:00	035 021 05	413 BALBOA AVENUE	1966	Combo, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 04	414 BALBOA AVENUE	1966	Combo, 1-story, moderately altered, Spanish
COVELL PARK NO. 01	6/7/1965 0:00	035 021 04	419 BALBOA AVENUE	1966	Combo, 1-story, heavily altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 03	420 BALBOA AVENUE	1966	Gabled, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 021 03	425 BALBOA AVENUE	1966	Gabled, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 02	426 BALBOA AVENUE	1966	Gabled, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 021 02	431 BALBOA AVENUE	1966	Combo, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 022 01	432 BALBOA AVENUE	1966	Heavily altered

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COVELL PARK NO. 01	6/7/1965 0:00	035 013 14	302 CABRILLO AVENUE	1966	Gabled, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 14	305 CABRILLO AVENUE	1966	Gabled, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 013 13	308 CABRILLO AVENUE	1968	Combo, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 15	311 CABRILLO AVENUE	1966	Combo, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 013 12	314 CABRILLO AVENUE	1970	Hipped, 1-story, unaltered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 16	317 CABRILLO AVENUE	1969	Gabled/hipped, 1-story, heavily altered
COVELL PARK NO. 01	6/7/1965 0:00	035 013 11	320 CABRILLO AVENUE	1969	Gabled/hipped, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 17	323 CABRILLO AVENUE	1967	Combo, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 013 10	326 CABRILLO AVENUE	1966	Gabled, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 18	329 CABRILLO AVENUE	1968	Gabled, 1-story, heavily altered
COVELL PARK NO. 01	6/7/1965 0:00	035 013 09	332 CABRILLO AVENUE	1967	Gabled, 1-story, moderately altered, Spanish
COVELL PARK NO. 01	6/7/1965 0:00	035 012 19	335 CABRILLO AVENUE	1969	Gabled, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 013 08	338 CABRILLO AVENUE	1970	Gabled, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 27	403 CABRILLO AVENUE	1970	Gabled/hipped, 1-story, moderately altered, Spanish
COVELL PARK NO. 01	6/7/1965 0:00	035 013 07	404 CABRILLO AVENUE	1966	Combo, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 28	409 CABRILLO AVENUE	1970	Gabled, 2-story, moderately altered, Spanish
COVELL PARK NO. 01	6/7/1965 0:00	035 013 06	410 CABRILLO AVENUE	1968	Gabled, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 22	415 CABRILLO AVENUE	1969	Combo, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 013 05	416 CABRILLO AVENUE	1968	Cross gabled, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 23	421 CABRILLO AVENUE	1970	Gabled/hipped, 1-story, moderately altered, Spanish
COVELL PARK NO. 01	6/7/1965 0:00	035 013 04	422 CABRILLO AVENUE	1970	Gabled, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 24	427 CABRILLO AVENUE	1968	Gabled, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 013 03	428 CABRILLO AVENUE	1966	Gabled, 2-story, heavily altered, addition
COVELL PARK NO. 01	6/7/1965 0:00	035 012 25	433 CABRILLO AVENUE	1970	Gabled, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 013 02	434 CABRILLO AVENUE	1970	Gabled, 1-story, heavily altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 26	439 CABRILLO AVENUE	1969	Gabled, 1-story, moderately altered, Spanish
COVELL PARK NO. 01	6/7/1965 0:00	035 013 01	440 CABRILLO AVENUE	1969	Combo, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 011 14	301 DEL ORO AVENUE	1967	Hipped, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 13	306 DEL ORO AVENUE	1967	Hipped, 2-story, moderately altered

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COVELL PARK NO. 01	6/7/1965 0:00	035 012 12	312 DEL ORO AVENUE	1969	Gabled, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 011 16	313 DEL ORO AVENUE	1970	Gabled, 2-story, heavily altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 11	318 DEL ORO AVENUE	1968	Combo, 1-story, moderately altered, Spanish
COVELL PARK NO. 01	6/7/1965 0:00	035 011 11	319 DEL ORO AVENUE	1970	Combo, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 10	324 DEL ORO AVENUE	1969	Gabled, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 011 10	325 DEL ORO AVENUE	1968	Gabled, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 09	330 DEL ORO AVENUE	1968	Gabled, 1-story, heavily altered
COVELL PARK NO. 01	6/7/1965 0:00	035 011 09	331 DEL ORO AVENUE	1970	Gabled, 1-story, unaltered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 08	336 DEL ORO AVENUE	1970	Combo, 1-story, heavily altered, addition
COVELL PARK NO. 01	6/7/1965 0:00	035 011 08	337 DEL ORO AVENUE	1970	Gabled/hipped, 1-story, unaltered
COVELL PARK NO. 01	6/7/1965 0:00	035 011 07	401 DEL ORO AVENUE	1970	Combo, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 07	402 DEL ORO AVENUE	1969	Gabled/hipped, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 011 06	407 DEL ORO AVENUE	1969	Gabled, 1-story, heavily altered, Spanish
COVELL PARK NO. 01	6/7/1965 0:00	035 012 06	408 DEL ORO AVENUE	1969	Gabled, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 011 05	413 DEL ORO AVENUE	1969	Gabled, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 05	414 DEL ORO AVENUE	1969	Combo, 1-story, moderately altered, Spanish
COVELL PARK NO. 01	6/7/1965 0:00	035 011 04	419 DEL ORO AVENUE	1969	Combo, 1-story, moderately altered, Spanish
COVELL PARK NO. 01	6/7/1965 0:00	035 012 04	420 DEL ORO AVENUE	1969	Combo, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 011 03	425 DEL ORO AVENUE	1969	Gabled, 2-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 03	426 DEL ORO AVENUE	1970	Gabled, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 011 02	431 DEL ORO AVENUE	1968	Combo, 1-story, moderately altered
COVELL PARK NO. 01	6/7/1965 0:00	035 012 02	432 DEL ORO AVENUE	1969	Gabled, 1-story, moderately altered, Spanish
COVELL PARK NO. 01	6/7/1965 0:00	035 011 01	437 DEL ORO AVENUE	1969	Gabled, 1-story, moderately altered, Spanish
COVELL PARK NO. 01	6/7/1965 0:00	035 012 01	438 DEL ORO AVENUE	1968	Combo, 1-story, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 054 09	2414 BUENO DRIVE	1973	Side-gabled, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 054 08	2420 BUENO DRIVE	1973	Combo, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 052 10	2503 BUENO DRIVE	1975	Front-gabled, post-and-beam/ranch hybrid, heavily altered
COVELL PARK NO. 02	6/29/1966 0:00	035 054 07	2504 BUENO DRIVE	1970	Hipped, 1-Story U-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 054 06	2510 BUENO DRIVE	1973	Hipped, 1-Story, L-shaped Ranch, moderately altered

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COVELL PARK NO. 02	6/29/1966 0:00	035 054 05	2516 BUENO DRIVE	1973	Side-gabled, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 054 04	2522 BUENO DRIVE	1969	L-shaped 1-story ranch, moderately altered, not very visible
COVELL PARK NO. 02	6/29/1966 0:00	035 054 03	2606 BUENO DRIVE	1973	Side-gabled, 1-Story, L-shaped Ranch, moderately altered, not very visible
COVELL PARK NO. 02	6/29/1966 0:00	035 054 02	2612 BUENO DRIVE	1973	Side-gabled, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 054 01	2618 BUENO DRIVE	1973	Combo, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 053 01	200 CORTEZ AVENUE	1968	Hipped, 1-Story L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 053 02	206 CORTEZ AVENUE	1968	Combo, 1-Story, L-shaped Ranch, unaltered
COVELL PARK NO. 02	6/29/1966 0:00	035 052 11	207 CORTEZ AVENUE	1974	Combo, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 053 03	212 CORTEZ AVENUE	1970	Not visible
COVELL PARK NO. 02	6/29/1966 0:00	035 052 12	213 CORTEZ AVENUE	1974	Side-gabled Ranch with projecting shed single garage, heavily altered
COVELL PARK NO. 02	6/29/1966 0:00	035 053 04	218 CORTEZ AVENUE	1970	Side-gabled, 1-Story, L-shaped Ranch, moderately altered, Spanish details
COVELL PARK NO. 02	6/29/1966 0:00	035 052 13	219 CORTEZ AVENUE	1974	Not visible
COVELL PARK NO. 02	6/29/1966 0:00	035 053 05	224 CORTEZ AVENUE	1967	Combo, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 052 14	225 CORTEZ AVENUE	1974	Hipped, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 053 06	230 CORTEZ AVENUE	1968	Combo, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 052 15	231 CORTEZ AVENUE	1974	Unique roof form with solar panels, heavily altered
COVELL PARK NO. 02	6/29/1966 0:00	035 053 07	236 CORTEZ AVENUE	1967	Combo, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 052 16	237 CORTEZ AVENUE	1974	Flat/gabled roof, heavily altered
COVELL PARK NO. 02	6/29/1966 0:00	035 053 08	242 CORTEZ AVENUE	1967	Combo, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 052 17	243 CORTEZ AVENUE	1971	Combo, 1-Story, L-shaped Ranch, heavily altered
COVELL PARK NO. 02	6/29/1966 0:00	035 053 09	248 CORTEZ AVENUE	1967	Side-gabled, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 052 18	249 CORTEZ AVENUE	1967	Combo, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 053 10	254 CORTEZ AVENUE	1967	Combo, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 052 09	202 DIABLO AVENUE	1968	Cross-gabled, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 051 10	203 DIABLO AVENUE	1969	Hipped, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 052 08	208 DIABLO AVENUE	1969	Hipped, 1-Story, L-shaped Ranch, unaltered
COVELL PARK NO. 02	6/29/1966 0:00	035 051 09	209 DIABLO AVENUE	1971	Gable on Hip, 1-Story, L-shaped Ranch, moderately altered, Spanish detail
COVELL PARK NO. 02	6/29/1966 0:00	035 052 07	214 DIABLO AVENUE	1970	Side-gabled, 1-Story, L-shaped Ranch, heavily altered
COVELL PARK NO. 02	6/29/1966 0:00	035 051 08	215 DIABLO AVENUE	1971	Side-gabled, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 052 06	220 DIABLO AVENUE	1971	Gable on Hip, 1-Story, L-shaped Ranch, moderately altered, Spanish detail

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COVELL PARK NO. 02	6/29/1966 0:00	035 051 07	221 DIABLO AVENUE	1970	Side-gabled, 1-Story, L-shaped Ranch, moderately altered, Spanish detail
COVELL PARK NO. 02	6/29/1966 0:00	035 052 05	226 DIABLO AVENUE	1973	Irregular, two-story, heavily altered
COVELL PARK NO. 02	6/29/1966 0:00	035 051 06	227 DIABLO AVENUE	1970	Combo, U-shaped, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 052 04	232 DIABLO AVENUE	1970	Hipped, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 051 05	233 DIABLO AVENUE	1970	Side-gabled ranch, large chimney, heavily altered
COVELL PARK NO. 02	6/29/1966 0:00	035 052 03	238 DIABLO AVENUE	1969	Flat, not visible
COVELL PARK NO. 02	6/29/1966 0:00	035 051 04	239 DIABLO AVENUE	1968	Hipped, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 052 02	244 DIABLO AVENUE	1972	Hipped, 1-Story, no visible garage, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 051 03	245 DIABLO AVENUE	1967	Hipped, U-shaped, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 052 01	250 DIABLO AVENUE	1968	Combo, L-shaped, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 051 02	251 DIABLO AVENUE	1967	Combo, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 051 01	257 DIABLO AVENUE	1967	Hipped, 1-Story, L-shaped Ranch, moderately altered
O COVELL PARK NO. 02	6/29/1966 0:00	035 042 06	123 EL CAJON AVENUE	1973	Gabled, 1-story L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 051 11	204 EL CAJON AVENUE	1973	Combo, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 044 01	205 EL CAJON AVENUE	1973	Combo, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 042 09	100 FARO AVENUE	1967	Gable, 1-story, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 041 07	101 FARO AVENUE	1967	Mansard, 1-story double garage, unaltered
COVELL PARK NO. 02	6/29/1966 0:00	035 042 02	106 FARO AVENUE	1973	Side-gabled, 1-story L-shaped, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 041 04	107 FARO AVENUE	1967	Combo, 1-story L-shaped, heavily altered, bay window
COVELL PARK NO. 02	6/29/1966 0:00	035 042 03	112 FARO AVENUE	1973	Combo, 1-story L-shaped, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 041 03	113 FARO AVENUE	1967	Hipped, 1-story L-shaped, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 042 04	118 FARO AVENUE	1973	Side-gabled, 1-story L-shaped, heavily altered, bay window
COVELL PARK NO. 02	6/29/1966 0:00	035 041 02	119 FARO AVENUE	1967	Combo, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 042 05	124 FARO AVENUE	1973	Combo, 1-Story, L-shaped Ranch, heavily altered, siding, window openings
COVELL PARK NO. 02	6/29/1966 0:00	035 041 01	125 FARO AVENUE	1973	Combo, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 02	6/29/1966 0:00	035 044 02	202 FARO AVENUE	1973	Steep gable with clerestory, heavily altered
COVELL PARK NO. 02	6/29/1966 0:00	035 043 01	203 FARO AVENUE	1973	Side-gabled, 1-Story, L-shaped Ranch, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 25	2101 ANZA AVENUE	0	Greenbelt
COVELL PARK NO. 03	4/30/1968 0:00	035 071 10	2202 ANZA AVENUE	1970	Gable-on-hip linear ranch, garage set back, shake roof, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 071 09	2208 ANZA AVENUE	1972	Shed/flat, U-shaped Contemporary, moderately altered

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COVELL PARK NO. 03	4/30/1968 0:00	035 071 08	2214 ANZA AVENUE	1970	Gable, U-shaped, Spanish Ranch with outward sloping walls, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 02	2219 ANZA AVENUE	1970	Gable, U-Shaped Spanish Ranch with arched/wrought iron screen wall
COVELL PARK NO. 03	4/30/1968 0:00	035 071 07	2220 ANZA AVENUE	1970	Flat/hipped, U-shaped, appears to have originally been Ranch, heavily altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 03	2225 ANZA AVENUE	1969	Gabled, 2-story Ranch, heavily altered with stone tower and entryway
COVELL PARK NO. 03	4/30/1968 0:00	035 071 06	2226 ANZA AVENUE	1969	Hipped, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 071 05	2234 ANZA AVENUE	1970	L-shaped, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 071 04	2300 ANZA AVENUE	1970	Hipped, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 12	2305 ANZA AVENUE	1970	Cross gabled, L-shaped, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 071 03	2306 ANZA AVENUE	1971	Gabled, L-shaped, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 071 21	2312 ANZA AVENUE	1970	hipped, U-shaped, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 071 22	2402 ANZA AVENUE	1971	Combo, L-shaped, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 24	2407 ANZA AVENUE	1971	Gabled, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 063 03	2408 ANZA AVENUE	1970	Gabled, U-shaped, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 061 13	2413 ANZA AVENUE	1971	Hipped, Linear, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 061 01	2503 ANZA AVENUE	1970	Hipped, Linear, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 061 01	2503 ANZA AVENUE	1970	Hipped, Linear, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 04	604 BARBERA PLACE	1971	Unique flat roof Contemporary, irregular plan, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 11	607 BARBERA PLACE	1971	Combo, L-shaped, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 05	610 BARBERA PLACE	1969	Multi-Hipped Ranch, heavily altered, historicist entryway addition
COVELL PARK NO. 03	4/30/1968 0:00	035 072 10	613 BARBERA PLACE	1970	Hipped, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 06	616 BARBERA PLACE	1969	Flat-roofed atrium Contemporary, possible Streng, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 09	619 BARBERA PLACE	1970	Unique flat/gabled roof Post-and-Beam, possible Streng, moderately altered altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 07	622 BARBERA PLACE	1970	Cross gabled, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 08	628 BARBERA PLACE	1971	U-shaped flat, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 071 11	2207 CATALINA DRIVE	1970	Gable, L-shaped Ranch, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 071 12	2213 CATALINA DRIVE	1969	Hipped, irregular ranch, not visible
COVELL PARK NO. 03	4/30/1968 0:00	035 071 13	2305 CATALINA DRIVE	1970	Combo, U-shaped, heavily altered
COVELL PARK NO. 03	4/30/1968 0:00	035 071 14	2311 CATALINA DRIVE	1970	Hipped, U-shaped Ranch, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 071 15	2317 CATALINA DRIVE	1970	Gable, L-shaped Ranch, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 071 19	2323 CATALINA DRIVE	1971	Gable, L-shaped Ranch, moderately altered

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COVELL PARK NO. 03	4/30/1968 0:00	035 071 20	2329 CATALINA DRIVE	1969	Gable, U-shaped Ranch, heavily altered
COVELL PARK NO. 03	4/30/1968 0:00	035 071 18	2403 CATALINA DRIVE	1969	Hipped, L-Shaped Ranch, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 063 04	2409 CATALINA DRIVE	1969	Hipped, L-Shaped Spanish Ranch, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 13	602 CORDOVA PLACE	1970	Combo, Linear, heavily altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 14	608 CORDOVA PLACE	1970	Combo, U-shaped
COVELL PARK NO. 03	4/30/1968 0:00	035 072 23	609 CORDOVA PLACE	1970	Cross-gabled, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 15	614 CORDOVA PLACE	1970	Combo, L-shaped, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 22	615 CORDOVA PLACE	1971	Combo, L-shape, unaltered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 16	620 CORDOVA PLACE	1970	Wide front gable, Contemporary, lacks fenestration, two single garages, recessed entry,
COVELL PARK NO. 03	4/30/1968 0:00	035 072 21	621 CORDOVA PLACE	1969	Flat contemporary with courtyard, brick/stucco cladding, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 17	626 CORDOVA PLACE	1969	Gable, Ranch, two single garages, not visible
COVELL PARK NO. 03	4/30/1968 0:00	035 072 20	627 CORDOVA PLACE	1970	Hipped, U-shaped Spanish Ranch, arched screen wall, tile roof, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 18	632 CORDOVA PLACE	1970	Hipped, L-shaped, unaltered
COVELL PARK NO. 03	4/30/1968 0:00	035 072 19	633 CORDOVA PLACE	1971	Multiple shed roof planes, contemporary, compact, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 061 31	2600 CORONA DRIVE	0	Greenbelt
COVELL PARK NO. 03	4/30/1968 0:00	035 061 07	640 DEL ORO AVENUE	0	Greenbelt
COVELL PARK NO. 03	4/30/1968 0:00	035 062 15	503 DEL ORO AVENUE	1970	Hipped 1-Story Ranch, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 063 02	504 DEL ORO AVENUE	1972	2-story Shed/Flat Contemporary, architecturally significant
COVELL PARK NO. 03	4/30/1968 0:00	035 062 17	509 DEL ORO AVENUE	1970	Greenbelt
COVELL PARK NO. 03	4/30/1968 0:00	035 063 01	510 DEL ORO AVENUE	1970	Greenbelt
COVELL PARK NO. 03	4/30/1968 0:00	035 061 12	606 DEL ORO PLACE	1970	Hipped, L-shaped, unaltered
COVELL PARK NO. 03	4/30/1968 0:00	035 061 02	611 DEL ORO PLACE	1970	Hipped, L-shaped, heavily altered
COVELL PARK NO. 03	4/30/1968 0:00	035 061 11	612 DEL ORO PLACE	1972	Hipped, L-shaped, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 061 03	617 DEL ORO PLACE	1970	Midcentury modern
COVELL PARK NO. 03	4/30/1968 0:00	035 061 10	618 DEL ORO PLACE	1970	Cross-gabled, L-shaped, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 061 04	623 DEL ORO PLACE	1971	Hipped, L-shaped,unaltered
COVELL PARK NO. 03	4/30/1968 0:00	035 061 09	624 DEL ORO PLACE	1970	Gabled, U-shaped, moderately altered
COVELL PARK NO. 03	4/30/1968 0:00	035 061 05	629 DEL ORO PLACE	1970	Combo, Linear, heavily altered
COVELL PARK NO. 03	4/30/1968 0:00	035 061 08	630 DEL ORO PLACE	1971	Midcentury modern
COVELL PARK NO. 03	4/30/1968 0:00	035 061 06	635 DEL ORO PLACE	1970	Midcentury modern

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COVELL PARK NO. 04	9/16/1969 0:00	035 080 42	623 ALVARADO AVENUE	0	No parcel with this address
COVELL PARK NO. 04	9/16/1969 0:00	035 080 14	531 ALVARADO AVENUE	1971	No parcel with this address
COVELL PARK NO. 04	9/16/1969 0:00	035 080 30	617 ALVARADO AVENUE	1974	Combo, duplex, moderately altered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 02	2130 BENICIA COURT	0	Greenbelt
COVELL PARK NO. 04	9/16/1969 0:00	035 080 11	2131 BENICIA COURT	0	Greenbelt
COVELL PARK NO. 04	9/16/1969 0:00	035 080 06	2103 BENICIA COURT	1971	Mansard, duplex, unaltered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 05	2109 BENICIA COURT	1970	Shed, duplicate, unaltered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 44	2112 BENICIA COURT	1974	Shed, duplex, unaltered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 04	2117 BENICIA COURT	1971	Shed, duplex, unaltered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 03	2125 BENICIA COURT	1970	Gable, duplex, moderately altered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 10	2130 CAMINO COURT	0	No parcel with this address
COVELL PARK NO. 04	9/16/1969 0:00	035 080 36	2104 CAMINO COURT	1972	Shed, duplex, moderately altered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 32	2110 CAMINO COURT	1971	Shed, duplex, moderately altered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 13	2111 CAMINO COURT	1971	Gable, duplex, moderately altered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 12	2119 CAMINO COURT	1971	Shed, duplex, brick, heavily altered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 33	2120 CAMINO COURT	1971	Hipped, U-shaped, duplex, moderately altered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 43	2115 CATALINA DRIVE	1958	Heavily altered, not age eligible
COVELL PARK NO. 04	9/16/1969 0:00	035 080 19	2130 DEL REY COURT	0	Greenbelt
COVELL PARK NO. 04	9/16/1969 0:00	035 080 18	2131 DEL REY COURT	0	Greenbelt
COVELL PARK NO. 04	9/16/1969 0:00	035 080 53	2104 DEL REY COURT	1971	Gable, duplex, moderately altered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 39	2105 DEL REY COURT	1971	Gable, duplex, moderately altered, midcentury modern
COVELL PARK NO. 04	9/16/1969 0:00	035 080 41	2112 DEL REY COURT	1971	Shed, duplex, moderately altered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 38	2113 DEL REY COURT	1971	Gable, duplex, moderately altered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 37	2121 DEL REY COURT	1973	Gable, duplex, moderately altered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 35	2122 DEL REY COURT	1971	Shed, duplex, moderately altered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 27	2130 ESPANA COURT	0	Greenbelt
COVELL PARK NO. 04	9/16/1969 0:00	035 080 26	2131 ESPANA COURT	0	Greenbelt
COVELL PARK NO. 04	9/16/1969 0:00	035 080 23	2106 ESPANA COURT	1973	Gable, duplex, moderately altered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 29	2115 ESPANA COURT	1972	Hip, duplex, moderately altered
COVELL PARK NO. 04	9/16/1969 0:00	035 080 24	2116 ESPANA COURT	1971	Gable, duplex, moderately altered

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COVELL PARK NO. 04	9/16/1969 0:00	035 080 28	2123 ESPANA COURT	1972	Gable, duplex, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 14	2509 ANZA AVENUE	1971	Combo, 2 story, heavily altered
COVELL PARK NO. 05	3/31/1970 0:00	035 062 18	2510 ANZA AVENUE	1971	Hipped, 1 story, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 062 06	2516 ANZA AVENUE	1971	Cross-gabled, 1 story, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 062 07	2602 ANZA AVENUE	1971	Side gable, 2-story, unaltered
COVELL PARK NO. 05	3/31/1970 0:00	035 062 08	2608 ANZA AVENUE	1971	Combo, 1 story, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 062 09	2614 ANZA AVENUE	1971	Cross-gabled, 2 story, heavily altered
COVELL PARK NO. 05	3/31/1970 0:00	035 062 10	2700 ANZA AVENUE	1972	Cross-gabled, 2 story, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 062 11	2706 ANZA AVENUE	1971	Hipped, 1 story, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 29	2709 ANZA AVENUE	1971	Cross-gabled, 1 story, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 062 12	2712 ANZA AVENUE	1971	Combo, 2 story, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 30	2715 ANZA AVENUE	1972	Hipped, 1 story, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 31	2600 CORONA DRIVE	0	Greenbelt
COVELL PARK NO. 05	3/31/1970 0:00	035 061 23	607 ESTRELLA PLACE	1972	Gabled, 1 story, unaltered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 22	613 ESTRELLA PLACE	1971	Cross gabled, 1 story, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 15	614 ESTRELLA PLACE	1971	Flat, 1 story, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 21	619 ESTRELLA PLACE	1990	Combo, 2 story, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 16	620 ESTRELLA PLACE	1971	Flat, 1 story, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 32	625 ESTRELLA PLACE	1971	Gabled, 1 story, heavily altered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 17	626 ESTRELLA PLACE	1971	2 story, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 33	631 ESTRELLA PLACE	1971	Cross-gabled, 1 story, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 18	632 ESTRELLA PLACE	1972	Gabled, 2 story, heavily altered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 24	606 FRANCISCO PLACE	1971	Cross gabled, 2 story, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 25	612 FRANCISCO PLACE	1971	Hipped, 1 story, unaltered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 28	615 FRANCISCO PLACE	1970	Cross-gabled, U-shaped, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 26	618 FRANCISCO PLACE	1973	2 story, moderately altered
COVELL PARK NO. 05	3/31/1970 0:00	035 061 27	621 FRANCISCO PLACE	1971	Gabled, 1 story, moderately altered
COVELL PARK NO. 06	2/22/1971 0:00	035 102 01	2718 ANZA AVENUE	1971	L-shaped, heavily altered
COVELL PARK NO. 06	2/22/1971 0:00	035 101 06	2721 ANZA AVENUE	1974	Gabled, compact, moderately altered

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COVELL PARK NO. 06	2/22/1971 0:00	035 101 05	2803 ANZA AVENUE	1971	Gabled compact, moderately altered
COVELL PARK NO. 06	2/22/1971 0:00	035 102 02	2806 ANZA AVENUE	1972	Combo, Linear moderately altered
COVELL PARK NO. 06	2/22/1971 0:00	035 101 04	2809 ANZA AVENUE	1971	Gabled, Linear, Moderately-altered
COVELL PARK NO. 06	2/22/1971 0:00	035 102 03	2812 ANZA AVENUE	1972	Gabled, L-shaped, moderately altered
COVELL PARK NO. 06	2/22/1971 0:00	035 101 03	2815 ANZA AVENUE	1972	Combo, L-shaped, moderately altered
COVELL PARK NO. 06	2/22/1971 0:00	035 102 04	2818 ANZA AVENUE	1972	Gabled, heavily altered
COVELL PARK NO. 06	2/22/1971 0:00	035 101 02	2821 ANZA AVENUE	1973	L-shaped, heavily altered
COVELL PARK NO. 06	2/22/1971 0:00	035 101 15	2910 CATALINA DRIVE	0	Greenbelt
COVELL PARK NO. 07	5/4/1971 0:00	035 112 15	4000 ANDERSON ROAD	0	Greenbelt north of subdivisions in study
COVELL PARK NO. 07	5/4/1971 0:00	035 061 31	2600 CORONA DRIVE	0	Greenbelt
COVELL PARK NO. 07	5/4/1971 0:00	035 112 14	2500 CORONA DRIVE	1974	Cross-gabled, U-shaped, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 111 16	2501 CORONA DRIVE	1972	Gable-on-Hip, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 112 13	2506 CORONA DRIVE	1972	L-shaped, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 111 15	2507 CORONA DRIVE	1972	Cross-gabled, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 112 12	2512 CORONA DRIVE	1972	Cross-gabled, 2 story, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 111 14	2513 CORONA DRIVE	1972	Hipped, L-shaped, 2 story, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 112 11	2518 CORONA DRIVE	1971	Cross-gabled, U-shaped, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 111 13	2519 CORONA DRIVE	1972	Cross-gabled, Linear, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 112 10	2524 CORONA DRIVE	1972	2 story, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 112 09	2530 CORONA DRIVE	1972	2 story, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 112 08	2536 CORONA DRIVE	1972	Hipped, L-shaped, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 112 06	2608 CORONA DRIVE	1971	Gabled, Linear, Moderately-altered
COVELL PARK NO. 07	5/4/1971 0:00	035 111 12	2611 CORONA DRIVE	1972	Cross-gabled, Linear, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 112 05	2614 CORONA DRIVE	1972	Compound shed, 2-story
COVELL PARK NO. 07	5/4/1971 0:00	035 111 11	2617 CORONA DRIVE	1971	Hipped, Linear, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 112 04	2620 CORONA DRIVE	1972	U-shaped, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 112 16	2704 CORONA DRIVE	1972	Gable, 1-story Post-and-beam/Ranch, massive natural stone chimney, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 111 01	2709 CORONA DRIVE	1972	Compound shed, 2-story, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 112 17	2710 CORONA DRIVE	1972	Gabled, U-shaped, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 111 10	656 DIEGO PLACE	1972	Cross-gabled, U-shaped, moderately altered

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COVELL PARK NO. 07	5/4/1971 0:00	035 111 02	657 DIEGO PLACE	1972	Hipped, L-shaped, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 111 09	662 DIEGO PLACE	1972	Combination, 2-story, heavily altered
COVELL PARK NO. 07	5/4/1971 0:00	035 111 03	663 DIEGO PLACE	1973	hipped, U-shaped, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 111 08	668 DIEGO PLACE	1973	Cross-gabled, L-shaped, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 111 04	669 DIEGO PLACE	1973	Combo, 2 story, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 111 07	674 DIEGO PLACE	1972	Cross-gabled, L-shaped, moderately altered
COVELL PARK NO. 07	5/4/1971 0:00	035 111 05	675 DIEGO PLACE	1972	Cross-gabled, L-shaped
COVELL PARK NO. 07	5/4/1971 0:00	035 111 06	680 DIEGO PLACE	1973	Spanish
COVELL PARK NO. 08	8/10/1971 0:00	035 101 15	2910 CATALINA DRIVE	0	Greenbelt
COVELL PARK NO. 08	8/10/1971 0:00	035 103 22	2715 CORONA DRIVE	1972	Gabled, Linear, Moderately-altered
COVELL PARK NO. 08	8/10/1971 0:00	035 101 14	2716 CORONA DRIVE	1973	L-shaped, heavily altered
COVELL PARK NO. 08	8/10/1971 0:00	035 101 12	2800 CORONA DRIVE	1973	Gabled, U-shaped, moderately altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 12	2801 CORONA DRIVE	1973	Hipped, Linear, moderately altered
COVELL PARK NO. 08	8/10/1971 0:00	035 101 11	2806 CORONA DRIVE	1974	L-shaped, moderately altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 11	2807 CORONA DRIVE	1972	Gabled, L-shaped, moderately altered
COVELL PARK NO. 08	8/10/1971 0:00	035 101 10	2812 CORONA DRIVE	1972	Gabled, U-shaped, moderately altered
COVELL PARK NO. 08	8/10/1971 0:00	035 101 08	2902 CORONA DRIVE	1972	Combo, Linear, moderately altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 01	2903 CORONA DRIVE	1972	Gabled, moderately altered
COVELL PARK NO. 08	8/10/1971 0:00	035 101 07	2908 CORONA DRIVE	1972	Gabled, 2 story, heavily altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 21	658 EQUADOR PLACE	1972	Gabled, L-shaped, moderately altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 13	659 EQUADOR PLACE	1972	Gabled, moderately altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 20	664 EQUADOR PLACE	1972	moderately altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 14	665 EQUADOR PLACE	1972	Hipped, L-shaped, heavily altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 19	670 EQUADOR PLACE	1972	Gabled, U-shaped, heavily altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 15	671 EQUADOR PLACE	1976	Gabled, L-shaped, moderately altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 18	676 EQUADOR PLACE	1972	Gabled, L-shaped, unaltered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 16	677 EQUADOR PLACE	1972	Gabled, L-shaped, heavily altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 17	682 EQUADOR PLACE	1973	Combo, L-shaped, heavily altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 10	660 FLAMENCO PLACE	1972	hipped, U-shaped, moderately altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 02	661 FLAMENCO PLACE	1972	Gabled, U-shaped, heavily altered

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COVELL PARK NO. 08	8/10/1971 0:00	035 103 03	669 FLAMENCO PLACE	1972	Gabled, L-shaped, heavily altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 08	672 FLAMENCO PLACE	1973	L-shaped, moderately altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 04	673 FLAMENCO PLACE	1973	moderately altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 07	678 FLAMENCO PLACE	1972	Gabled, L-shaped, moderately altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 05	679 FLAMENCO PLACE	1972	Gabled, L-shaped, moderately altered
COVELL PARK NO. 08	8/10/1971 0:00	035 103 06	684 FLAMENCO PLACE	1973	Combo, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 45	635 ALVARADO AVENUE	1975	Gabled, Combo, Moderately-Altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 18	643 ALVARADO AVENUE	1976	Gabled, Linear, Moderately-altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 27	640 BIANCO COURT	0	Greenbelt
COVELL PARK NO. 09	8/15/1972 0:00	035 150 26	641 BIANCO COURT	1973	Combo, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 25	647 BIANCO COURT	1973	Gabled, L-shaped, heavily altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 28	652 BIANCO COURT	1974	Shed, 2-story, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 24	653 BIANCO COURT	1973	Combo, heavily altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 29	658 BIANCO COURT	1973	Gabled, L-shaped, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 23	659 BIANCO COURT	1973	heavily altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 30	664 BIANCO COURT	1973	Combo, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 40	665 BIANCO COURT	1973	Combo, heavily altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 41	670 BIANCO COURT	1976	Gable-on-Hip, U-shaped, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 39	671 BIANCO COURT	1973	moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 42	676 BIANCO COURT	1974	Combo, U-shaped, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 38	677 BIANCO COURT	1974	Gabled, compact, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 43	682 BIANCO COURT	1975	Gabled, L-shaped, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 19	683 BIANCO COURT	1974	Flat, compact, carport
COVELL PARK NO. 09	8/15/1972 0:00	035 150 34	688 BIANCO COURT	1976	Gabled, compact, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 46	2112 FORTUNA COURT	1974	Hipped, compact, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 17	2113 FORTUNA COURT	1977	Gabled, compact, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 48	2120 FORTUNA COURT	1975	Gabled/mansard, irregular, heavily altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 47	2124 FORTUNA COURT	1974	Gabled, 2-story, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 16	2125 FORTUNA COURT	1975	Gabled, L-shaped, heavily altered

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COVELL PARK NO. 09	8/15/1972 0:00	035 150 05	2204 FORTUNA COURT	1973	Shed, 2-story, heavily altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 15	2209 FORTUNA COURT	1975	Gabled, L-shaped, heavily altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 06	2210 FORTUNA COURT	1972	Combo, L-shaped, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 14	2215 FORTUNA COURT	1975	Gabled, L-shaped, heavily altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 07	2216 FORTUNA COURT	1973	Gabled, 2-story, heavily altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 13	2221 FORTUNA COURT	1973	Gabled, L-shaped, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 08	2302 FORTUNA COURT	1973	Gabled, split, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 12	2305 FORTUNA COURT	1973	Gabled, 2-story, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 09	2308 FORTUNA COURT	1974	Gabled, linear, moderately altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 11	2311 FORTUNA COURT	1974	Gabled, linear, heavily altered
COVELL PARK NO. 09	8/15/1972 0:00	035 150 10	2314 FORTUNA COURT	1983	Gabled, compact, steep pitch, survivor or unique

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to grow beyond all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Covell Park Subdivision Development

In 1965, Tom Gentry recorded Covell Park No. 1 with partner Liggett Development. Gentry was born in Berkeley in 1930. After earning an engineering degree from UC Berkeley in 1954 and service as an Air Force officer, Gentry went to work for his father, who owned a building supply company. When his father sold the company, Tom Gentry formed Gentry Development Company in 1962. He built subdivisions in Concord and Dublin before entering the Davis housing market. In 1966, Gentry Development Company acquired 500 acres in Antioch, which it developed as a master-planned community. This was his first experiment with the “Gentry Plan,” which included innovative features like zero-lot line

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construction and cluster planning. Gentry Development later expanded outside California, and became an important builder in Hawaii. Tom Gentry died in 1998.¹²

Liggett Development, Inc., a homegrown company in the tradition of Simmons Real Estate, was Gentry's local partner in the venture. Frank Liggett, Jr. was the company's president, and his wife Ellenor its secretary. Liggett was born in Davis in 1925. His father, Franklin Pierce Liggett, Sr., owned a Davis gas station during the early twentieth century. His mother Mabel, was a member of the prominent local Covell family. Her stepfather Calvin Covell was Davis mayor for nearly two decades. The Covell family also owned a ranch on County Road 31 (which became West Covell Boulevard), the parcel Liggett and Gentry began developing in the 1960s. Frank Liggett, Jr. married Ellenor Luscombe in 1949. In the mid-1950s, he was a deputy sheriff in Davis. Covell Park No. 1 appears to have been his first foray into housing development.

Frank Liggett, Jr.'s son William (Bill) was born about 1940, so Frank's marriage to Ellenor may have been his second. In 1965, as Gentry and Liggett were planning the first Covell Park subdivisions, William Liggett was a senior at Sacramento State. He married Patricia Enright in the summer of that year.³

The partners began developing Covell Park No. 1 in the center of the neighborhood in 1965, and by fall of that year were advertising in the Sacramento Bee and holding open houses. The developers named some streets after conquistadors and used Spanish words for others. They referred to the subdivisions as both "Covell Park" and "Barcelona Homes" in advertising. One- and two-story plans were priced from \$19,000 to \$25,000. In 1966, the partners recorded a second subdivision across what would become the Covell Greenbelt to the east of Covell Park No. 1. The new subdivision included some houses that were smaller than the least-expensive plans from the first subdivision and which were priced under \$17,000. Advertisements touted the neighborhood as a "\$55,000,000 planned community" and promoted its landscaped park and custom features. During the first three months of 1966, the developers sold 46 of the new houses.⁴

The houses the partners constructed in Covell Park No. 1 and 2 were fairly standard Ranch houses with a limited range of features. Like many other mass-produced houses built in the late 1960s, they featured prominent two-car garages, mostly L-shaped plans. Hipped and gabled roofs were used, as well as combinations of the two forms, and a few examples had modest Spanish Ranch details (such as arched entryways) that matched the Spanish streetnames. The two-story "San Luis" model was just over 2,000 square feet, while the lower-priced "San Antonio" was about 1,600 square feet and just one story. Although a portion of the greenbelt separates the two subdivisions, it may have been originally planned as a neighborhood park.

Research has not revealed the origin of the Covell greenbelt, although the design of the early portions of the neighborhood, with loop streets on either side of a landscaped park suggest it was part of the original plan. Frank Liggett and Elmer McNece (a Sacramento State professor that later became a developer and Davis resident) have been credited with the idea, but research into their involvement is incomplete. It is not known whether the developers planned it as a single park or intended to connect it to the network of greenbelts that later ringed North Davis. The parcel south of Grande was originally planned for commercial development. It was later sold to the school district and became a defacto portion of the greenbelt, but it would have broken the greenbelt if developed. Biographical materials on Gentry date his first use of cluster planning to his Antioch development in 1966, and advertisements for Covell Park do not mention a master plan until well into 1966. The "master-planned" aspect of Covell Park does not appear to have been part of the original plan, and the greenbelt concept may also have arisen later on in the process.

In 1967, the Davis Enterprise and Sacramento Bee both announced that Gentry had purchased his partner Liggett Development's interest in the Davis subdivisions, spending \$28 million on over 300 acres. Modeled on the greenbelt development in Antioch, Gentry's Davis subdivisions were to have loop streets adjacent to 19 acres of open space, and had 1400 houses planned. 9.3 acres were to be devoted to commercial development. Gentry's efforts at greenbelt development, which later became an important aspect of local residential development, were one of the first in Davis.⁵

¹ Davis Enterprise, "\$28 Million Land Sale in Davis," July 21, 1967.

² Building Industry Hall of Fame, "Thomas Henry Gentry," Building Industry Association Hawaii, n.d. <http://www.biahawaii.org/page/402/>, accessed March 13, 2015.

³ Sacramento Bee, "Future Brides," June 5, 1965.

⁴ Sacramento Bee, "Preview Opening," October 31, 1965, "Covell Park," March 10, 1966, "Preview Opening," August 28, 1966, "Season's Greetings," December 24, 1966.

⁵ Davis Enterprise, "\$28 Million Land Sale in Davis," July 21, 1967.

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Frank Liggett's son Bill appears to have formed his own development company, Covell Developments, Inc., shortly after he married and graduated college in 1965. In 1967, he recorded Covell Park No. 3. The firm recorded six more Covell Park subdivisions over the next five years. Although Tom Gentry's name is connected with Covell Park in newspaper advertisements and stories as late as 1968, it is not on any of the later subdivision maps. Gentry may have remained partners with the younger Liggett through the end of the decade, but appears to have sold his interest in the area to William Liggett by about 1970. Advertisements and newspaper articles from the late 1960s refer to area as "Gentry Greens" as well as Covell Park and Barcelona Homes. Only two of the neighborhood's subdivisions, however, were actually named "Gentry Greens," and both were recorded after 1970 and do not appear to have involved the Liggett family.

Covell Park No. 3 – 9, which were recorded beginning in 1968, were characterized by a high proportion of custom houses. Although more than half of these houses (most of which were not actually constructed until 1970 – 1975) are Ranch style, there is a much higher degree of customization. Plans vary widely, and there are many examples of custom Ranch houses with Spanish details, expansive floor-plans, or lavish materials. At least a third of the dwellings in the neighborhood are unique buildings in modernist styles that include Contemporary, Post-and-Beam, Shed, and Mansard. John Whitcombe was one of the local builders that worked in Covell Park during this period, but many of the modernist houses appear to be Carter Sparks designs, and are likely to have been constructed by Streng Brothers.

In 1970, William Liggett was President of Covell Park Development of Davis, and Patricia was its Secretary. Frank and Ellenor Liggett continued as the officers of Liggett Development, although the elder Liggett's company does not appear to have been involved in the early-1970s Covell Park subdivisions. Bill Liggett is named in Woodland Daily Democrat articles from 1970 and 1971 promoting the subdivisions. Liggett ran afoul of the newly activist Davis City Planning Commission in 1971, when the local government body began an official policy of "discouragement" of new subdivisions. During this period, the commission started denying approval for projects not deemed in the public interest, and Liggett complained bitterly to the Davis Enterprise that the public interest was defined differently by each and every citizen of the town. The commission also threatened to deny approval to a Liggett commercial development northeast of Alvarado Avenue and Anderson Road. Although he later received approval, the parcel eventually was developed with apartments rather than commercial buildings. By this time, Liggett was selling custom houses in the neighborhood for \$27,000 to \$67,000. Liggett sold an 8.4-acre parcel to the south of Grande Avenue to the Davis school district. The parcel had been slated for commercial development, but the school district acquired it as a site for a new school. It has remained vacant over the decades, however. Although connected to the Covell Greenbelt, the parcel has not been landscaped and is not watered. In 1972, an article in the Woodland Daily Democrat makes it clear that Liggett was constructing Corona Drive in Covell Park 7. By 1975, most houses were complete in the first nine Covell Park subdivisions.⁶

After 1975, development continued in the area. Bill Liggett no longer appears to have been involved, although his father Frank recorded a small subdivision in the area in 1978. Prolific Davis builder John Whitcombe (who probably built many of the houses in the earlier subdivisions) recorded several subdivisions in the area, as did influential local modernist builders Streng Brothers.

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the Covell Park neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. The development of greenbelts was an important aspect of residential development in post-war Davis, and was later adopted in many other Davis neighborhoods. The Covell greenbelt appears to be historically significant as the first Davis greenbelt, and may be eligible for historic listing for its impact on shaping later residential development in Davis. Its full history was not revealed in the study of Covell Park, however, so its eligibility cannot be determined as part of the evaluation of the neighborhood, and it should be made the subject of a later study. Although the greenbelt appears to be historically significant, its creation was not sufficiently groundbreaking to render the Covell Park neighborhood eligible for listing as a historic district, since other aspects of the subdivision were common to Davis residential tracts developed during the period. Therefore Covell Park is not eligible as a historic district for its importance to history.

⁶ Polk City Directory, Davis, California, p. 104; Woodland Daily Democrat, "Covell Park Points to '70 Success," October 23, 1970, "Yolo County Living," January 29, 1971, "Thefts, Vandalism," March 14, 1972; Davis Enterprise, "Grande site has been a convoluted saga," August 31, 2014, A7.

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Covell Park does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. Research has not revealed an association with any persons important to history.

The houses and duplexes in the neighborhood are common examples of Ranch and Contemporary architectural styles and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. Although many of the houses were individually designed and have large footprints and expensive features, most do not rise to the level of significance required to qualify for historic eligibility. Although a handful of these houses appear to be individually eligible for historic listing based on their architecture, they do not constitute a sufficient concentration of geographically related resources to form a district. Therefore the neighborhood is not eligible as a historic district for its architecture.

The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

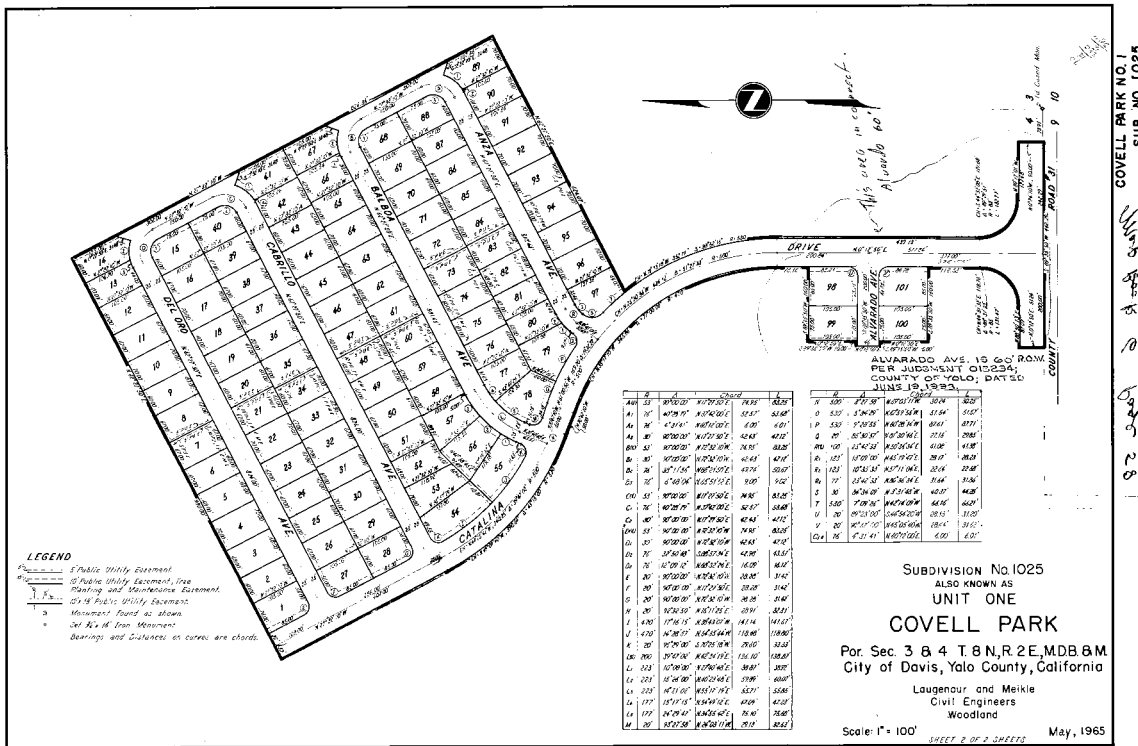


Figure 1: Plat of Covell Park No. 1, City of Davis, May, 1965.

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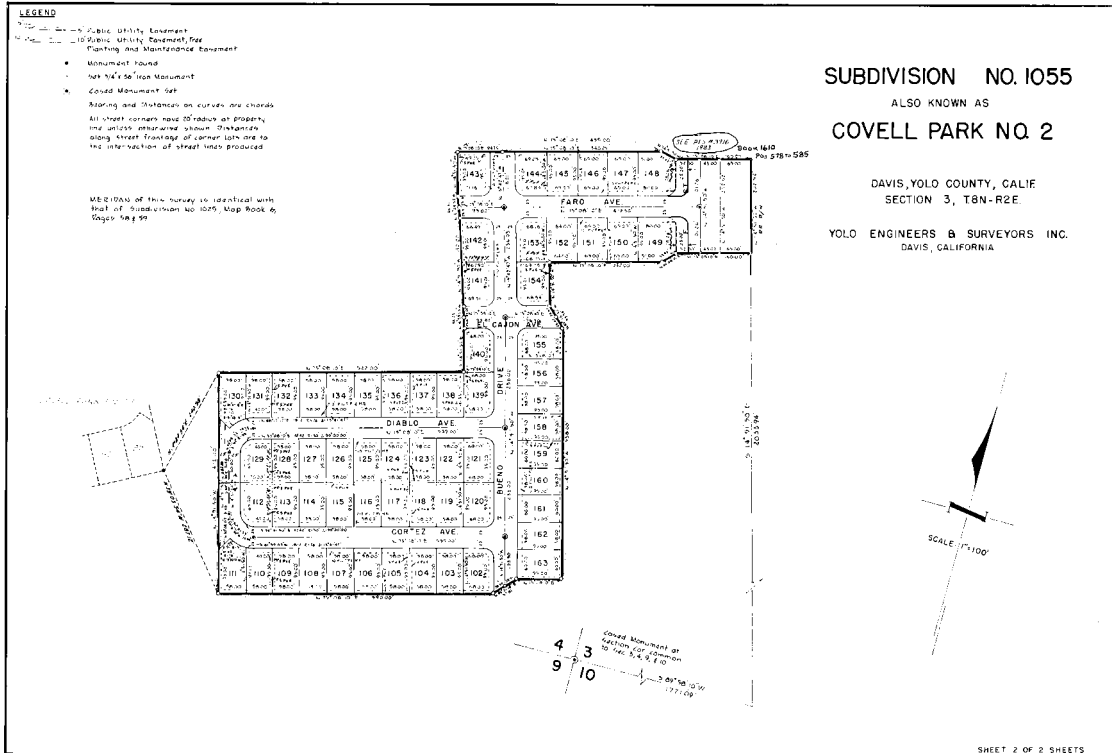


Figure 2: Plat of Covell Park No. 2, City of Davis, June, 1966.

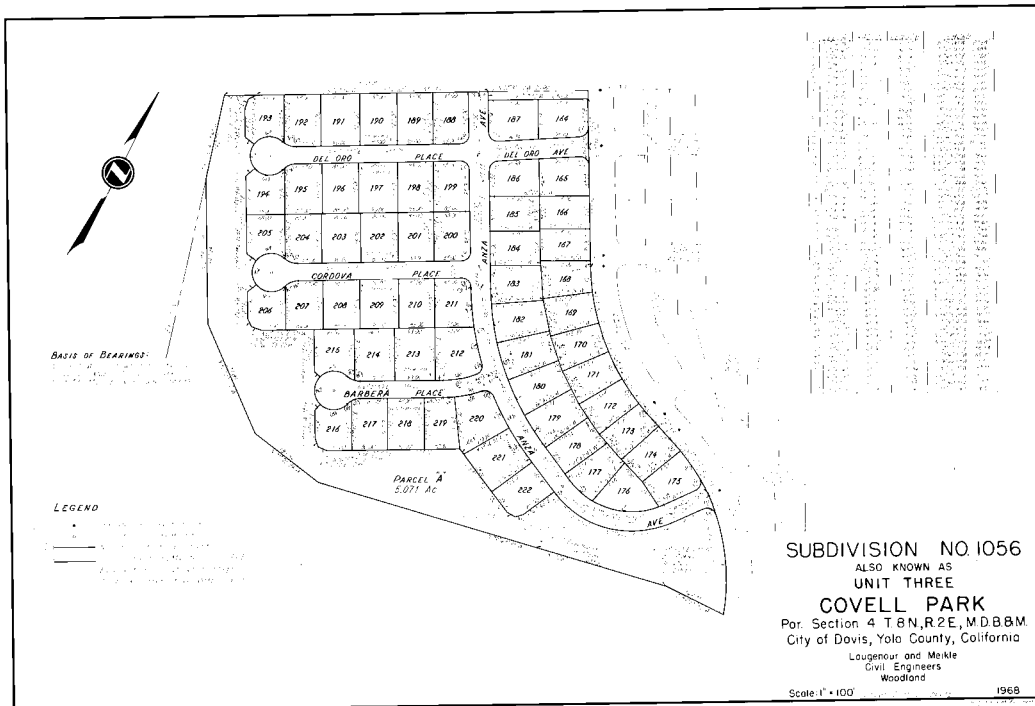


Figure 3: Plat of Covell Park No. 3, City of Davis, 1968.

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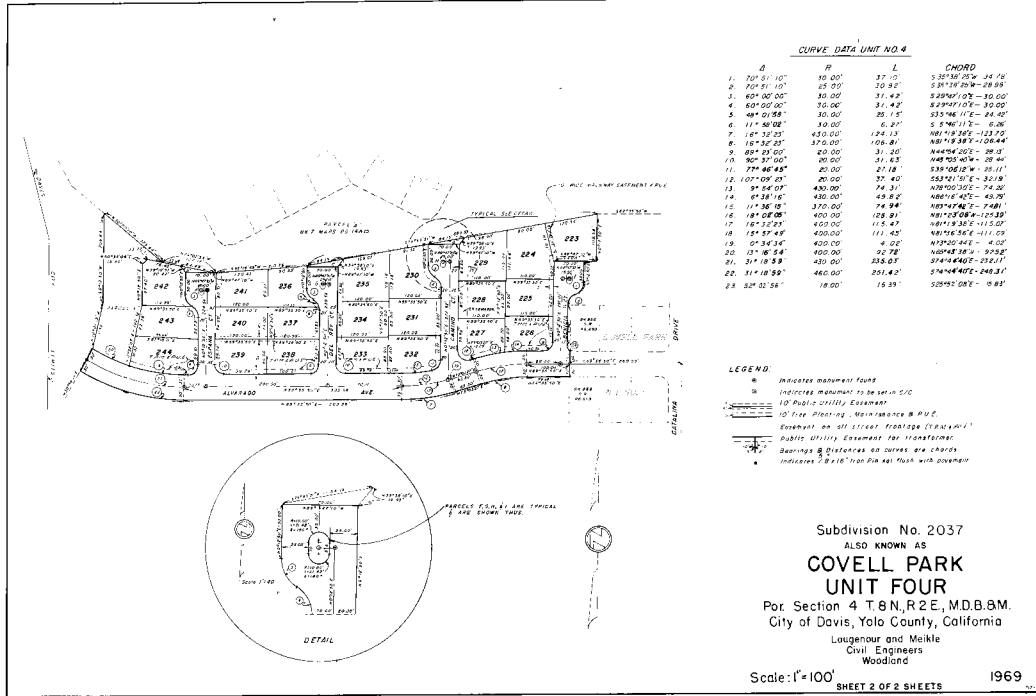


Figure 4: Plat of Covell Park No. 4, City of Davis, August, 1969.

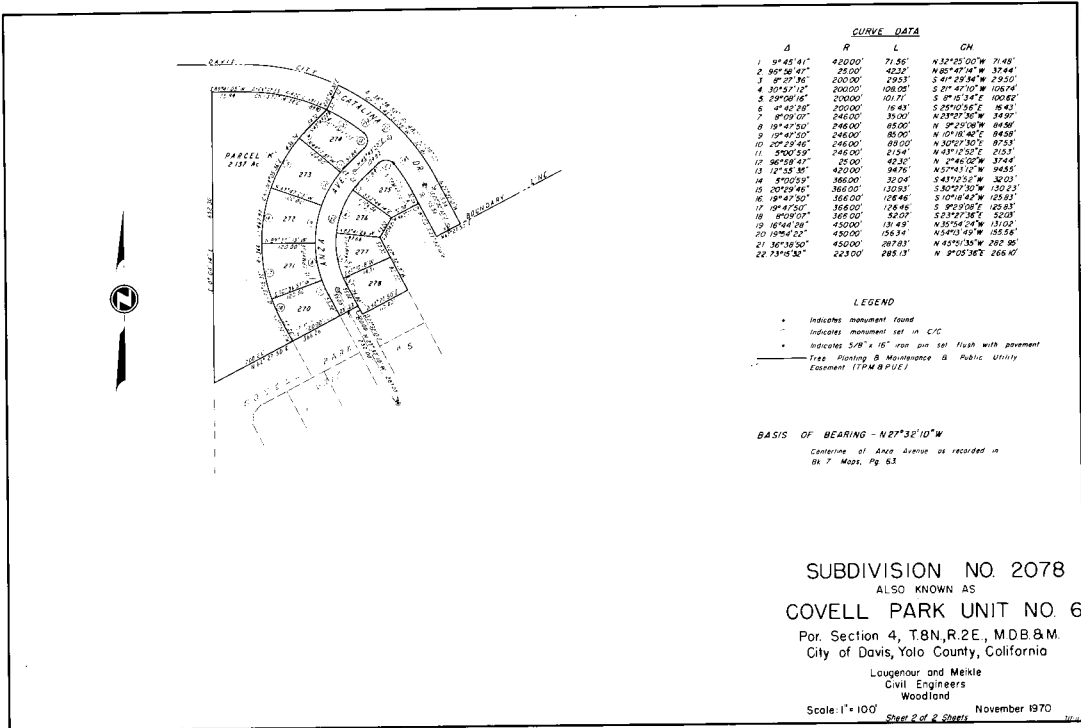


Figure 5: Plat of Covell Park No. 6, City of Davis, February, 1971.

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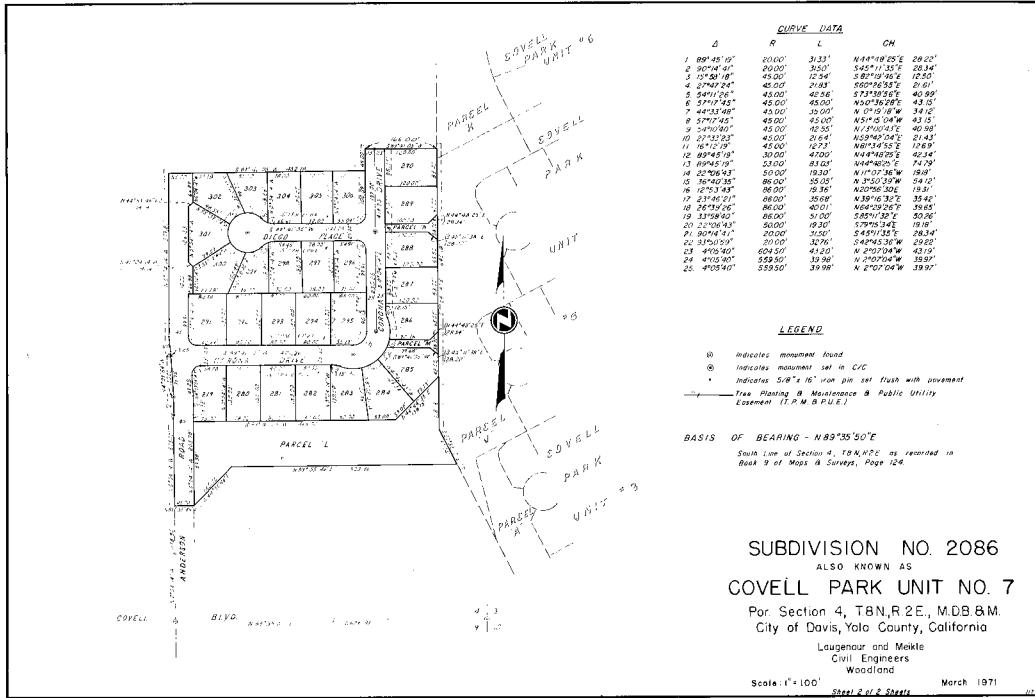
*Recorded by: Kara Brunzell

*Date: January 12, 2015

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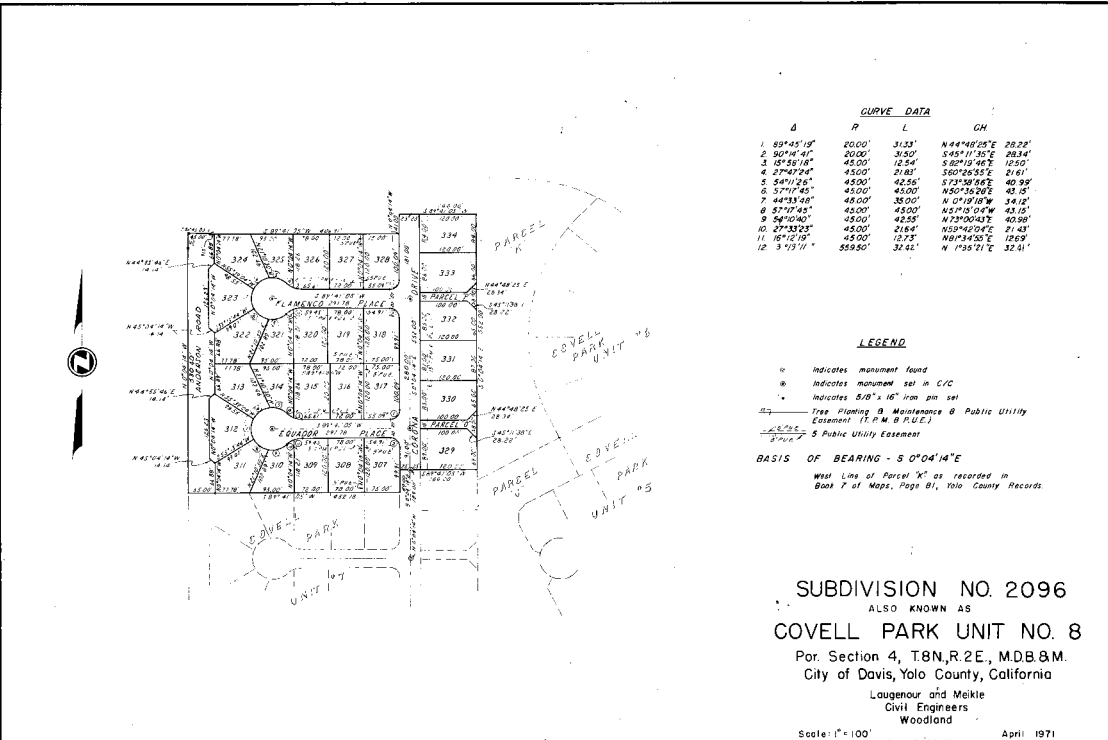
MAP BK. 7, PG. 86 & 87
 FOR SEC. 4, T.8N, R.2E
 TR.



COVELL PARK NO. 7
 SUB NO. 2086
 FOR SEC. 4, T.8N, R.2E
 MAP BK. 7, PG. 86 & 87

Figure 6: Plat of Covell Park No. 7, City of Davis, April, 1971.

MAP BK. 8, PG. 9
 FOR SEC. 4, T.8N, R.2E
 COVELL PARK UNIT NO. 8
 SUB NO. 2096



TR
 FOR SEC. 4, T.8N, R.2E
 MAP BK. 8, PG. 9

Figure 7: Plat of Covell Park No. 8, City of Davis, August, 1971.

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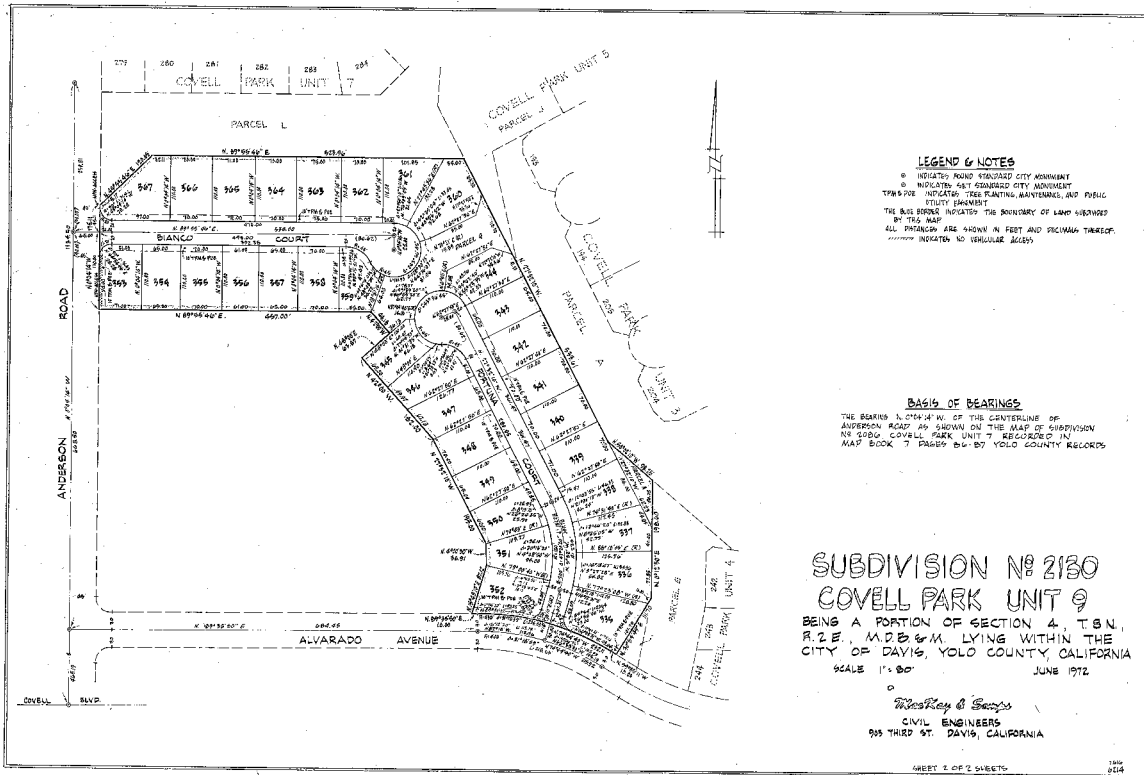


Figure 8: Plat of Covell Park No. 9, City of Davis, July, 1972.



Figure 9: U.S.D.A. Aerial photograph of Covell Park neighborhood, 1964.



Figure 10: U.S.D.A. Aerial photograph of Covell Park neighborhood, 1969.



Figure 11: U.S.D.A. Aerial photograph of Covell Park neighborhood, 1971.



Figure 12: U.S.D.A. Aerial photograph of Covell Park neighborhood, 1973.

An advertisement for Covell Park. At the top, it says "PREVIEW OPENING" in a large, bold, serif font, with a small asterisk below it. Underneath, "COVELL PARK" is written in a similar font. Below that, it says "1 & 2 STORY HOMES from \$19,000 to \$25,000". To the left of this text is a small map showing a road network. The map labels "WOODLAND" at the top, "ROAD 31" in the middle, "SACRAMENTO" on the right, "MIDDLETOWN" on the left, "DAVIS" at the bottom, and "UNIONVILLE" at the bottom left. A road labeled "U.S. 99" runs vertically through the center. To the right of the map, it says "HOMES BY TOM GENTRY" and "756-3200". At the bottom, a paragraph of text reads: "Covell Park is located just two miles north of the City of Davis and may be reached by taking the Woodland exit (U.S. Highway 99 West) to Road 31 turn right and follow the signs to the furnished model homes."

Figure 13: Early Covell Park Advertisement from Sacramento Bee (refers to West Covell Blvd as Road 31), October 31, 1965.

SEE WHY COVELL PARK, DAVIS'S "TOTAL LIVING" PLANNED COMMUNITY, HAS SOLD 46 HOMES SINCE OPENING IN DECEMBER.

COVELL PARK
1 & 2 STORY HOMES
\$19,450 to \$24,950
UNDERGROUND UTILITIES
LANDSCAPED PARK
CUSTOM FEATURES
TELEPHONE: 756-3200
HOMES BY TOM GENTRY

DIRECTIONS: COVELL PARK IS LOCATED IN NORTH DAVIS. TAKE WOODLAND EXIT TO ROAD 3! AND FOLLOW SIGNS TO FURNISHED MODEL HOMES.

Figure 14: Covell Park advertisement from Sacramento Bee, March 10, 1966.

LIVE IN THE COUNTRY
in
THE CITY
GENTRY GREENS

The San Luis
\$26,850
2 story 2035 sq. ft.
4 bd. rms., 2½ baths, formal dn. rm., fireplace,
all built-ins, carpeting throughout.

The San Antonio
\$23,850
1611 sq. ft.
4 bd. rm., 2 baths, formal dn. rm., fireplace,
all built-ins, carpeting throughout.

Woodland 10 Min.
#1 Models
State Rt. 113 (99th)
Davis High School
CITY OF DAVIS
U.C. DAVIS
F. St.
Mace Blvd.
SACTO 15 MIN.
Interstate 80
DAVIS

DIRECTIONS: From Sacto. - Right turn on Mace Blvd. 3 miles to Model Homes. Model Homes North of Davis High School.

PHONE 756-3200
DAVIS

HOMES BY TOM GENTRY Open from 11:00 A.M.

Figure 15: Davis Enterprise ad for Gentry Greens (location appears to be Covell Park No. 1), November 17, 1967.

Photographs:



Photograph 1: Moderately altered gabled Tract Ranch with decorative beams at 422 Cabrillo Avenue, 1970.



Photograph 2: Unaltered gabled Tract Ranch at 309 Anza Avenue, 1966.



Photograph 3: Moderately altered Spanish Tract Ranch at 318 Del Oro Avenue, 1968.



Photograph 4: Moderately altered 2-story Spanish Tract Ranch at 409 Cabrillo Avenue, 1970.



Photograph 5: Heavily altered 2-story Tract Ranch at 401 Balboa Avenue with sunroom addition to main façade, 1966.



Photograph 6: Moderately altered Shed houses at 2208 Anza Avenue, 1972.



Photograph 7: Moderately altered Spanish Ranch house at 2219 Anza Avenue, 1970.



Photograph 8: Moderately altered Contemporary house at 620 Cordova Place, 1970.



Photograph 9: Unaltered Shed duplex at 2109 Benicia Court, 1970.



Photograph 10: Unaltered architecturally significant house at 504 Del Oro Avenue, 1972.



Photograph 11: Moderately altered 2-story Mansard at 618 Francisco Place, 1973.



Photograph 12: Unaltered 2-story Ranch at 2602 Anza Avenue, 1971.



Photograph 13: Heavily altered house at 662 Diego Place, 1972.



Photograph 14: Moderately altered 2-story Shed house at 652 Bianco Court, 1974.



Photograph 15: Heavily altered 2-story Ranch at 2311 Fortuna Court, 1974.



Photograph 16: Heavily altered 2-story house at 2509 Anza Avenue, 1971.

*Resource Name or # (Assigned by recorder): Davis Manor 1 - 6

D1. Historic Name: Davis Manor 1 - 6

D2. Common Name: Davis Manor neighborhood

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

The south Davis Manor neighborhood consists of six small subdivisions clustered around Da Vinci High School east of Davis' historic core. Primarily characterized by non-orthogonal layout with cul-de-sacs and loop streets, a few streets in the neighborhood intersect at right angles. Most lots are 5,000 to 7,000 square feet, although a few lots at the ends of cul-de-sacs are much larger. Like other post-war subdivision in central Davis, sidewalks with rolled curbs are directly adjacent to streets. Many houses feature mature street trees, which are a wide variety of species, and are located adjacent to sidewalks.

The Tract Ranch style houses, built between 1954 and 1957, were constructed a street at a time, and have few variations. The small, (originally 925 – 1100 square feet), simple houses are typical of early post-war subdivisions constructed for working- and middle-class families. The earliest houses constructed adhere tightly to the template established in 1954. They feature an L-shaped plan with a very low pitch front-gabled house and a side-gabled single car garage set back from the house. A few examples have hipped roofs. The garage can be either to the right or left, virtually the only façade variation in the original subdivision. The side-facing primary door is sheltered by the garage roof. Original examples have tar-and-gravel roofs, stucco cladding, and are fitted with wood garage doors and horizontal steel casement windows, though most have been altered to some degree. Although ornamentation is minimal throughout the neighborhood, many of the original examples feature decorative wooden shutters at the small main-façade windows.

After 1955, Stanley Davis homes began constructing a double garage option. As cars became more ubiquitous in Davis the double garage option began to eclipse smaller single garage plan. Common alterations for moderately altered examples include vinyl replacement windows and metal garage doors. Roof-top HVAC systems are also a visible alteration in this subdivision because of the low height and pitch of the roofs. Few tar and gravel roofs remain. Most have been replaced with composition shingle, although there are some plastic membrane roofs. A number of buildings are heavily altered, and include garage conversions, second story additions, carport additions, and altered roof pitches. (continued, p. 2).

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

The south Davis Manor neighborhood is a contiguous area except for the school at its center south of East Eighth Street and west of Pole Line Road in Davis. The original subdivision maps are shown in Figures 1 – 6.

***D5. Boundary Justification:**

The south Davis Manor neighborhood encompasses the first six Davis Manor subdivisions, which were developed consecutively over a roughly three-year period.

***D6. Significance: Theme:**

Period of Significance:

Applicable Criteria:

Area:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The south Davis Manor neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued p. 10).

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

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: October 24, 2014

Affiliation and Address: Brunzell Historical

1613 B Street, Napa, CA 94559

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***D3. Detailed Description** (continued)

The arterial streets, particularly East Eighth Street, feature commercial centers that were developed alongside the residential portion of the neighborhood. With the exception of 1600 E. Eighth Street, commercial buildings along this thoroughfare have been heavily altered or replaced over the years, and do not retain the characteristics of historic commercial buildings. Multi-family dwellings along the north side of Lehigh Drive were constructed at the end of the period the neighborhood was developed, and are similar in character to the single-family houses found in the area

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' level of integrity, and for anomalous buildings describes architectural form. Plans are L-shaped and architectural style is Tract Ranch unless otherwise noted.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 07	1201 COVELL PLACE	1954	Moderately altered (2-car garage, although this may be original as this is a half-acre lot.)
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 06	1205 COVELL PLACE	1954	Moderately altered
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 08	1206 COVELL PLACE	1954	Moderately altered
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 05	1209 COVELL PLACE	1954	Heavily altered
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 09	1210 COVELL PLACE	1954	Heavily altered
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 22	1306 E 8TH STREET	1954	Unaltered
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 21	1312 E 8TH STREET	1954	Moderately altered
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 01	741 L STREET	0	4-building multi-family housing, one story, long side-gabled buildings, detail and materials similar to houses
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 02	743 L ST	0	Part of 741 L Street development
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 11	711 L STREET	1954	Moderately altered
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 12	712 L STREET	1954	Moderately altered
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 10	717 L STREET	1954	Moderately altered
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 13	718 L STREET	1954	Heavily altered
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 14	722 L STREET	1954	Heavily altered
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 15	728 L STREET	1954	Moderately altered
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 04	729 L STREET	1954	Moderately altered
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 16	732 L STREET	1954	Moderately altered
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 03	733 L STREET	1954	Moderately altered
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 17	738 L STREET	1954	Moderately altered
DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 18	742 L STREET	1954	Heavily altered

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DAVIS MANOR NO. 01	10/5/1953 0:00	070 370 20	752 L STREET	1954	Heavily altered
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 08	1201 COLGATE DRIVE	1955	Linear side-gable ranch w/ board & batten siding & detached garage, moderately
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 09	1205 COLGATE DRIVE	1955	Heavily altered
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 07	1206 COLGATE DRIVE	1955	heavily altered, moderate pitch
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 10	1209 COLGATE DRIVE	1954	unaltered
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 06	1210 COLGATE DRIVE	1953	moderately altered, garage
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 13	1214 COLGATE DRIVE	1955	unaltered
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 27	1201 DUKE DRIVE	1975	not visible
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 04	1205 DUKE DRIVE	1955	moderately altered, integral carport
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 28	1208 DUKE DRIVE	1955	heavily altered, garage conversion
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 05	1209 DUKE DRIVE	1955	heavily altered, windows & garage
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 01	1214 DUKE DRIVE	1955	unaltered
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 19	1312 DUKE DRIVE	1955	unaltered
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 31	603 L STREET	0	Davis Korean Church, not age eligible, not originally part of Davis Manor
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 18	546 L STREET	1955	Heavily altered, moderate pitch & garage conversion
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 17	552 L STREET	1955	unaltered
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 20	620 L STREET	1955	heavily altered, garage conversion
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 16	621 L STREET	1955	moderately altered
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 21	626 L STREET	1955	unaltered
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 15	627 L STREET	1955	moderately altered
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 22	632 L STREET	1955	unaltered
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 14	633 L STREET	1955	moderately altered
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 23	638 L STREET	1955	unaltered
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 12	701 L STREET	1955	heavily altered, carport, enlarged windows
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 24	702 L STREET	1955	moderately altered
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 11	707 L STREET	1955	unaltered
DAVIS MANOR NO. 02	1/14/1954 0:00	070 360 25	708 L STREET	1955	moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 531 01	1313 COLGATE DRIVE	1955	moderately altered

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DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 02	1314 COLGATE DRIVE	1955	moderately altered, 2-car
DAVIS MANOR NO. 03	4/7/1954 0:00	070 531 02	1317 COLGATE DRIVE	1955	heavily altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 03	1318 COLGATE DRIVE	1955	moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 531 03	1323 COLGATE DRIVE	1955	moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 04	1324 COLGATE DRIVE	1955	heavily altered, 2-car
DAVIS MANOR NO. 03	4/7/1954 0:00	070 531 04	1327 COLGATE DRIVE	1955	heavily altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 05	1328 COLGATE DRIVE	1955	moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 531 05	1333 COLGATE DRIVE	1955	heavily altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 06	1334 COLGATE DRIVE	1955	heavily altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 531 06	1337 COLGATE DRIVE	1955	moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 07	1338 COLGATE DRIVE	1955	moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 531 07	1403 COLGATE DRIVE	1955	moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 08	1404 COLGATE DRIVE	1955	moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 09	1408 COLGATE DRIVE	1955	hipped roof, moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 531 08	1409 COLGATE DRIVE	1955	heavily altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 10	1414 COLGATE DRIVE	1955	moderately altered, 2-car
DAVIS MANOR NO. 03	4/7/1954 0:00	070 531 09	1415 COLGATE DRIVE	1955	moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 11	1418 COLGATE DRIVE	1955	moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 531 10	1419 COLGATE DRIVE	1955	moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 16	1417 DUKE DRIVE	1955	moderately altered, 2-car
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 01	1315 DUKE DRIVE	1955	moderately altered, 2-car
DAVIS MANOR NO. 03	4/7/1954 0:00	070 533 01	1316 DUKE DRIVE	1955	moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 24	1319 DUKE DRIVE	1955	moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 533 02	1320 DUKE DRIVE	1955	moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 23	1325 DUKE DRIVE	1955	heavily altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 533 03	1326 DUKE DRIVE	1955	moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 22	1329 DUKE DRIVE	1955	heavily altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 533 04	1330 DUKE DRIVE	1955	moderately altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 21	1335 DUKE DRIVE	1955	heavily altered

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DAVIS MANOR NO. 03	4/7/1954 0:00	070 533 05	1336 DUKE DRIVE	1955	heavily altered, 2-car
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 20	1339 DUKE DRIVE	1955	heavily altered, 2-car
DAVIS MANOR NO. 03	4/7/1954 0:00	070 533 06	1340 DUKE DRIVE	1955	heavily altered, 2-car
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 19	1401 DUKE DRIVE	1955	moderately altered, 2-car
DAVIS MANOR NO. 03	4/7/1954 0:00	070 533 07	1402 DUKE DRIVE	1955	heavily altered, 2-car, moderate pitch
DAVIS MANOR NO. 03	4/7/1954 0:00	070 533 08	1406 DUKE DRIVE	1955	moderately altered, 2-car
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 18	1407 DUKE DRIVE	1955	moderately altered, 2-car
DAVIS MANOR NO. 03	4/7/1954 0:00	070 533 09	1412 DUKE DRIVE	1955	heavily altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 534 17	1413 DUKE DRIVE	1955	heavily altered
DAVIS MANOR NO. 03	4/7/1954 0:00	070 533 10	1416 DUKE DRIVE	1955	moderately altered, 2-car
DAVIS MANOR NO. 04	10/25/1954 0:00	070 533 11	1502 DUKE DRIVE	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 533 12	1508 DUKE DRIVE	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 533 13	1516 DUKE DRIVE	1956	Heavily altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 520 01	1600 E 8TH STREET	0	Auto garage constructed c1960 moderate integrity
DAVIS MANOR NO. 04	10/25/1954 0:00	070 520 02	1610 E 8TH STREET	0	original site of c1960 commercial development, current building not age eligible
DAVIS MANOR NO. 04	10/25/1954 0:00	070 533 15	616 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 533 14	612 M STREET	1956	unaltered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 534 15	619 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 533 16	620 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 534 14	623 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 533 17	624 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 534 13	629 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 533 18	630 M STREET	1956	Heavily altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 534 12	633 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 533 19	634 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 531 12	703 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 532 01	704 M STREET	1956	Heavily altered (garage conversion & second story)
DAVIS MANOR NO. 04	10/25/1954 0:00	070 531 13	709 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 532 02	710 M STREET	1956	moderately altered

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DAVIS MANOR NO. 04	10/25/1954 0:00	070 531 14	713 M STREET	1956	moderately altered, membrane roof
DAVIS MANOR NO. 04	10/25/1954 0:00	070 532 03	714 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 531 15	719 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 532 04	720 M STREET	1956	unaltered (roof removed at time of survey)
DAVIS MANOR NO. 04	10/25/1954 0:00	070 531 16	723 M STREET	1956	unaltered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 532 05	724 M STREET	1956	heavily altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 531 17	729 M STREET	1956	unaltered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 532 06	730 M STREET	1956	heavily altered, garage conversion, carport addition
DAVIS MANOR NO. 04	10/25/1954 0:00	070 531 18	733 M STREET	1956	unaltered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 532 07	734 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 531 19	739 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 532 08	740 M STREET	1955	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 531 20	743 M STREET	1956	Hipped roof, moderately altered, membrane roof
DAVIS MANOR NO. 04	10/25/1954 0:00	070 532 09	744 M STREET	1956	heavily altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 531 21	749 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 532 10	750 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 531 22	753 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 531 23	759 M STREET	1956	heavily altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 531 24	763 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 531 25	769 M STREET	1956	unaltered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 531 26	775 M STREET	1956	moderately altered
DAVIS MANOR NO. 04	10/25/1954 0:00	070 531 27	779 M STREET	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 542 07	1640 COLGATE DRIVE	1956	heavily altered, roof pitch & garage conversion
DAVIS MANOR NO. 05	5/27/1955 0:00	070 541 01	1645 COLGATE DRIVE	1956	unaltered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 520 01	1600 E 8TH STREET	0	Historic-period commercial building, appears to predate the subdivisions.
DAVIS MANOR NO. 05	5/27/1955 0:00	070 520 02	1610 E 8TH STREET	0	Undistinguished strip mall development along the corner of M and E 8th Sts, not age eligible
DAVIS MANOR NO. 05	5/27/1955 0:00	070 520 04	1800 E 8TH STREET	0	Undistinguished strip mall development along the corner of M and E 8th Sts, not age eligible
DAVIS MANOR NO. 05	5/27/1955 0:00	070 520 03	1830 E 8TH STREET	1991	Undistinguished strip mall development along the corner of M and E 8th Sts, not age eligible

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DAVIS MANOR NO. 05	5/27/1955 0:00	070 520 25	1711 LEHIGH DRIVE	1957	Multiple units similar to single-family dwellings in neighborhood w/shared carports between units
DAVIS MANOR NO. 05	5/27/1955 0:00	070 520 24	1721 LEHIGH DRIVE	1957	Multiple units similar to single-family dwellings in neighborhood w/shared carports between units
DAVIS MANOR NO. 05	5/27/1955 0:00	070 520 23	1731 LEHIGH DRIVE	1957	Multiple units similar to single-family dwellings in neighborhood w/shared carports between units
DAVIS MANOR NO. 05	5/27/1955 0:00	070 520 22	1741 LEHIGH DRIVE	1957	Multiple units similar to single-family dwellings in neighborhood w/shared carports between units
DAVIS MANOR NO. 05	5/27/1955 0:00	070 520 21	1751 LEHIGH DRIVE	1957	Multiple units similar to single-family dwellings in neighborhood w/shared carports between units
DAVIS MANOR NO. 05	5/27/1955 0:00	070 520 20	1801 LEHIGH DRIVE	1957	Multiple units similar to single-family dwellings in neighborhood w/shared carports between units
DAVIS MANOR NO. 05	5/27/1955 0:00	070 520 19	1811 LEHIGH DRIVE	1957	Multiple units similar to single-family dwellings in neighborhood w/shared carports between units
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 25	602 LESSLEY PLACE	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 26	603 LESSLEY PLACE	1956	heavily altered, second story
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 24	610 LESSLEY PLACE	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 27	611 LESSLEY PLACE	1956	heavily altered, garage conversion
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 23	618 LESSLEY PLACE	1956	heavily altered, no garage
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 28	619 LESSLEY PLACE	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 22	626 LESSLEY PLACE	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 29	627 LESSLEY PLACE	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 21	634 LESSLEY PLACE	1956	unaltered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 30	635 LESSLEY PLACE	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 20	642 LESSLEY PLACE	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 31	643 LESSLEY PLACE	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 19	650 LESSLEY PLACE	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 32	651 LESSLEY PLACE	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 18	658 LESSLEY PLACE	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 33	659 LESSLEY PLACE	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 17	664 LESSLEY PLACE	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 34	667 LESSLEY PLACE	1956	moderately altered

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DAVIS MANOR NO. 05	5/27/1955 0:00	070 520 26	757 N STREET	0	Multiple units similar to single-family dwellings in neighborhood w/shared carports between units
DAVIS MANOR NO. 05	5/27/1955 0:00	070 542 01	577 N STREET	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 542 02	585 N STREET	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 542 03	593 N STREET	1956	heavily altered, roof pitch
DAVIS MANOR NO. 05	5/27/1955 0:00	070 542 04	601 N STREET	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 44	608 N STREET	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 542 05	609 N STREET	1956	heavily altered, projecting 2-car garage
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 43	616 N STREET	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 542 06	617 N STREET	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 42	624 N STREET	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 41	700 N STREET	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 40	708 N STREET	1956	not age eligible/heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 541 02	709 N STREET	1956	not age eligible/heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 39	716 N STREET	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 541 03	717 N STREET	1956	unaltered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 38	724 N STREET	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 541 04	725 N STREET	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 37	732 N STREET	1955	heavily altered, second story
DAVIS MANOR NO. 05	5/27/1955 0:00	070 541 05	733 N STREET	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 36	740 N STREET	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 541 06	741 N STREET	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 35	748 N STREET	1956	not age eligible/heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 541 07	749 N STREET	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 544 01	1716 POMONA DRIVE	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 01	1717 POMONA DRIVE	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 544 02	1722 POMONA DRIVE	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 02	1727 POMONA DRIVE	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 544 03	1730 POMONA DRIVE	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 03	1737 POMONA DRIVE	1956	hipped, heavily altered

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DAVIS MANOR NO. 05	5/27/1955 0:00	070 544 04	1738 POMONA DRIVE	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 544 05	1746 POMONA DRIVE	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 04	1747 POMONA DRIVE	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 544 06	1754 POMONA DRIVE	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 05	1757 POMONA DRIVE	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 544 07	1806 POMONA DRIVE	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 06	1807 POMONA DRIVE	1956	heavily altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 544 08	1816 POMONA DRIVE	1956	moderately altered
DAVIS MANOR NO. 05	5/27/1955 0:00	070 543 07	1817 POMONA DRIVE	1956	heavily altered
DAVIS MANOR NO. 06	5/24/1956 0:00	070 520 04	1800 E 8TH STREET	0	Undistinguished strip mall development along the corner of M and E 8th Sts, not age eligible
DAVIS MANOR NO. 06	5/24/1956 0:00	070 520 05	1850 E 8TH STREET	1968	Mansard roof commercial building, part of complex with 1900 & 1930, heavily altered
DAVIS MANOR NO. 06	5/24/1956 0:00	070 520 27	1900 E 8TH STREET	1966	Courtyard Healthcare Center, 1-story building, mansard roof, unaltered
DAVIS MANOR NO. 06	5/24/1956 0:00	070 520 28	1930 E 8TH STREET	0	Part of 1900 E Eighth Street complex, unaltered
DAVIS MANOR NO. 06	5/24/1956 0:00	070 520 07	1964 E 8TH STREET	1972	Mansard roof convenience store building, moderately altered
DAVIS MANOR NO. 06	5/24/1956 0:00	070 520 18	1825 LEHIGH DRIVE	1957	moderately altered, 2-car
DAVIS MANOR NO. 06	5/24/1956 0:00	070 543 16	1826 LEHIGH DRIVE	1951	unaltered, 2-car
DAVIS MANOR NO. 06	5/24/1956 0:00	070 520 17	1835 LEHIGH DRIVE	1957	heavily altered, garage conversion
DAVIS MANOR NO. 06	5/24/1956 0:00	070 543 15	1836 LEHIGH DRIVE	1957	moderately altered
DAVIS MANOR NO. 06	5/24/1956 0:00	070 520 16	1845 LEHIGH DRIVE	1957	moderately altered, 2-car
DAVIS MANOR NO. 06	5/24/1956 0:00	070 544 20	1900 LEHIGH DRIVE	1957	moderately altered
DAVIS MANOR NO. 06	5/24/1956 0:00	070 520 15	1905 LEHIGH DRIVE	1957	moderately altered, garage conversion
DAVIS MANOR NO. 06	5/24/1956 0:00	070 544 21	1910 LEHIGH DRIVE	1957	unaltered, 2-car
DAVIS MANOR NO. 06	5/24/1956 0:00	070 520 14	1915 LEHIGH DRIVE	1957	moderately altered, 2-car
DAVIS MANOR NO. 06	5/24/1956 0:00	070 544 22	1920 LEHIGH DRIVE	1957	moderately altered, 2-car
DAVIS MANOR NO. 06	5/24/1956 0:00	070 520 13	1925 LEHIGH DRIVE	1957	heavily altered, second story, raised pitch
DAVIS MANOR NO. 06	5/24/1956 0:00	070 544 23	1930 LEHIGH DRIVE	1957	moderately altered, 2-car
DAVIS MANOR NO. 06	5/24/1956 0:00	070 520 12	1935 LEHIGH DRIVE	1957	moderately altered, 2-car
DAVIS MANOR NO. 06	5/24/1956 0:00	070 544 24	1940 LEHIGH DRIVE	1957	moderately altered, 2-car
DAVIS MANOR NO. 06	5/24/1956 0:00	070 520 11	1945 LEHIGH DRIVE	1957	heavily altered, garage conversion
DAVIS MANOR NO. 06	5/24/1956 0:00	070 544 25	1950 LEHIGH DRIVE	1957	heavily altered, second story above garage
DAVIS MANOR NO. 06	5/24/1956 0:00	070 520 10	1955 LEHIGH DRIVE	1957	moderately altered

DAVIS MANOR NO. 06	5/24/1956 0:00	070 544 26	1960 LEHIGH DRIVE	1957	heavily altered, garage conversion
DAVIS MANOR NO. 06	5/24/1956 0:00	070 520 09	1965 LEHIGH DRIVE	1957	moderately altered
DAVIS MANOR NO. 06	5/24/1956 0:00	070 520 08	771 POLE LINE ROAD	0	Cascade apartments, 3 2-story buildings, mansard roof, unaltered c1960
DAVIS MANOR NO. 06	5/24/1956 0:00	070 513 25	805 POLE LINE ROAD	0	mapped as part of Davis Manor 8

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Davis Manor Subdivision Development

In 1953, partners Stanley M. Davis and Nelstan Homes Co. recorded the first Davis Manor subdivision. Stanley Mayberry Davis was born in Alameda in 1907, and in 1928 he married Ruth Woods. The young couple lived with Ruth’s parents in Alameda, and Stanley followed his father-in-law into real estate sales during the Depression. The couple had a son named Richard in 1930. By 1940, the family was living in San Leandro, and Stanley Davis was a Contractor and Builder. By the late 1940s, Stanley Davis had opened an insurance company and continued to operate his real estate and construction businesses. The business offices were in San Leandro, and the company developed houses and commercial properties in Alameda County during the 1940s before coming to Davis. Stanley Davis continued to live in Alameda County after he expanded to Davis.¹

Stanley Davis’s first foray into local development was in University Park 4, a small subdivision north of the University. Davis and Harold Greer subdivided the neighborhood at the end of 1952 under the name Hazelwood, just a few months before recording Davis Manor Unit One. The first Davis Manor subdivisions in Davis were small, consisting of 20 – 30 houses. Although Stanley Davis built only about two dozen homes in 1954, the company was poised to begin residential development on a scale that had never previously been seen in Davis. By 1955, Stanley Davis had planned construction of 300 more houses near the intersection of Pole Line Road and East Eighth Street (then Cemetery Road.) Over the next two years, the company completed over 200 houses and small multi-family buildings.²

¹ U.S. Census, San Leandro, California, 1940; Polk City Directory, Hayward, California, 1948;

² Sacramento Bee, “Davis Schedules Public Hearings on Master Plan,” December 13, 1955.

Although local developers like the Simmons family and Bay Area architect Oliver Rousseau had previously completed tract-style subdivisions in Davis, Stanley Davis took industrial-scale homebuilding to new levels of efficiency. The early 1950s tracts had more variation between properties, while houses in Davis Manor were virtually identical to one another. This allowed Stanley Davis to develop double the land area of his competitors in a similar period of time. Stanley Davis also intensified the level commercial development as part of a residential subdivision. The developer set aside nearly a third of Davis Manor No. 5 and half of Davis Manor No. 6 for shopping centers. By the middle of the 1950s, a plan was in place to re-route East Eighth Street, which allowed the shopping centers to be constructed on rectilinear lots.

By 1957, Stanley Davis was already developing Davis Manor 7 to the north of East Eighth Street. East Eighth Street had been straightened, but the large parcels set aside for commercial in Davis Manor 5 and 6 remained undeveloped. Stanley Davis built the small automobile garage at the corner of M and East Eighth Streets, as well as a larger commercial building in the shopping center to the southeast of it about 1960. Office buildings near the intersection of Pole Line Road and East Eighth Street were constructed in 1966, and a convenience store was built in 1972. The large two-story apartment buildings the developer constructed on Pole Line Road were not completed until the mid-1970s. Meanwhile, Stanley Davis continued to build more Davis Manor subdivisions to the north.

Other developers continued constructing residential neighborhoods near Davis Manor during the late 1950s, and the farmland around East Davis was almost completely developed by the end of the decade. Residential and commercial development spurred public construction projects in the neighborhood, such as the elementary school on the south side of East Eighth Street that the school district began building in 1957.

Stanley M. Davis ultimately developed dozens of subdivisions in Davis between the 1950s and the 1970s. Some were listed under his name as an individual, while others were under various entities Davis owned or was a partner in. Companies associated with Davis include Stanley Davis Homes, Hazelwood, Inc., and Stanley Davis Improvement Corporation. Stanley M. Davis employee John Lessley was the chief officer of some of these companies, including Stanley Davis Improvement Corporation and Hayless, Inc. George Nelson Davis, who was Stanley's brother, was the president of Nelson Homes and Nelstan Development Company. In the 1970s, Stanley Davis began partnering with RACO Enterprises, Inc., which was locally operated by Ray Thompson. In 1976, Ray Thompson was the sales manager of Stanley Davis Homes and the president of Stanley M. Davis Mortgage in Davis.³

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the south Davis Manor neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood. Although Stanley Davis was able to complete residential subdivisions more quickly than competitors, he was not one of the first tract developers in Davis, and the company's contribution to Davis history does not rise to the level of significance required for historic eligibility.

South Davis Manor does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. Research has not revealed any significant associations to persons important to Davis, state, or national history.

The houses and duplexes in the neighborhood are common examples of Tract Ranch dwellings, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

³ Polk City Directory, Davis, California, 1976, p. 83.

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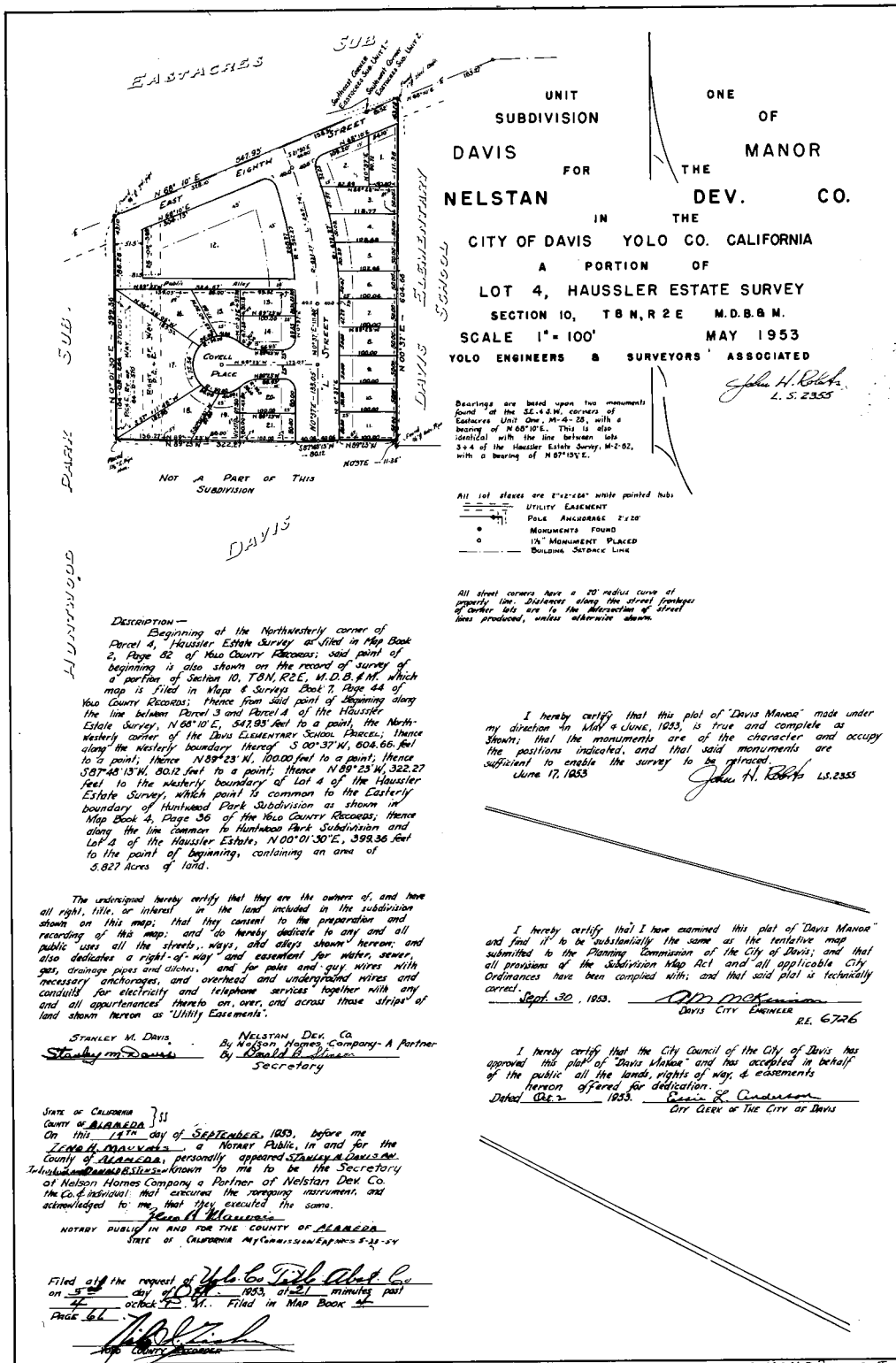


Figure 1: Plat of Davis Manor Unit One, City of Davis, September, 1953.

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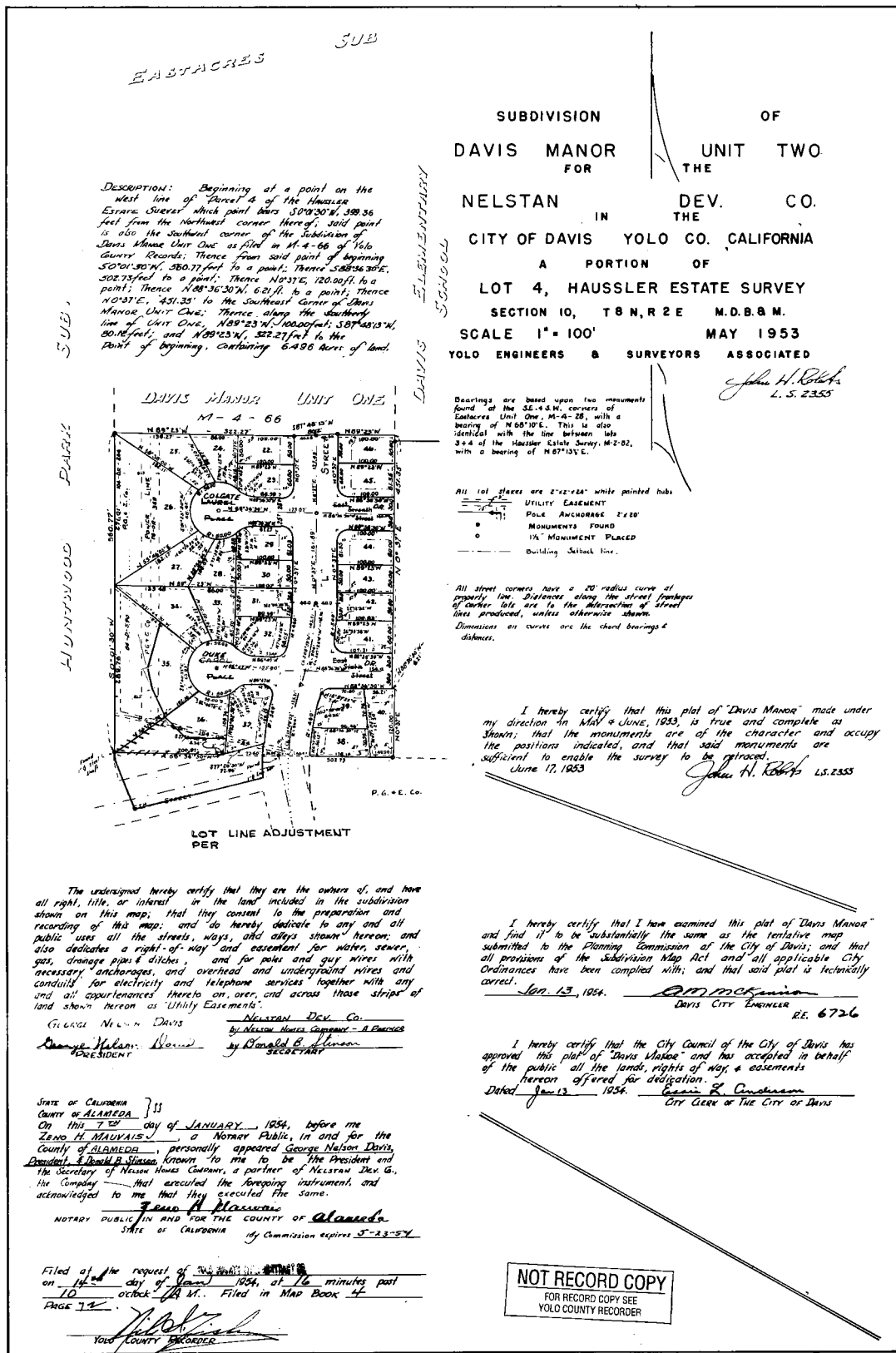


Figure 2: Plat of Davis Manor Unit Two, City of Davis, January, 1954.

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Continuation

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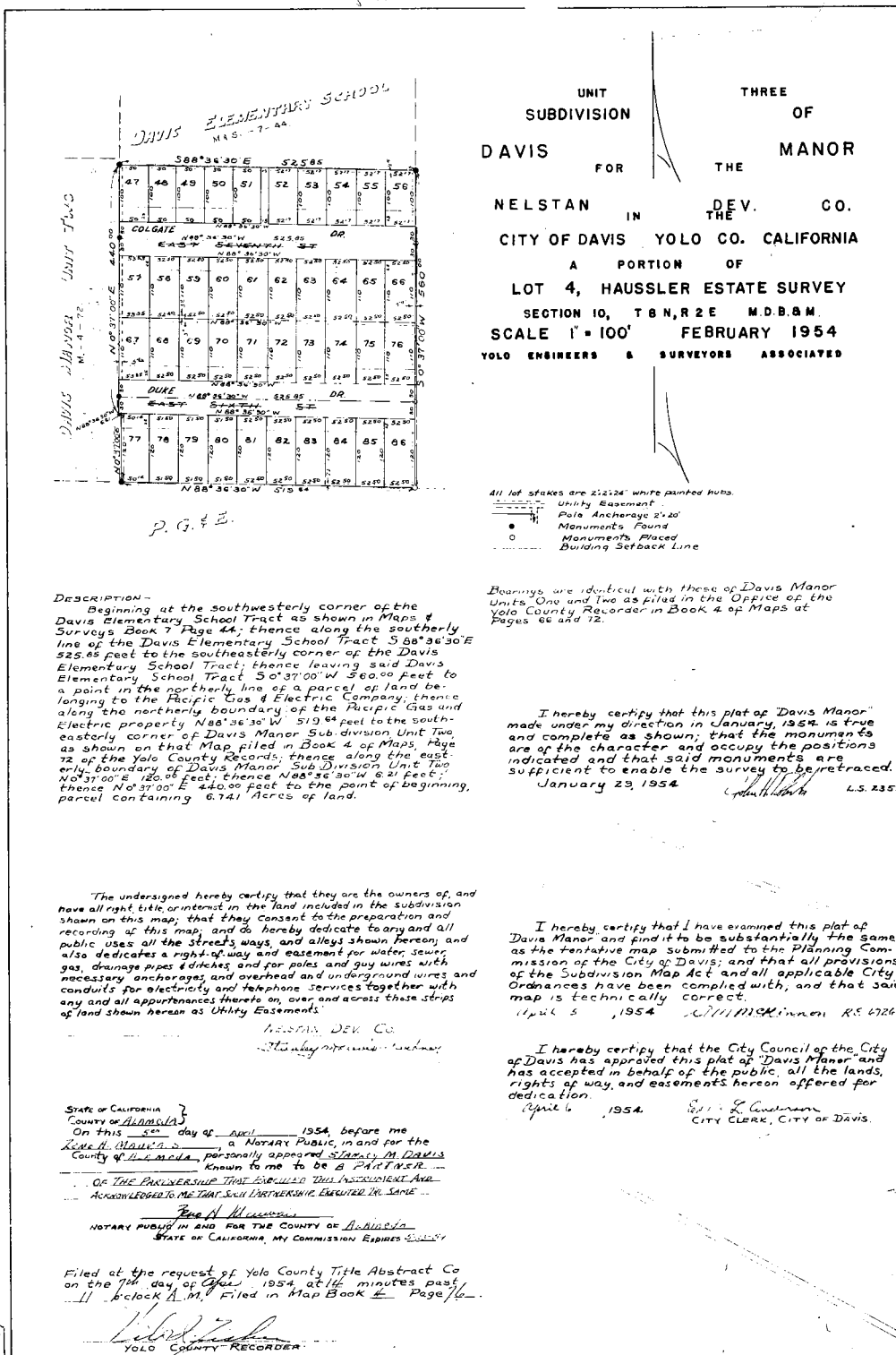


Figure 3: Plat of Davis Manor Unit Three, City of Davis, April, 1954.

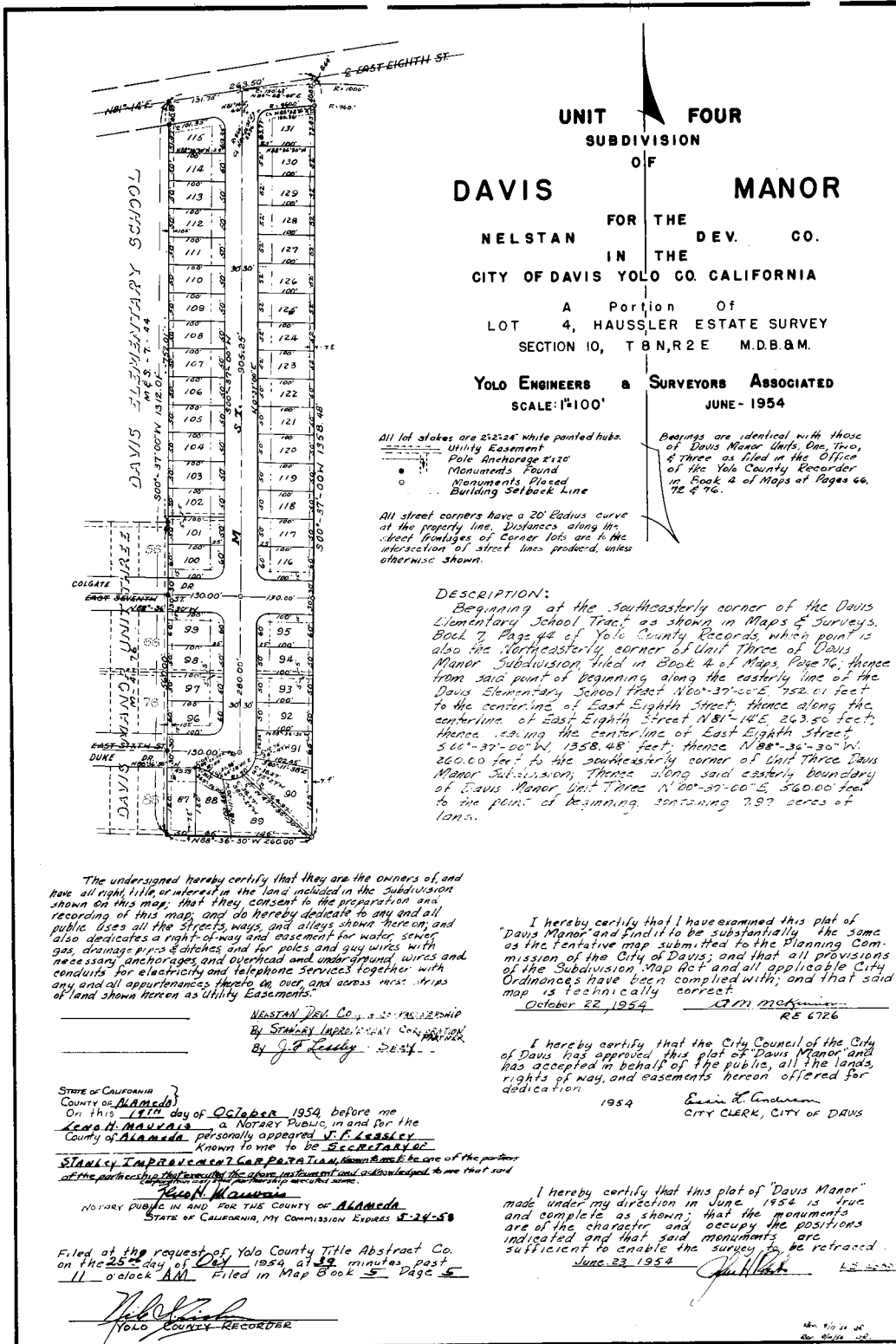


Figure 4: Plat of Davis Manor Unit Four, City of Davis, October, 1954.

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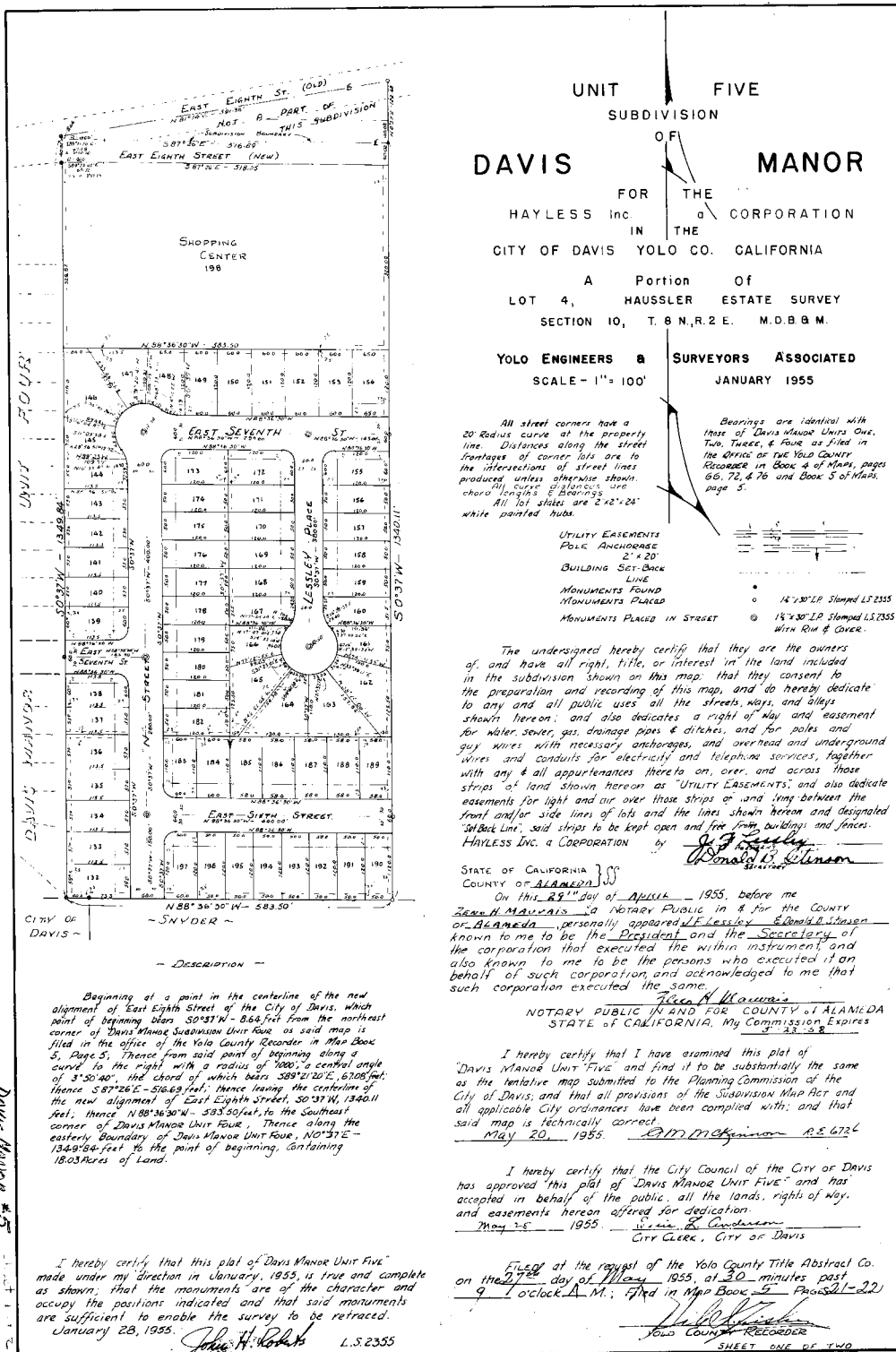


Figure 5: Plat of Davis Manor Unit Five, City of Davis, April, 1955.

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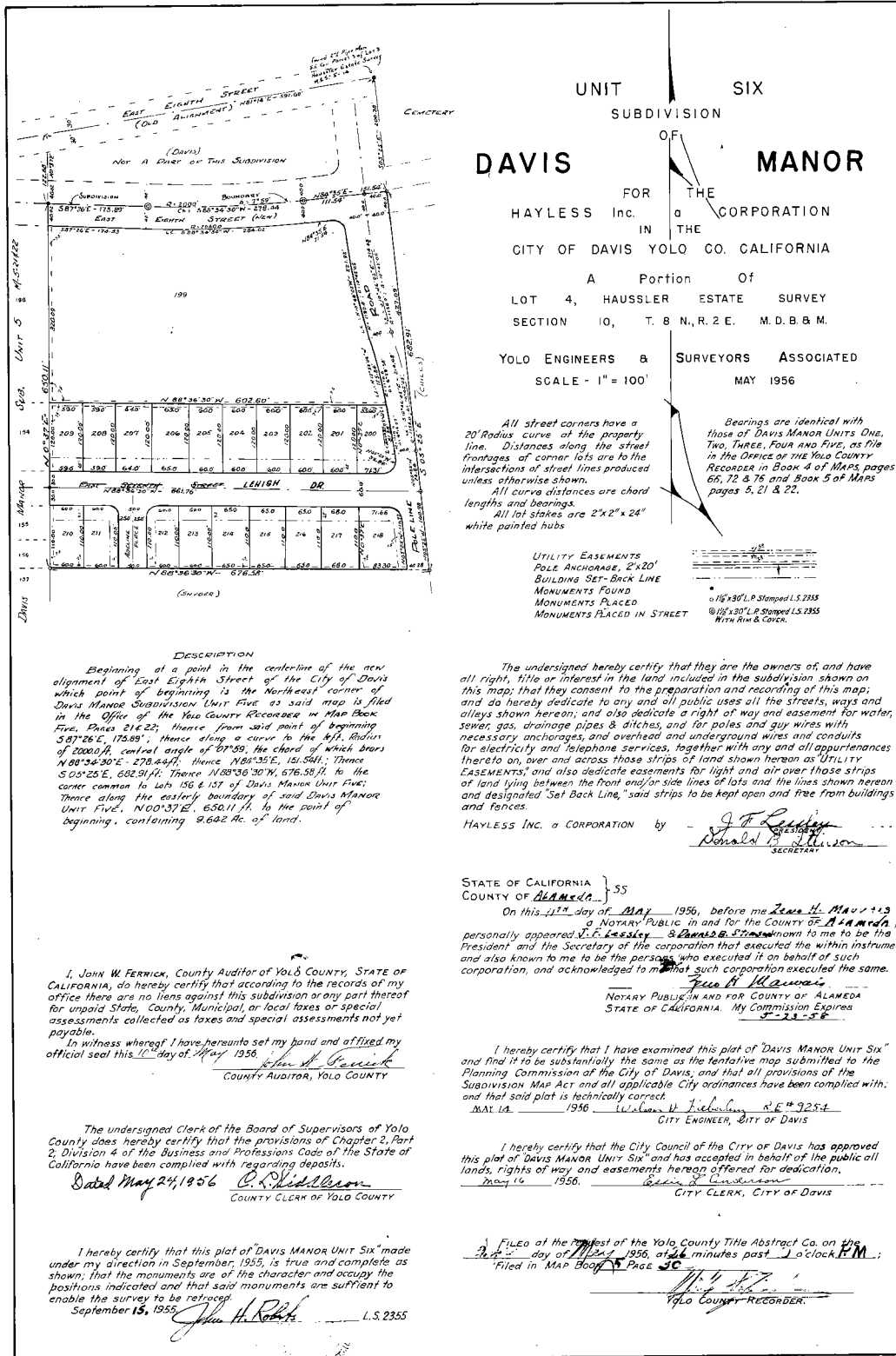


Figure 6: Plat of Davis Manor Unit Six, City of Davis, May, 1956.

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Figure 7: U.S.D.A. Aerial photo of farmland in East Davis that would become Davis Manor 1 – 6, 1952.

A home you can enjoy!

ONLY 15 MINUTES FROM TOWN!

NO DOWN PAYMENT
TO QUAL. VETS

Close to Schools and Shopping

① BUILT-IN WARDROBES
② 2 FURNACES
③ OWN CHOICE OF COLORS
④ STEEL BASH WINDOWS
⑤ CAR AND 1/2 GARAGES

3 AND 4 BEDROOM STYLING

Situated in a lovely suburban atmosphere. Ideal for the family. You owe it to yourself to see these Homes of Tomorrow today.

— AND REMEMBER —
You can't afford to pay over \$60 a month for your home!

DAVIS MANOR
OPEN DAILY
Office at Corner of East 8th and "L" Sts.
DAVIS, CALIF.

Figure 8: Sacramento Bee advertisement for Davis Manor, April 17, 1954.



Figure 9: U.S.D.A. Aerial photo showing residential portions of Davis Manor 1 – 6 complete and first elementary school buildings constructed, 1957. East Eighth Street has been straightened, and Davis Manor 7 is under construction.



Figure 10: U.S.D.A. Aerial photo of Davis Manor 1 – 6 showing commercial buildings on East Eighth Street east of M Street and completed elementary school, 1964.



Figure 11: U.S.D.A. Aerial photo showing commercial development near Pole Line Road, 1969.

Photographs:



Photograph 1: Unaltered Tract Ranch house with front-gabled house and side-gabled rear garage at 552 L Street, 1955.



Photograph 2: Moderately altered Tract Ranch house at 708 L Street, 1955.



Photograph 3: Moderately altered house with membrane roof at 713 M Street, 1956.



Photograph 4: Heavily altered house with garage conversion at 1210 Covell Place, 1954.



Photograph 5: Heavily altered house with garage conversion, second story addition, stucco cladding and other changes at 704 M Street, 1956.



Photograph 6: Heavily altered house with raised roof addition at rear at 742 L Street, 1954.



Photograph 7: Moderately altered three-unit building at 1731 – 1735 Lehigh Drive, 1957.



Photograph 8: Moderately altered commercial building at 1920 East Eighth Street, 1966.



Photograph 9: Two-story Mansard apartment building at 771 Pole Line Road, c1975.

*Resource Name or # (Assigned by recorder): Davis Manor 7 - 11

D1. Historic Name: Davis Manor 7 - 11

D2. Common Name: Davis Manor neighborhood

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

The north-central Davis Manor neighborhood consists of five medium to large subdivisions. The T-shaped area is located north of East Eighth Street and south of Covell Road. Bordered by the Ivy Town and East Acres subdivisions on the west, its eastern border is Pole Line Road/Clara Lane/Birch Lane, (which all follow the same alignment.) Slightly curving streets and a number of cul-de-sacs give the neighborhood a suburban feel while allowing fairly regular lots. Like other post-war subdivision in central Davis, sidewalks with rolled curbs are directly adjacent to streets. Many houses feature mature street trees, which are a wide variety of species and are planted adjacent to the sidewalks.

Construction began in 1957 on the Tract Ranch style houses, and was mostly complete by 1964. Some of the older houses in the neighborhood are the same-style as the dwellings in the Davis Manor neighborhood, (which was constructed immediately prior to this neighborhood.) The older houses have a very low pitch front-gabled roof and a side-gabled single car garage set back from the house. Most houses in the neighborhood, however, are significantly larger than the early examples, (in the 1100 – 1500 square foot range.) Similar in form and details to the early 1950s houses, they feature a low pitch front-gabled house with a projecting front-gabled double garage. The primary entrance, which faces the side as in the older models, is set in a recessed entry alcove. A large, horizontal window on the main façade is often flanked by decorative shutters on original examples, and a smaller window is located in the entry alcove. Original examples have aluminum slider windows, stucco cladding, and are fitted with wood garage doors. They are usually large double doors, but are sometimes side-by-side single doors. Besides the shutters, the only decorative feature of the houses is partial wood, brick, or stone cladding.

The double-gable Tract Ranch house is the most common template throughout the north-central Davis Manor neighborhood. Examples constructed after 1961 adhere to this subtype while offering new decorative features. Roof pitches are slightly higher and eave overhang wider, with gable-on-hip roofs used as frequently as simple double gables (continued, p. 2).

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

The north-central Davis Manor neighborhood is a contiguous area north of East Eighth Street and south of Covell Road in East Davis. The original subdivision maps are shown in Figures 1 – 5.

***D5. Boundary Justification:**

The north-central Davis Manor neighborhood encompasses all of five Davis Manor subdivisions, which were developed consecutively over a roughly seven-year period and feature a limited range of closely related building types.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The north-central Davis Manor neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although generally associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued p. 20).

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

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: October 24, 2014

Affiliation and Address: Brunzell Historical
1613 B Street, Napa, CA 94559

***D3. Detailed Description** (continued)

Instead of the recessed entry alcove, these later houses have a centered entryway that faces the street. This more straightforward and visible entry is sheltered by a shed-roofed partial-width porch projecting from the gable end, (or extending from the primary roof in hipped examples.) Supported by large shaped wooden braces, the porch detail creates a visual focal point on houses that otherwise lack ornamentation

A few houses in the neighborhood are the cross-gabled L-shaped Tract Ranch house subtype. Some have simple decorative entry porches connected to the primary or garage roof. More often, however, this subtype demonstrates the most elemental form of Tract Ranch style: an unadorned stucco-clad side-gabled house with projecting front-gabled double garage.

Chestnut Park, a roughly six-acre recreational area is located within the neighborhood on the east side of Chestnut Lane. It is at the north end of Davis Manor 7 and the south end of Davis Manor 9.

Common alterations include vinyl replacement windows and modern metal garage doors. Roof-top HVAC systems are also a visible alteration older houses in these subdivisions because of the low height and pitch of the roofs. Few tar and gravel roofs remain, most have been replaced with composition shingle, although there are some plastic membrane roofs. A number of buildings are heavily altered, and include garage conversions, second story additions, carport additions, and altered roof pitches.

There are two properties in the neighborhood that date from prior to the creation of the subdivision, farm houses that survive from its era of agricultural use.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' level of integrity, and for anomalous buildings describes architectural form. Plans are L-shaped and architectural style is Tract Ranch unless otherwise noted.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
DAVIS MANOR NO. 07	11/30/1956 0:00	070 493 01	1020 CHESTNUT LANE	0	Chestnut Park
DAVIS MANOR NO. 07	11/30/1956 0:00	070 511 01	809 CHESTNUT LANE	1958	Rear garage, heavily altered, converted garage
DAVIS MANOR NO. 07	11/30/1956 0:00	070 511 02	815 CHESTNUT LANE	1958	Front garage, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 511 03	821 CHESTNUT LANE	1958	Front garage, heavily altered, converted garage
DAVIS MANOR NO. 07	11/30/1956 0:00	070 511 04	901 CHESTNUT LANE	1958	Rear garage, hipped roof, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 01	904 CHESTNUT LANE	1958	Rear garage, heavily altered, multi-gable, covered carport
DAVIS MANOR NO. 07	11/30/1956 0:00	070 511 05	907 CHESTNUT LANE	1958	Rear garage, flat roof, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 02	910 CHESTNUT LANE	1958	Rear garage, heavily altered, moderate pitch
DAVIS MANOR NO. 07	11/30/1956 0:00	070 511 06	913 CHESTNUT LANE	1958	Rear garage, garage conversion

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DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 03	916 CHESTNUT LANE	1958	Front garage, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 511 07	919 CHESTNUT LANE	1958	Rear garage, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 04	922 CHESTNUT LANE	1958	Rear garage, moderately altered, partial garage conversion
DAVIS MANOR NO. 07	11/30/1956 0:00	070 511 08	925 CHESTNUT LANE	1958	Front garage, heavily altered, (bay window, pergola)
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 05	928 CHESTNUT LANE	1958	Front garage, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 511 09	931 CHESTNUT LANE	1958	Cross-gabled, heavily altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 06	934 CHESTNUT LANE	1958	Front garage, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 511 10	937 CHESTNUT LANE	1958	Front garage, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 07	940 CHESTNUT LANE	1958	Front garage, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 511 11	943 CHESTNUT LANE	1958	Front garage, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 08	946 CHESTNUT LANE	1958	Front garage, flat roof, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 491 01	949 CHESTNUT LANE	1958	Rear garage, unaltered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 492 05	1001 CHESTNUT LANE	1958	Rear garage, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 492 04	1007 CHESTNUT LANE	1958	Multi-gable, heavily altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 492 03	1013 CHESTNUT LANE	1958	Rear garage, heavily altered, moderate pitch, gable & hip
DAVIS MANOR NO. 07	11/30/1956 0:00	070 492 02	1019 CHESTNUT LANE	1958	Front garage, heavily altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 492 01	1025 CHESTNUT LANE	1958	Cross-gabled, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 18	908 CRAIG PLACE	1958	Front garage, unaltered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 09	945 CRAIG PLACE	1958	Front garage, heavily altered, garage conversion
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 17	902 CRAIG PLACE	1958	Rear garage, unaltered, 1-car
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 16	903 CRAIG PLACE	1958	Rear garage, moderately altered, 1-car
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 15	909 CRAIG PLACE	1958	Front garage, heavily altered, second-story

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DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 19	914 CRAIG PLACE	1958	Front garage, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 14	915 CRAIG PLACE	1958	Front garage, heavily altered,
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 20	920 CRAIG PLACE	1958	Front garage, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 13	921 CRAIG PLACE	1958	Front garage, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 21	926 CRAIG PLACE	1958	Front garage, heavily altered, garage conversion
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 12	927 CRAIG PLACE	1958	Front garage, heavily altered,
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 22	932 CRAIG PLACE	1958	Rear garage, heavily altered, gable-on-hip
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 11	933 CRAIG PLACE	1958	Front garage, Gable-on-hip, heavily altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 23	938 CRAIG PLACE	1958	Gable-on-hip, no garage, altered?
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 10	939 CRAIG PLACE	1958	Rear garage, moderately altered, 1-car
DAVIS MANOR NO. 07	11/30/1956 0:00	070 512 24	946 CRAIG PLACE	1958	Front garage, heavily altered, bay window
DAVIS MANOR NO. 07	11/30/1956 0:00	070 513 01	1701 E 8TH STREET	0	2-story shed-roof duplex, moderately altered, c1960
DAVIS MANOR NO. 07	11/30/1956 0:00	070 504 07	1615 E 8TH STREET	1968	
DAVIS MANOR NO. 07	11/30/1956 0:00	070 513 32	1711 E 8TH STREET	1961	2-story shed-roof duplex, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 513 31	1721 E 8TH STREET	1961	2-story shed-roof duplex, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 513 30	1731 E 8TH STREET	0	2-story shed-roof duplex, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 513 29	1805 E 8TH STREET	1964	2-story 3 unit apartment building, unaltered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 513 28	1821 E 8TH STREET	1960	Lanai Apartments, 1-story, 2 bldgs, 8 units, flat roofs, integral carports,
DAVIS MANOR NO. 07	11/30/1956 0:00	070 513 02	1702 HAUSSLER DRIVE	1958	Rear garage, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 513 03	1708 HAUSSLER DRIVE	1958	Rear garage, moderately altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 513 04	1714 HAUSSLER DRIVE	1994	Rear garage, unaltered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 513 05	1720 HAUSSLER DRIVE	1958	Rear garage, moderately altered

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DAVIS MANOR NO. 07	11/30/1956 0:00	070 513 06	1726 HAUSSLER DRIVE	1958	Rear garage, heavily altered, moderate pitch
DAVIS MANOR NO. 07	11/30/1956 0:00	070 513 07	1800 HAUSSLER DRIVE	1958	Hipped Rear garage, heavily altered, garage conversion
DAVIS MANOR NO. 07	11/30/1956 0:00	070 513 08	1806 HAUSSLER DRIVE	1958	Rear garage, heavily altered, moderate pitch
DAVIS MANOR NO. 07	11/30/1956 0:00	070 513 09	1812 HAUSSLER DRIVE	1958	Rear garage, heavily altered, 1-car, garage conversion
DAVIS MANOR NO. 07	11/30/1956 0:00	070 513 10	1818 HAUSSLER DRIVE	1958	Rear garage, heavily altered
DAVIS MANOR NO. 07	11/30/1956 0:00	070 513 11	1824 HAUSSLER DRIVE	1958	Rear garage, unaltered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 28	1821 E 8TH STREET	1960	Lanai Apartments, 1-story, 2 bldgs, 8 units, flat roofs, integral carports,
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 27	1921 E 8TH STREET	0	2-story apartment buildings with carports in front, not age eligible
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 26	1931 E 8TH STREET	1963	2-story 2-building apartment, buildings separated by breezeways, pebble-dash
DAVIS MANOR NO. 08	10/9/1957 0:00	070 493 02	1902 GEORGIA PLACE	1959	Front garage, heavily altered, moderate pitch roof
DAVIS MANOR NO. 08	10/9/1957 0:00	070 493 03	1908 GEORGIA PLACE	1959	Cross-gabled, heavily altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 33	902 GREGORY PLACE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 32	903 GREGORY PLACE	1959	Rear garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 34	908 GREGORY PLACE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 31	909 GREGORY PLACE	1959	Front garage, heavily altered,
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 35	914 GREGORY PLACE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 30	915 GREGORY PLACE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 36	920 GREGORY PLACE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 29	921 GREGORY PLACE	1959	Rear garage, heavily altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 28	927 GREGORY PLACE	1959	hipped Rear 1-car garage, heavily altered, raised pitch
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 37	928 GREGORY PLACE	1959	Rear garage, heavily altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 27	933 GREGORY PLACE	1959	heavily altered, raised pitch

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DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 38	934 GREGORY PLACE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 26	939 GREGORY PLACE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 39	940 GREGORY PLACE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 25	945 GREGORY PLACE	1959	Front garage, unaltered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 12	1830 HAUSSLER DRIVE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 13	1900 HAUSSLER DRIVE	1959	Rear garage, unaltered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 14	1906 HAUSSLER DRIVE	1959	raised pitch, heavily altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 15	1912 HAUSSLER DRIVE	1959	Rear garage, heavily altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 16	1924 HAUSSLER DRIVE	1959	Front garage, unaltered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 17	1930 HAUSSLER DRIVE	1959	not age eligible/heavily altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 493 10	1902 PENNY PLACE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 493 09	1903 PENNY PLACE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 493 11	1908 PENNY PLACE	1959	heavily altered, raised pitch, 1-car garage
DAVIS MANOR NO. 08	10/9/1957 0:00	070 493 08	1909 PENNY PLACE	1959	heavily altered, raised pitch,
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 25	805 POLE LINE ROAD	0	Medium sized apartment complex, two 2-story buildings, unaltered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 25	805 POLE LINE ROAD	0	
DAVIS MANOR NO. 08	10/9/1957 0:00	071 401 06	820 POLE LINE ROAD	0	not in Davis Manor 8
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 18	900 SNYDER DRIVE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 46	903 SNYDER DRIVE	1959	heavily altered, raised pitch, no garage
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 19	908 SNYDER DRIVE	1959	Rear garage, moderately altered, 2-car
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 45	909 SNYDER DRIVE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 20	914 SNYDER DRIVE	1959	Front garage, moderately altered

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DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 44	915 SNYDER DRIVE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 21	920 SNYDER DRIVE	1959	not age eligible/heavily altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 43	921 SNYDER DRIVE	1959	Front garage, heavily altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 22	926 SNYDER DRIVE	1959	heavily altered, raised pitch
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 42	927 SNYDER DRIVE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 23	932 SNYDER DRIVE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 41	933 SNYDER DRIVE	1959	Rear garage, moderately altered, 2-car
DAVIS MANOR NO. 08	10/9/1957 0:00	070 513 24	938 SNYDER DRIVE	1959	Rear garage, moderately altered,
DAVIS MANOR NO. 08	10/9/1957 0:00	070 512 40	1001 SNYDER DRIVE	1959	Rear garage, moderately altered, 2-car
DAVIS MANOR NO. 08	10/9/1957 0:00	070 493 13	1007 SNYDER DRIVE	1959	heavily altered, raised pitch, no garage
DAVIS MANOR NO. 08	10/9/1957 0:00	070 494 02	1008 SNYDER DRIVE	1959	Rear garage, moderately altered,
DAVIS MANOR NO. 08	10/9/1957 0:00	070 493 12	1013 SNYDER DRIVE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 494 03	1014 SNYDER DRIVE	1959	Front garage, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 494 04	1020 SNYDER DRIVE	1959	Front garage, heavily altered, raised pitch
DAVIS MANOR NO. 08	10/9/1957 0:00	070 494 05	1026 SNYDER DRIVE	1959	heavily altered, raised pitch, no garage
DAVIS MANOR NO. 08	10/9/1957 0:00	070 494 06	1102 SNYDER DRIVE	1959	Rear garage, heavily altered, raised pitch
DAVIS MANOR NO. 08	10/9/1957 0:00	070 493 07	1103 SNYDER DRIVE	1959	multi-gable, moderately altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 494 07	1108 SNYDER DRIVE	1959	heavily altered, raised pitch
DAVIS MANOR NO. 08	10/9/1957 0:00	070 493 06	1109 SNYDER DRIVE	1959	heavily altered, raised pitch
DAVIS MANOR NO. 08	10/9/1957 0:00	070 494 08	1114 SNYDER DRIVE	1959	Rear garage, moderately altered,
DAVIS MANOR NO. 08	10/9/1957 0:00	070 493 05	1115 SNYDER DRIVE	1959	Front garage, heavily altered,
DAVIS MANOR NO. 08	10/9/1957 0:00	070 494 09	1120 SNYDER DRIVE	1959	heavily altered, raised pitch, no garage

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DAVIS MANOR NO. 08	10/9/1957 0:00	070 493 04	1121 SNYDER DRIVE	1959	Front garage, heavily altered, garage conversion
DAVIS MANOR NO. 08	10/9/1957 0:00	070 494 10	1126 SNYDER DRIVE	1959	raised pitch, heavily altered
DAVIS MANOR NO. 08	10/9/1957 0:00	070 494 01	1919 WAHL WAY	1959	rear garage, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 06	1306 CHESTNUT LANE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 474 01	1000 CHESTNUT LANE	0	Chestnut Park
DAVIS MANOR NO. 09	12/30/1958 0:00	070 471 01	1101 CHESTNUT LANE	1960	Combo hip/gable, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 471 02	1105 CHESTNUT LANE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 471 03	1109 CHESTNUT LANE	1960	Type unknown, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 474 02	1112 CHESTNUT LANE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 471 04	1113 CHESTNUT LANE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 471 05	1117 CHESTNUT LANE	1960	Front garage, heavily altered, enclosed entrance
DAVIS MANOR NO. 09	12/30/1958 0:00	070 474 03	1118 CHESTNUT LANE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 472 01	1201 CHESTNUT LANE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 01	1202 CHESTNUT LANE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 472 02	1205 CHESTNUT LANE	1960	Front garage, heavily altered, roof pitch
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 02	1206 CHESTNUT LANE	1960	Type unknown, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 472 03	1209 CHESTNUT LANE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 03	1210 CHESTNUT LANE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 472 04	1213 CHESTNUT LANE	1960	Front garage, heavily altered, roof pitch
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 04	1214 CHESTNUT LANE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 472 05	1301 CHESTNUT LANE	1960	Front garage, unaltered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 05	1302 CHESTNUT LANE	1960	Front garage, moderately altered

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DAVIS MANOR NO. 09	12/30/1958 0:00	070 472 06	1305 CHESTNUT LANE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 472 07	1309 CHESTNUT LANE	1960	Front garage, unaltered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 07	1310 CHESTNUT LANE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 472 08	1311 CHESTNUT LANE	1960	Front garage, heavily altered, roof pitch
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 08	1314 CHESTNUT LANE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	032 045 07	1315 CLARA LANE	1978	not age eligible
DAVIS MANOR NO. 09	12/30/1958 0:00	070 474 04	1704 DREXEL DRIVE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 30	1705 DREXEL DRIVE	1960	combo hip/gable, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 474 05	1708 DREXEL DRIVE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 31	1709 DREXEL DRIVE	1960	moderate pitch hipped roof, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 474 06	1800 DREXEL DRIVE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 32	1801 DREXEL DRIVE	1960	Front garage, moderately altered, addition
DAVIS MANOR NO. 09	12/30/1958 0:00	070 474 07	1804 DREXEL DRIVE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 33	1805 DREXEL DRIVE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 474 08	1808 DREXEL DRIVE	1966	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 34	1809 DREXEL DRIVE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 474 09	1900 DREXEL DRIVE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 35	1901 DREXEL DRIVE	1960	Type unknown, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 474 10	1904 DREXEL DRIVE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 36	1905 DREXEL DRIVE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 474 11	1908 DREXEL DRIVE	1960	Front garage, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 37	1909 DREXEL DRIVE	1960	Front garage, moderately altered

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DAVIS MANOR NO. 09	12/30/1958 0:00	070 474 12	1912 DREXEL DRIVE	1960	
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 38	1913 DREXEL DRIVE	1960	moderate pitch hipped roof, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 39	1917 DREXEL DRIVE	1960	moderate pitch roof, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 40	1921 DREXEL DRIVE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 41	1925 DREXEL DRIVE	1960	moderate pitch hipped roof, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 474 15	1903 GEORGIA PLACE	1960	Front garage, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 474 14	1909 GEORGIA PLACE	1960	rear garage, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 474 13	1915 GEORGIA PLACE	1960	heavily altered, does not appear age eligible
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 20	1300 MADRONE PLACE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 19	1301 MADRONE PLACE	1960	Front garage, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 21	1304 MADRONE PLACE	1960	moderate pitch, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 18	1305 MADRONE PLACE	1960	Front garage, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 17	1307 MADRONE PLACE	1960	moderate pitch, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 22	1308 MADRONE PLACE	1960	moderate pitch, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 23	1312 MADRONE PLACE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 16	1313 MADRONE PLACE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 24	1316 MADRONE PLACE	1960	Front garage, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 25	1320 MADRONE PLACE	1960	moderate pitch, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	032 045 09	1300 POLE LINE ROAD	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 29	1301 POLE LINE ROAD	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	032 045 05	1304 POLE LINE ROAD	1960	Rear garage, moderately altered,
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 28	1305 POLE LINE ROAD	1960	Front garage, moderately altered

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DAVIS MANOR NO. 09	12/30/1958 0:00	032 045 06	1308 POLE LINE ROAD	1960	Raised pitch, garage conversion, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 27	1309 POLE LINE ROAD	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	032 044 36	1400 POLE LINE ROAD	1960	raised pitch, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 26	1401 POLE LINE ROAD	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	032 044 37	1404 POLE LINE ROAD	1960	Gable/hip combo, raised pitch, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 15	1501 POLE LINE ROAD	1960	Front single garage, raised pitch, heavily altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 42	1215 SNYDER DRIVE	1960	No such address on map
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 46	1200 SNYDER DRIVE	1960	heavily altered, does not appear age eligible
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 45	1204 SNYDER DRIVE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 44	1208 SNYDER DRIVE	1960	Front garage, moderately altered
DAVIS MANOR NO. 09	12/30/1958 0:00	070 473 43	1212 SNYDER DRIVE	1960	
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 61	1700 ALBION PLACE	1961	Double gable-on-hip, shed porch, unaltered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 60	1701 ALBION PLACE	1961	Double gable, shed porch,heavily altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 62	1704 ALBION PLACE	1961	Combo double gable/gable-on-hip, shed porch,unaltered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 59	1705 ALBION PLACE	1961	Double gable,shed porch, heavily altered, 2-story
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 65	1708 ALBION PLACE	1961	Cross-gabled, heavily altered, garage conversion
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 58	1709 ALBION PLACE	1961	Cross-gabled, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 67	1712 ALBION PLACE	1961	Double gable, shed porch,unaltered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 57	1713 ALBION PLACE	1961	Double gable-on-hip, shed porch,moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 68	1716 ALBION PLACE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 56	1717 ALBION PLACE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 69	1720 ALBION PLACE	1961	Double gable,shed porch, moderately altered

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DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 55	1721 ALBION PLACE	1961	Double gable-on-hip,shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 70	1724 ALBION PLACE	1961	Combo double gable/gable-on-hip,shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 54	1725 ALBION PLACE	1961	Double gable, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 35	1405 BIRCH LANE	1961	Cross-gabled, rear 1-car garage, heavily altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 34	1409 BIRCH LANE	1961	Cross-gabled, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 33	1413 BIRCH LANE	1961	Cross-gabled, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 32	1417 BIRCH LANE	1961	Combo double gable/gable-on-hip, shed porch,moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 31	1421 BIRCH LANE	1961	Cross-gabled, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 30	1425 BIRCH LANE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 29	1429 BIRCH LANE	1961	Double gable-on-hip, shed porch,moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 28	1501 BIRCH LANE	1961	Combo double gable/gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 27	1505 BIRCH LANE	1961	Double gable-on-hip, shed porch, heavily altered, front deck
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 26	1509 BIRCH LANE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 25	1513 BIRCH LANE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 24	1603 BIRCH LANE	1961	Double gable-on-hip, shed porch,moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 23	1607 BIRCH LANE	1975	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 22	1611 BIRCH LANE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 21	1701 BIRCH LANE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 20	1705 BIRCH LANE	1961	Combo double gable/gable-on-hip, shed porch, heavily altered, second
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 19	1709 BIRCH LANE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 18	1713 BIRCH LANE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 170 06	1812 BIRCH LANE	1965	outside Davis Manor 10

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DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 46	1703 CHAPMAN PLACE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 47	1704 CHAPMAN PLACE	1961	Combo double gable/gable-on-hip, shed porch, unaltered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 45	1707 CHAPMAN PLACE	1961	Cross-gabled, shed porch, heavily altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 48	1708 CHAPMAN PLACE	1961	Cross-gabled, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 44	1711 CHAPMAN PLACE	1961	Cross-gabled, shed porch, heavily altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 49	1712 CHAPMAN PLACE	1961	Cross-gabled, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 43	1715 CHAPMAN PLACE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 50	1716 CHAPMAN PLACE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 42	1719 CHAPMAN PLACE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 51	1720 CHAPMAN PLACE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 41	1723 CHAPMAN PLACE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 52	1724 CHAPMAN PLACE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 40	1727 CHAPMAN PLACE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 53	1728 CHAPMAN PLACE	1961	Cross-gabled, shed porch, unaltered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 39	1731 CHAPMAN PLACE	1961	Cross-gabled, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 38	1801 CHAPMAN PLACE	1961	Double gable-on-hip, shed porch, heavily altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 37	1805 CHAPMAN PLACE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 36	1809 CHAPMAN PLACE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 35	1813 CHAPMAN PLACE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	070 455 19	1317 CHESTNUT LANE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	070 473 09	1318 CHESTNUT LANE	1961	Double gable, shed porch, unaltered
DAVIS MANOR NO. 10	5/17/1960 0:00	070 455 18	1321 CHESTNUT LANE	1961	Double gable, shed porch, unaltered

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DAVIS MANOR NO. 10	5/17/1960 0:00	070 473 10	1322 CHESTNUT LANE	1961	Cross-gabled, rear garage, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	070 455 17	1325 CHESTNUT LANE	1960	Double gable, shed porch, heavily altered, addition
DAVIS MANOR NO. 10	5/17/1960 0:00	070 473 11	1326 CHESTNUT LANE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	070 455 16	1329 CHESTNUT LANE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 63	1407 CHESTNUT PLACE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 79	1408 CHESTNUT PLACE	1961	Cross-gabled, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 64	1411 CHESTNUT PLACE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 77	1412 CHESTNUT PLACE	1961	Cross-gabled, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 66	1415 CHESTNUT PLACE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 75	1416 CHESTNUT PLACE	1961	Cross-gabled, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 72	1420 CHESTNUT PLACE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 045 02	1407 CLARA LANE	1939	Originally craftsman style, heavily altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 23	1702 DENISON DRIVE	1961	Double gable, shed porch, heavily altered, entry
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 24	1706 DENISON DRIVE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 25	1710 DENISON DRIVE	1961	Combo double gable/gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 26	1714 DENISON DRIVE	1961	Double gable, shed porch, heavily altered, pergola
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 27	1718 DENISON DRIVE	1961	Double gable-on-hip, shed porch, heavily altered, enclosed porch
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 28	1722 DENISON DRIVE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 29	1726 DENISON DRIVE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 30	1730 DENISON DRIVE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 31	1800 DENISON DRIVE	1961	Combo double gable/gable-on-hip, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 32	1804 DENISON DRIVE	1961	Double gable-on-hip, shed porch, heavily altered, garage conversion

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DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 33	1808 DENISON DRIVE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 34	1812 DENISON DRIVE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 02	1406 MADRONE LANE	1961	Double gable, shed porch, rear garage, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 82	1407 MADRONE LANE	1961	Double gable, shed porch, heavily altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 03	1410 MADRONE LANE	1961	Double gable, shed porch, rear garage conversion, heavily altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 81	1411 MADRONE LANE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 04	1414 MADRONE LANE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 80	1415 MADRONE LANE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 05	1418 MADRONE LANE	1961	Double gable, shed porch, heavily altered, projecting addition
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 78	1419 MADRONE LANE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 06	1422 MADRONE LANE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 07	1500 MADRONE LANE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 76	1501 MADRONE LANE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 08	1504 MADRONE LANE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 74	1505 MADRONE LANE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 09	1508 MADRONE LANE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 73	1509 MADRONE LANE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 10	1512 MADRONE LANE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 71	1513 MADRONE LANE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 11	1602 MADRONE LANE	1961	Double gable, shed porch, heavily altered, garage conversion
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 12	1606 MADRONE LANE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 13	1610 MADRONE LANE	1961	Double gable-on-hip, shed porch, moderately altered

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DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 14	1700 MADRONE LANE	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 15	1704 MADRONE LANE	1961	Cross-gabled, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 16	1708 MADRONE LANE	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 17	1712 MADRONE LANE	1961	Double gable-on-hip, shed porch, unaltered
DAVIS MANOR NO. 10	5/17/1960 0:00	070 473 14	1505 POLE LINE ROAD	1960	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 044 01	1408 POLE LINE ROAD	1961	Combo double gable/gable-on-hip, heavily altered, garage conversion
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 01	1502 POLE LINE ROAD	1961	Cross-gabled, heavily altered, garage conversion
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 02	1506 POLE LINE ROAD	1961	Cross-gabled, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	070 473 13	1509 POLE LINE ROAD	1961	Cross-gabled, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 03	1510 POLE LINE ROAD	1961	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	070 473 12	1513 POLE LINE ROAD	1961	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 04	1514 POLE LINE ROAD	1961	Cross-gabled, not visible
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 05	1518 POLE LINE ROAD	1961	Double gable-on-hip, shed porch, unaltered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 06	1522 POLE LINE ROAD	1961	Double gable, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	070 455 15	1603 POLE LINE ROAD	1965	unknown, heavily altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 07	1604 POLE LINE ROAD	1961	Double gable-on-hip, heavily altered, garage conversion
DAVIS MANOR NO. 10	5/17/1960 0:00	070 455 14	1607 POLE LINE ROAD	1961	Double gable, not visible
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 08	1608 POLE LINE ROAD	1961	Combo double gable/gable-on-hip, heavily altered, garage conversion
DAVIS MANOR NO. 10	5/17/1960 0:00	070 455 13	1611 POLE LINE ROAD	1961	Cross-gabled, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 09	1612 POLE LINE ROAD	1961	Cross-gabled, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	070 455 12	1615 POLE LINE ROAD	1961	Cross-gabled, rear garage, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 10	1616 POLE LINE ROAD	1961	Cross-gabled, heavily altered, garage conversion

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DAVIS MANOR NO. 10	5/17/1960 0:00	070 455 11	1619 POLE LINE ROAD	1961	Double gable-on-hip, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 11	1620 POLE LINE ROAD	1961	Double gable, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 12	1702 POLE LINE ROAD	1961	Double gable-on-hip, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 13	1706 POLE LINE ROAD	1961	Double gable, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 14	1710 POLE LINE ROAD	1961	Double gable, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 15	1714 POLE LINE ROAD	1961	Double gable-on-hip, heavily altered, garage conversion
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 16	1718 POLE LINE ROAD	1961	Double gable, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 17	1722 POLE LINE ROAD	1961	Double gable-on-hip, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 84	1726 POLE LINE ROAD	1961	Double gable, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 19	1804 POLE LINE ROAD	1961	Double gable, moderately altered, tile roof
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 20	1808 POLE LINE ROAD	1961	Double gable-on-hip, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 21	1812 POLE LINE ROAD	1961	Double gable, moderately altered
DAVIS MANOR NO. 10	5/17/1960 0:00	032 043 22	1816 POLE LINE ROAD	1961	Double gable-on-hip, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 11	1306 CLAREMONT DRIVE	1964	Combo double gable/gable-on-hip, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 12	1310 CLAREMONT DRIVE	1964	Double gable, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 13	1314 CLAREMONT DRIVE	1964	Double gable, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 14	1318 CLAREMONT DRIVE	1964	Double gable-on-hip, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 15	1322 CLAREMONT DRIVE	1965	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 16	1400 CLAREMONT DRIVE	1965	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 17	1404 CLAREMONT DRIVE	1964	Double gable, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 18	1408 CLAREMONT DRIVE	1962	Double gable, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 19	1412 CLAREMONT DRIVE	1963	Cross-gabled, moderately altered

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DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 20	1416 CLAREMONT DRIVE	1962	Double gable, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 08	1502 CLAREMONT DRIVE	1962	Double gable, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 09	1506 CLAREMONT DRIVE	1926	Double gable, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 10	1510 CLAREMONT DRIVE	1962	Double gable-on-hip, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 17	1401 CYPRESS LANE	1962	Double gable, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 467 01	1114 CYPRESS LANE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 17	1115 CYPRESS LANE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 467 02	1120 CYPRESS LANE	1962	Double gable, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 467 03	1126 CYPRESS LANE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 25	1203 CYPRESS LANE	1962	Cross-gabled, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 466 01	1204 CYPRESS LANE	1962	Double gable, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 24	1207 CYPRESS LANE	1962	Double gable, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 466 02	1208 CYPRESS LANE	1962	Double gable, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 23	1211 CYPRESS LANE	1962	Double gable, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 466 03	1212 CYPRESS LANE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 22	1215 CYPRESS LANE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 466 04	1216 CYPRESS LANE	1962	Double gable, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 466 05	1304 CYPRESS LANE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 21	1305 CYPRESS LANE	1962	Double gable, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 466 06	1308 CYPRESS LANE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 20	1309 CYPRESS LANE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 466 07	1312 CYPRESS LANE	1962	Cross-gabled, moderately altered

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DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 19	1313 CYPRESS LANE	1962	Double gable, unaltered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 466 08	1316 CYPRESS LANE	1962	Double gable, unaltered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 18	1317 CYPRESS LANE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 466 09	1400 CYPRESS LANE	1962	Double gable, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 455 01	1404 CYPRESS LANE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 17	1405 CYPRESS LANE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 455 02	1408 CYPRESS LANE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 16	1409 CYPRESS LANE	1962	Cross-gabled, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 455 03	1500 CYPRESS LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 15	1501 CYPRESS LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 455 04	1504 CYPRESS LANE	1962	Cross-gabled, unaltered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 14	1505 CYPRESS LANE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 455 05	1508 CYPRESS LANE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 13	1509 CYPRESS LANE	1962	Double gable, shed porch, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 455 06	1512 CYPRESS LANE	1962	Cross-gabled, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 12	1513 CYPRESS LANE	1962	Cross-gabled, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 455 07	1514 CYPRESS LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 11	1517 CYPRESS LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 455 08	1600 CYPRESS LANE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 455 09	1604 CYPRESS LANE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 455 10	1608 CYPRESS LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 461 02	1246 DREXEL DRIVE	1964	Cross-gabled, moderately altered

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DAVIS MANOR NO. 11	7/13/1961 0:00	070 461 01	1252 DREXEL DRIVE	1964	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 01	1302 DREXEL DRIVE	1963	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 02	1306 DREXEL DRIVE	1963	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 03	1310 DREXEL DRIVE	1963	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 04	1314 DREXEL DRIVE	1963	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 05	1404 DREXEL DRIVE	1963	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 01	1405 DREXEL DRIVE	1962	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 06	1408 DREXEL DRIVE	1962	Double gable-on-hip, shed porch, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 34	1409 DREXEL DRIVE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 07	1412 DREXEL DRIVE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 33	1413 DREXEL DRIVE	1962	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 08	1416 DREXEL DRIVE	1963	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 32	1417 DREXEL DRIVE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 09	1420 DREXEL DRIVE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 31	1421 DREXEL DRIVE	1963	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 10	1424 DREXEL DRIVE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 30	1425 DREXEL DRIVE	1962	Double gable-on-hip, shed porch, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 11	1500 DREXEL DRIVE	1962	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 29	1501 DREXEL DRIVE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 12	1504 DREXEL DRIVE	1962	Double gable, shed porch, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 28	1505 DREXEL DRIVE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 13	1508 DREXEL DRIVE	1962	Double gable, shed porch, moderately altered

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DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 27	1509 DREXEL DRIVE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 14	1512 DREXEL DRIVE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 26	1513 DREXEL DRIVE	1962	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 15	1516 DREXEL DRIVE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 468 16	1520 DREXEL DRIVE	1962	Double gable-on-hip, shed porch, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 05	1212 L STREET	0	empty lot
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 02	1200 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 462 01	1201 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 03	1204 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 462 02	1205 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 04	1208 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 462 03	1209 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 462 04	1213 L STREET	1964	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 06	1302 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 462 05	1303 L STREET	1964	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 07	1306 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 462 06	1307 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 08	1310 L STREET	1964	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 462 07	1311 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 09	1314 L STREET	1964	Double gable, shed porch, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 462 08	1315 L STREET	1964	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 462 09	1405 L STREET	1964	Double gable-on-hip, shed porch, moderately altered

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DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 10	1406 L STREET	1964	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 462 10	1409 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 11	1410 L STREET	1964	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 451 01	1413 L STREET	1958	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 01	1414 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 451 02	1417 L STREET	1964	Cross gabled, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 02	1418 L STREET	1964	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 451 03	1501 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 03	1504 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 451 04	1505 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 04	1508 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 451 05	1509 L STREET	1964	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 05	1512 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 451 06	1513 L STREET	1964	Cross-gabled, unaltered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 06	1602 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 451 07	1603 L STREET	1964	Double gable, shed porch, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 07	1606 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 451 08	1607 L STREET	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 08	1610 L STREET	1964	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 451 09	1611 L STREET	1964	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 09	1614 L STREET	1964	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 451 10	1615 L STREET	1964	Cross-gabled, moderately altered

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DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 10	1618 L STREET	1964	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 451 11	1619 L STREET	1964	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 453 15	1407 MELLO PLACE	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 464 06	1408 MELLO PLACE	1964	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 453 14	1411 MELLO PLACE	1964	Double gable-on-hip, shed porch, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 464 07	1412 MELLO PLACE	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 453 13	1415 MELLO PLACE	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 464 08	1416 MELLO PLACE	1964	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 464 05	1316 PACIFIC DRIVE	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 01	1203 PACIFIC DRIVE	1963	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 20	1207 PACIFIC DRIVE	1963	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 19	1211 PACIFIC DRIVE	1963	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 18	1215 PACIFIC DRIVE	1963	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 17	1301 PACIFIC DRIVE	1963	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 464 02	1304 PACIFIC DRIVE	1963	Double gable, shed porch, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 16	1305 PACIFIC DRIVE	1963	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 464 03	1308 PACIFIC DRIVE	1963	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 15	1309 PACIFIC DRIVE	1963	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 464 04	1312 PACIFIC DRIVE	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 14	1313 PACIFIC DRIVE	1964	Cross gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 13	1403 PACIFIC DRIVE	1964	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 463 12	1407 PACIFIC DRIVE	1964	Double gable, shed porch, moderately altered

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DAVIS MANOR NO. 11	7/13/1961 0:00	070 453 01	1410 PACIFIC DRIVE	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 35	1411 PACIFIC DRIVE	1964	Double gable, shed porch, unaltered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 453 02	1414 PACIFIC DRIVE	1964	Double gable-on-hip, shed porch, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 34	1415 PACIFIC DRIVE	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 33	1501 PACIFIC DRIVE	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 453 03	1504 PACIFIC DRIVE	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 32	1505 PACIFIC DRIVE	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 453 04	1508 PACIFIC DRIVE	1964	Double gable-on-hip, shed porch, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 31	1509 PACIFIC DRIVE	1964	Double gable, shed porch, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 30	1513 PACIFIC DRIVE	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 29	1517 PACIFIC DRIVE	1964	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 28	1601 PACIFIC DRIVE	1964	Double gable, shed porch, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 27	1605 PACIFIC DRIVE	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 26	1609 PACIFIC DRIVE	1964	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 453 05	1612 PACIFIC DRIVE	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 25	1613 PACIFIC DRIVE	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 453 06	1616 PACIFIC DRIVE	1964	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 24	1617 PACIFIC DRIVE	1964	Double gable-on-hip, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 453 07	1620 PACIFIC DRIVE	1964	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 23	1621 PACIFIC DRIVE	1964	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 453 08	1624 PACIFIC DRIVE	1964	Cross-gabled, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 22	1625 PACIFIC DRIVE	1964	Cross-gabled, moderately altered

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DAVIS MANOR NO. 11	7/13/1961 0:00	070 453 09	1628 PACIFIC DRIVE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 452 21	1629 PACIFIC DRIVE	1962	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 02	1200 SPRUCE LANE	1962	Cross gabled, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 03	1204 SPRUCE LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 464 01	1207 SPRUCE LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 04	1208 SPRUCE LANE	1962	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 464 15	1211 SPRUCE LANE	1962	Double gable-on-hip, shed porch, heavily altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 05	1212 SPRUCE LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 464 14	1215 SPRUCE LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 06	1216 SPRUCE LANE	1962	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 464 13	1219 SPRUCE LANE	1962	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 07	1220 SPRUCE LANE	1962	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 464 12	1223 SPRUCE LANE	1963	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 08	1224 SPRUCE LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 09	1228 SPRUCE LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 10	1232 SPRUCE LANE	1962	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 11	1300 SPRUCE LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 12	1304 SPRUCE LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 13	1308 SPRUCE LANE	1962	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 464 11	1309 SPRUCE LANE	1962	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 14	1312 SPRUCE LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 464 10	1313 SPRUCE LANE	1962	Double gable-on-hip, shed porch, moderately altered

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DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 15	1316 SPRUCE LANE	1962	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 464 09	1317 SPRUCE LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 465 16	1402 SPRUCE LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 453 12	1405 SPRUCE LANE	1962	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 01	1406 SPRUCE LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 453 11	1409 SPRUCE LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 02	1410 SPRUCE LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 453 10	1413 SPRUCE LANE	1962	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 03	1414 SPRUCE LANE	1962	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 04	1500 SPRUCE LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 05	1504 SPRUCE LANE	1962	Double gable-on-hip, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 06	1508 SPRUCE LANE	1962	Double gable, shed porch, moderately altered
DAVIS MANOR NO. 11	7/13/1961 0:00	070 454 07	1512 SPRUCE LANE	1962	Double gable-on-hip, shed porch, moderately altered

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the "homegrown" Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis's transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, "The City of Bicycles." Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis's attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades.

Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Davis Manor Subdivision Development

In 1953, partners Stanley M. Davis and Nelstan Homes Co. recorded the first Davis Manor subdivision. Stanley Mayberry Davis was born in Alameda in 1907, and in 1928 he married Ruth Woods. The young couple lived with Ruth's parents in Alameda, and Stanley followed his father-in-law into real estate sales during the Depression. The couple had a son named Richard in 1930. By 1940, the family was living in San Leandro, and Stanley Davis was a Contractor and Builder. By the late 1940s, Stanley Davis had opened an insurance company and continued to operate his real estate and construction businesses. The business offices were in San Leandro, and the company developed houses and commercial properties in Alameda County during the 1940s before coming to Davis. Stanley Davis continued to live in Alameda County after he expanded to Davis, although his construction business was only in Davis after the early 1950s.¹

Stanley Davis's first foray into local development was in University Park 4, a small subdivision north of the University. Davis and Harold Greer subdivided the neighborhood at the end of 1952 under the name Hazelwood, just a few months before recording Davis Manor Unit One. The first Davis Manor subdivisions in Davis were small, consisting of 20 – 30 houses. Stanley Davis had built over 200 houses south of East Eighth Street by 1956.²

Although local developers like the Simmons family and Bay Area architect Oliver Rousseau had previously completed tract-style subdivisions in Davis, Stanley Davis took industrial-scale homebuilding to new levels of efficiency. The early 1950s tracts had more variation between properties, while houses in Davis Manor were virtually identical to one another. This allowed Stanley Davis to develop double the land area of his competitors in a similar period of time. Stanley Davis also intensified the level commercial development as part of a residential subdivision. The developer set aside nearly a third of Davis Manor No. 5 and half of Davis Manor No. 6 for shopping centers. By the middle of the 1950s, a plan was in place to re-route East Eighth Street, which allowed the shopping centers to be constructed on rectilinear lots.

Stanley Davis began recording Davis Manor subdivisions north of East Eighth Street in 1956. The first, Davis Manor 7, included a four-and-a-half-acre parcel that was set aside for a park. Davis Manor 9, recorded eighteen months later, added another acre-and-a-half to the park. Davis Manor 7 and 8 were at the northern and eastern Davis City Limits at this time, East Eighth Street and Pole Line Road. By 1957, Stanley Davis was already developing Davis Manor. East Eighth Street had been straightened, but the large parcels set aside for commercial use in Davis Manor 5 and 6 remained undeveloped. Stanley Davis gradually developed these commercial properties while the north-central Davis Manor neighborhood was under construction.

Like Davis Manor 1 – 6, the Davis Manor 7 – 11 subdivisions were constructed very quickly an entire street at a time. Between 1957 and 1960, the company constructed a few examples of the smaller house that had characterized the earlier subdivisions. The older-style Stanley Davis house had a very low pitch front-gabled roof and a side-gabled single car garage set back from the house. Stanley Davis Homes added a new design template in 1957. The new models, with a projecting double garage and recessed entry, became much more popular in the late 1950s. As the decade drew to a close, Stanley Davis built fewer of the rear-garage houses, and even when they did use the old plan, the developer usually included a double garage. The dominance of the Tract Ranch with recessed entry and double projecting garage, however was relatively brief. In 1961, Stanley Davis introduced a new model with a moderate-pitch roof and a shed-roofed porch over the front door instead of a recessed entry. When completed, Davis Manor 7 – 11 had over 500 homes, more than double the number in the first six Davis Manor subdivisions. The developer constructed most of the apartment buildings along East Eighth Street in 1964, after the single family dwellings had been completed and mostly sold.

Other developers continued constructing residential neighborhoods near Davis Manor during the late 1950s, and the farmland around East Davis was almost completely developed by the end of the decade. Residential and commercial development spurred public construction projects in the neighborhood, such as the elementary school on the south side of East Eighth Street that the school district began building in 1957.

¹ U.S. Census, San Leandro, California, 1940; Polk City Directory, Hayward, California, 1948;

² Sacramento Bee, "Davis Schedules Public Hearings on Master Plan," December 13, 1955.

Stanley M. Davis ultimately developed dozens of subdivisions in Davis between the 1950s and the 1970s. Some were listed under his name as an individual, while others were under various entities Davis owned or was a partner in. Companies associated with Davis include Stanley Davis Homes, Hazelwood, Inc., and Stanley Davis Improvement Corporation. Stanley M. Davis employee John Lessley was the chief officer of some of these companies, including Stanley Davis Improvement Corporation and Hayless, Inc. George Nelson Davis, who was Stanley's brother, was the president of Nelson Homes and Nelstan Development Company. In the 1970s, Stanley Davis began partnering with RACO Enterprises, Inc., which was locally operated by Ray Thompson. In 1976, Ray Thompson was the sales manager of Stanley Davis Homes and the president of Stanley M. Davis Mortgage in Davis.³

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the south Davis Manor neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood. Although Stanley Davis was able to complete residential subdivisions more quickly than competitors, he was not one of the first tract developers in Davis, and the company's contribution to Davis history does not rise to the level of significance required for historic eligibility.

One property, 1506 Claremont Drive, is a Craftsman-style farmhouse constructed in 1926, prior to the development of the subdivision. This property may be historically significant as an individual landmark.

South Davis Manor does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. Research has not revealed any significant associations to persons important to Davis, state, or national history.

The houses and duplexes in the neighborhood are common examples of Tract Ranch dwellings, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

³ Polk City Directory, Davis, California, 1976, p. 83.

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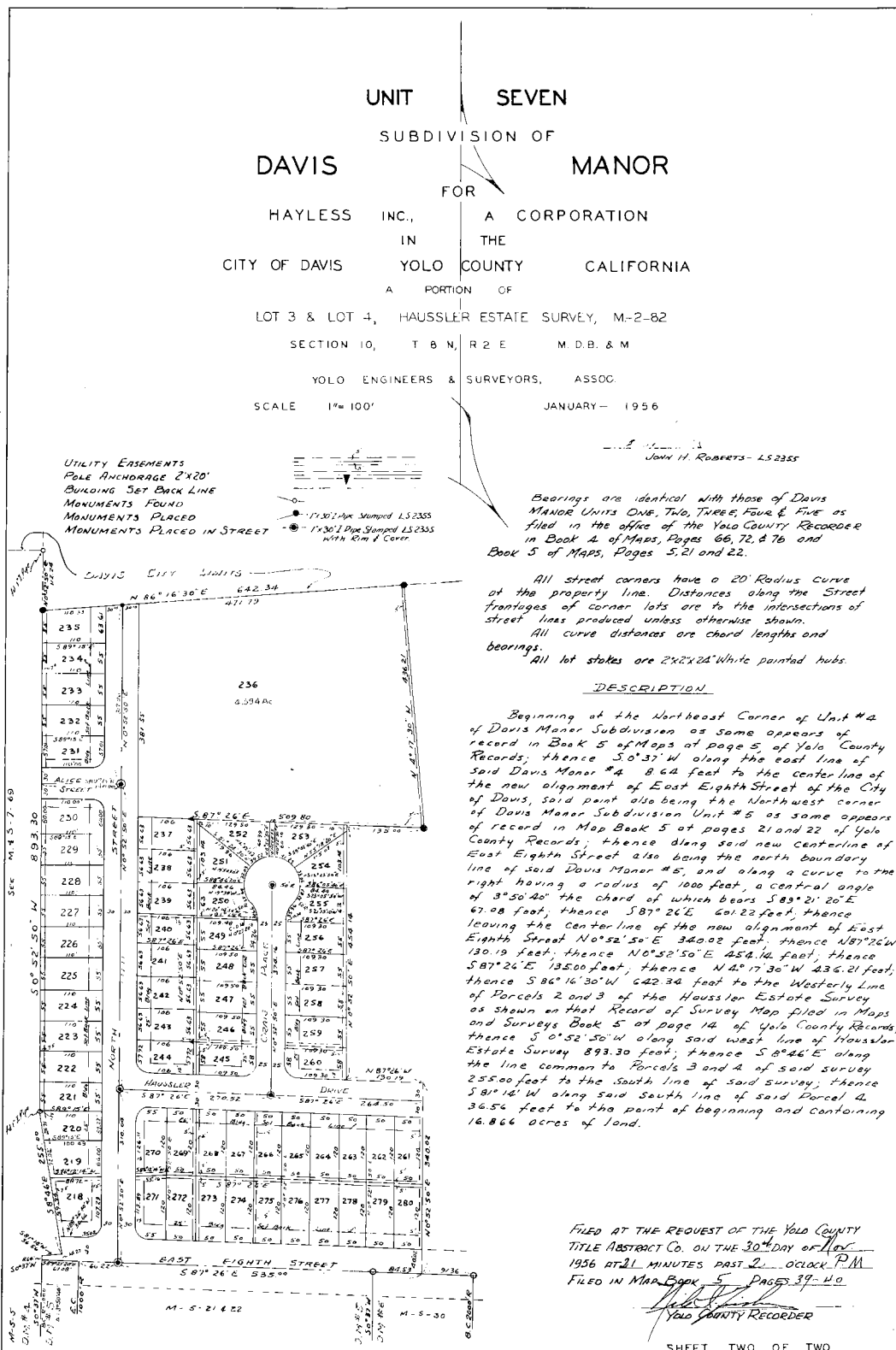


Figure 1: Plat of Davis Manor Unit Seven, City of Davis, November, 1956.

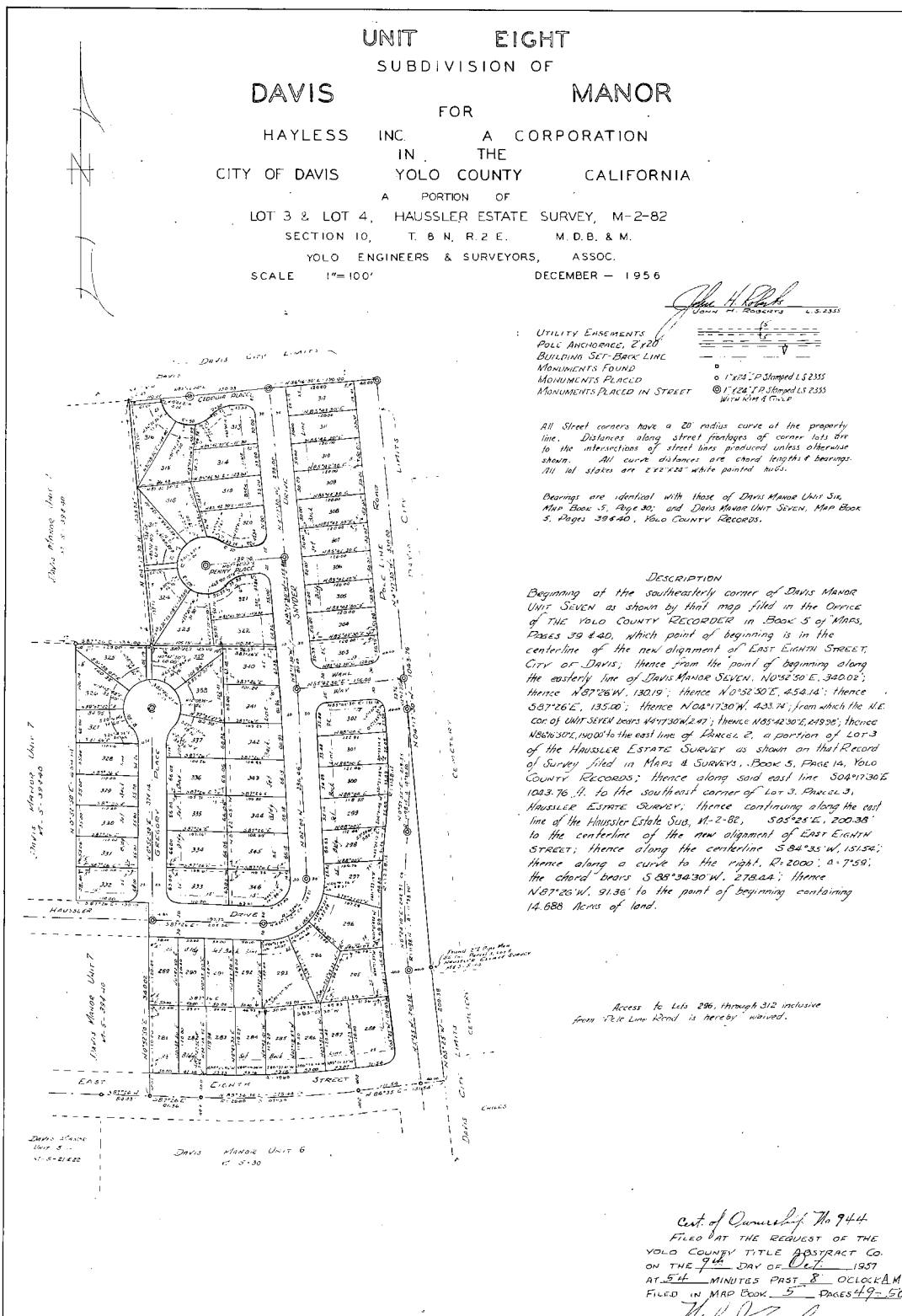


Figure 2: Plat of Davis Manor Unit Eight, City of Davis, September, 1957.

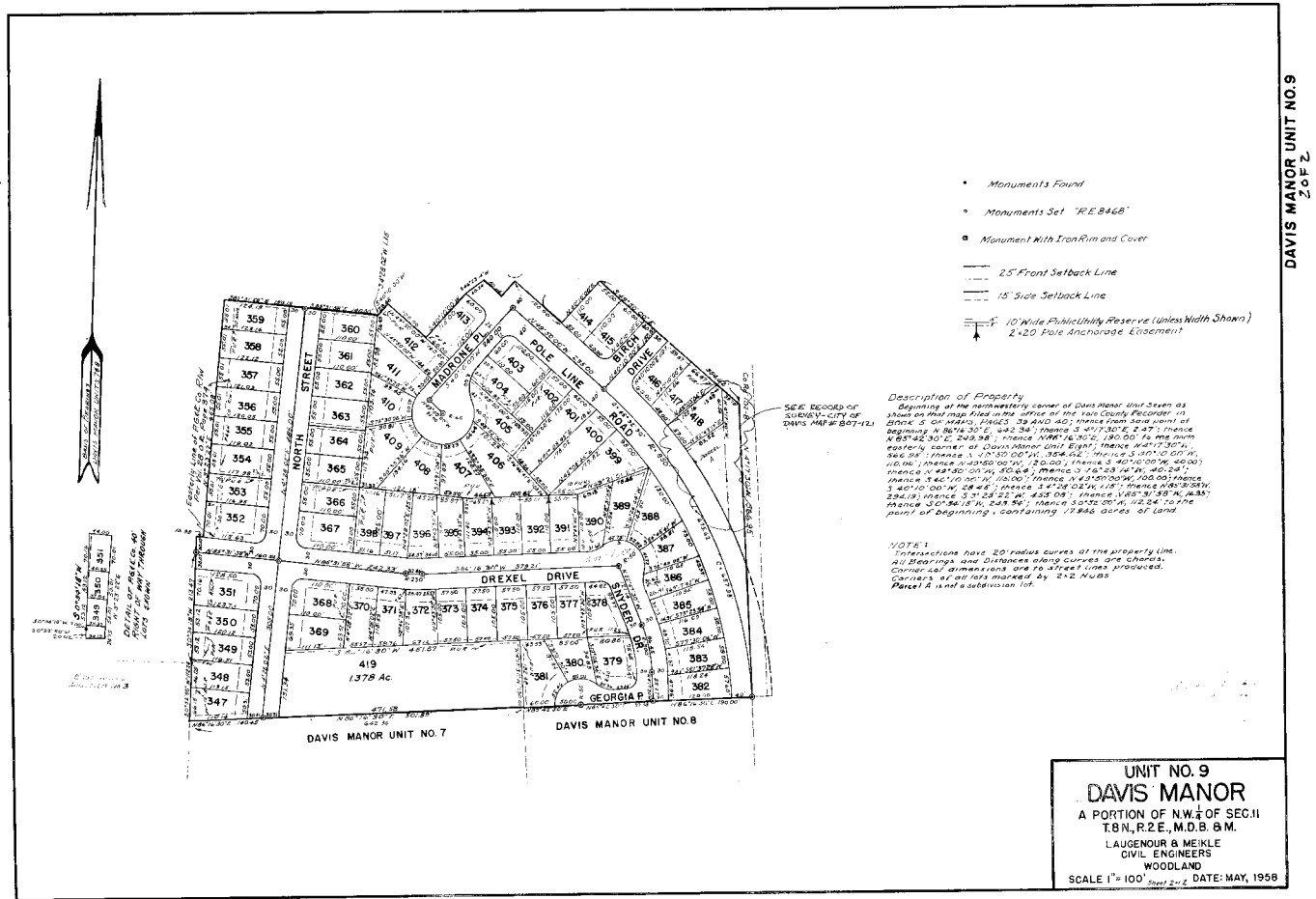


Figure 3: Plat of Davis Manor Unit Nine, City of Davis, May, 1958.

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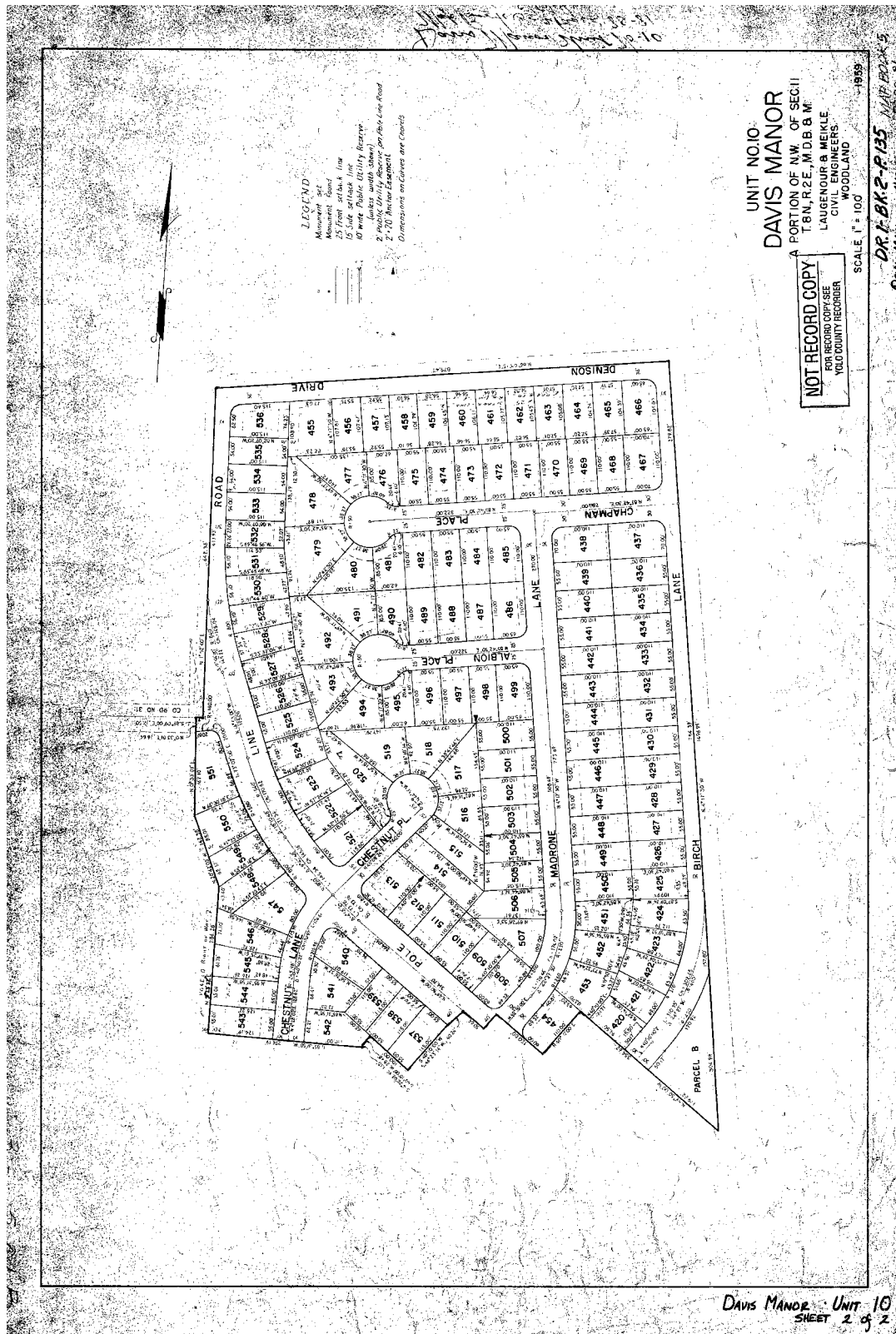


Figure 4: Plat of Davis Manor Unit Ten, City of Davis, January, 1960.

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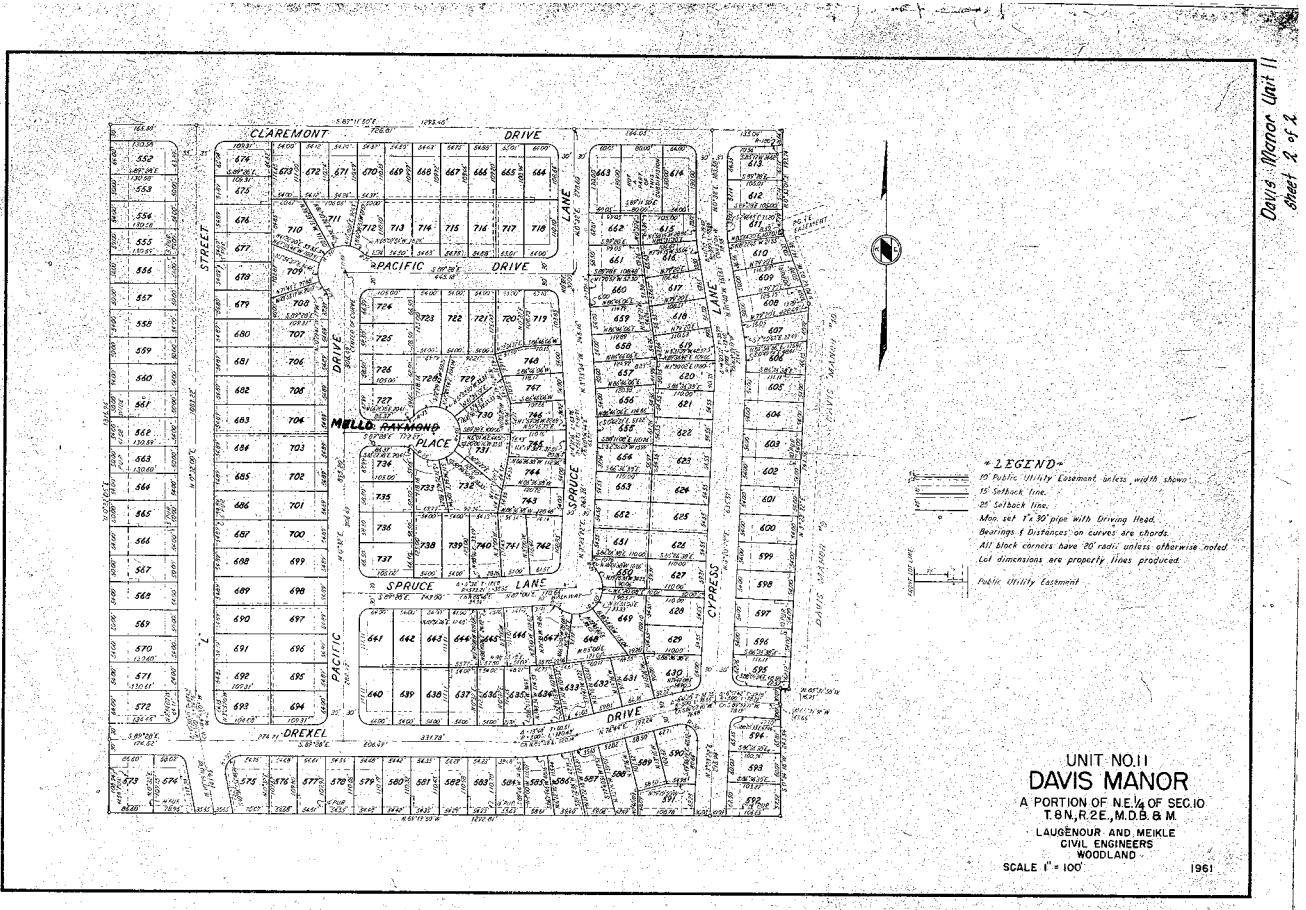


Figure 5: Plat of Davis Manor Unit Eleven, City of Davis, June, 1961.



Figure 6: U.S.D.A. Aerial photo of farmland in East Davis that would become Davis Manor 7 – 11 showing beginning of Davis Manor 7 under construction and existing farmhouse complex upper left of frame, 1957.



Figure 7: U.S.D.A. Aerial photo showing houses in Davis Manor 7 – 11 complete with apartment buildings along East Eighth Street under construction, 1964.



Figure 8: U.S.D.A. Aerial photo showing houses and with apartment buildings along East Eighth in Davis Manor 7 – 11 complete, 1969.

Photographs:



Photograph 1: Unaltered double-gabled Tract Ranch house with projecting double garage at 945 Gregory Place, 1959.



Photograph 2: Unaltered Tract Ranch house with two single garage doors at 1804 Drexel Drive, 1960.



Photograph 3: Moderately altered Tract Ranch house at 1924 Haussler Drive, 1959



Photograph 4: Moderately altered Tract Ranch house at 932 Snyder Drive, 1959.



Photograph 5: Heavily altered house at 927 Craig Place, 1958.



Photograph 6: Unaltered shed porch Tract Ranch at 1712 Madrone Lane, 1961.



Photograph 7: Moderately altered shed roof porch Tract Ranch at 1712 Albion Place, 1961.



Photograph 8: Moderately altered house at 1713 Birch Lane, 1961.



Photograph 9: Heavily altered house at 1509 Cypress Lane, 1962.



Photograph 10: Moderately cross-gabled Tract Ranch at 1409 Birch Lane, 1961.



Photograph 11: Heavily altered cross-gabled Tract Ranch at 1917 Drexel Drive, 1960.



Photograph 12: Heavily altered house at 1603 Cypress Lane, 1962.



Photograph 13: Moderately altered two-story Apartment Building at 1805 East Eighth Street, 1964.

*Resource Name or # (Assigned by recorder): Davis Manor 12 - 19

D1. Historic Name: Davis Manor 12 -19

D2. Common Name: Davis Manor neighborhood

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

The northeast Davis Manor neighborhood consists of five large subdivisions clustered around Slide Hill Park. The rectangular area is south of East Covell Boulevard and west of the Mace Ranch Green Belt. The Davis Cemetery is on its southern border, and Birch Lane/Clara Lane to the west. Gently curving streets and a large number of loop streets and cul-de-sacs give the neighborhood a suburban feel and irregular lots. Like other post-war subdivision in central Davis, sidewalks with rolled curbs are directly adjacent to streets. Many houses feature mature street trees, which are a wide variety of species and are planted adjacent to the sidewalks.

Construction began in 1964 on the Tract Ranch style houses in Davis Manor 12, at the northwestern corner of the neighborhood. The neighborhood was developed a street at a time over the next decade, and was complete by 1975. The first subdivisions featured five distinct house plans, one of which was the plan introduced by Stanley Davis in the late 1950s. Marketed during this period as the "Sonoma," it is a low-pitch front-gabled house with a projecting front-gabled double garage. The side-facing primary entrance set in a recessed entry alcove. Original examples have aluminum slider windows, stucco cladding, and are fitted with wood garage doors. Besides the shutters, the only decorative feature of the houses is partial wood, brick, or stone cladding.

The most common house type in the neighborhood is the cross-gabled L-shaped Tract Ranch house that Stanley Davis had introduced in his early 1960s subdivisions. The L-shaped plans were "Marin," "El Dorado," and "Imperial," with different floor-plans and numbers of rooms but similar exterior appearance. Some have simple decorative entry porches connected to the primary or garage roof. More often, however, this subtype demonstrates the most elemental form of Tract Ranch style: an unadorned stucco-clad house with projecting double garage. Stanley Davis employed a wide variety of roof forms on this plan in order to appeal to customers by avoiding identical repetition (continued, p. 2).

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

The northeast Davis Manor neighborhood is a contiguous area south of East Covell Boulevard and west of the Mace Ranch Green Belt. The Davis Cemetery is on its southern border, and Birch Lane/Clara Lane to the west. The original subdivision maps are shown in Figures 1 – 7.

***D5. Boundary Justification:**

The northeast Davis Manor neighborhood encompasses all of seven Davis Manor 12 – 19 subdivisions, which were developed consecutively over a roughly ten-year period and feature a limited range of closely related building types.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The northeast Davis Manor neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although generally associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued p. 36).

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

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: October 24, 2014

Affiliation and Address: Brunzell Historical
1613 B Street, Napa, CA 94559

***D3. Detailed Description** (continued)

Most feature different roof forms on house and garage, combining from a menu that includes side gables, front gables, cross gables, hipped, and gable-on-hip roof forms. Some examples have gabled, hipped, or gable-on-hip roof on both house and garage. Many examples feature a decorative concrete block screen that provides a measure of privacy to the primary entrance.

The "Alpine" is a one-and-a-half story plan adapted from the L-shaped Ranch. With an L-shaped plan and projecting gabled garage, the "Alpine provides a second floor of living space with a steeply-pitched side-gabled roof over the house. Windows at the gable ends and large gabled front dormers transform the area under the roof to livable space, and gives these houses a more traditional look.

The "Shasta," a Tract Ranch-style house with a smaller footprint makes up about ten percent of the dwellings in the neighborhood. Stylistically similar to the "Marin," this house has a more compact plan, and almost always a hipped roof. Perhaps because of its smaller size, few unaltered examples remain.

The fifth plan in the subdivision has a detached garage in front of the house. It is difficult to distinguish from the "Marin" since both have projecting double garages, and is relatively rare. Original examples of all subtypes feature wood shake roofs, wood garage doors, and aluminum slider windows.

Slide Hill Park, a roughly twelve-acre recreational area is located at the heart of the neighborhood on Temple Drive and Tulip Lane. It is named for a large concrete slide that is part of its play equipment. Birch Lane Elementary School is located within Davis Manor 12, on Birch Lane at the neighborhood's western border.

Very few buildings in the neighborhood remain unaltered. Common alterations include vinyl replacement windows and modern metal garage doors. Virtually all houses have had wood shake replaced with composition shingle. A number of buildings are heavily altered, and include garage conversions, second story additions, carport additions, and altered roof pitches.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' level of integrity, and for anomalous buildings describes architectural form. Architectural style is Tract Ranch unless otherwise noted.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	Description
DAVIS MANOR NO. 12	6/16/1964 0:00	032 184 01	1424 BANYAN PLACE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 182 04	1427 BANYAN PLACE	1966	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 35	1703 BATES DRIVE	1965	Marin, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 34	1709 BATES DRIVE	1965	Alpine, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 33	1715 BATES DRIVE	1965	Shasta, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 32	1721 BATES DRIVE	1965	Alpine, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 31	2403 BATES DRIVE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 02	2404 BATES DRIVE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 30	2409 BATES DRIVE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 03	2410 BATES DRIVE	1965	Alpine, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 29	2415 BATES DRIVE	1964	Alpine, moderately altered

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*Date: January 26, 2015

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DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 04	2416 BATES DRIVE	1965	Shasta, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 28	2421 BATES DRIVE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 05	2422 BATES DRIVE	1965	Sonoma, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 27	2427 BATES DRIVE	1965	Sonoma, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 06	2428 BATES DRIVE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 26	2433 BATES DRIVE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 25	2503 BATES DRIVE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 07	2504 BATES DRIVE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 24	2509 BATES DRIVE	1965	Sonoma, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 08	2510 BATES DRIVE	1965	Shasta, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 23	2515 BATES DRIVE	1965	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 09	2516 BATES DRIVE	1965	Shasta, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 22	2521 BATES DRIVE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 10	2522 BATES DRIVE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 21	2527 BATES DRIVE	1965	Marin, unaltered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 11	2528 BATES DRIVE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 181 11	1501 BAYWOOD LANE	1966	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 40	1504 BAYWOOD LANE	1966	unknown, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 181 10	1507 BAYWOOD LANE	1966	Marin, hipped roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 41	1510 BAYWOOD LANE	1966	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 181 09	1513 BAYWOOD LANE	1965	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 181 08	1519 BAYWOOD LANE	1966	Marin, hipped roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 181 07	1601 BAYWOOD LANE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 26	1606 BAYWOOD LANE	1966	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 181 06	1607 BAYWOOD LANE	1966	Shasta, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 25	1612 BAYWOOD LANE	1966	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 181 05	1613 BAYWOOD LANE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 181 04	1619 BAYWOOD LANE	1965	Marin, 2-story addition, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 181 03	1625 BAYWOOD LANE	1965	Marin, combination roof, moderately altered

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*Recorded by: Kara Brunzell

*Date: January 26, 2015

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DAVIS MANOR NO. 12	6/16/1964 0:00	032 181 02	1631 BAYWOOD LANE	1965	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 181 01	1637 BAYWOOD LANE	1965	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 191 06	1701 BAYWOOD LANE	1964	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 01	1702 BAYWOOD LANE	1965	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 191 05	1707 BAYWOOD LANE	1965	Marin, gabled roof, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 02	1708 BAYWOOD LANE	1965	Sonoma, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 191 04	1713 BAYWOOD LANE	1965	Shasta, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 03	1714 BAYWOOD LANE	1965	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 04	1720 BAYWOOD LANE	1964	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 191 03	1801 BAYWOOD LANE	1965	Alpine, unaltered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 05	1802 BAYWOOD LANE	1964	L-shaped, detached front garage, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 191 02	1807 BAYWOOD LANE	1964	Sonoma, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 06	1808 BAYWOOD LANE	1965	Sonoma? Heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 191 01	1813 BAYWOOD LANE	1964	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 07	1814 BAYWOOD LANE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 01	1710 BIRCH LANE	1968	Marin, heavily altered, 2nd story addition
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 02	1716 BIRCH LANE	1965	Sonoma, unaltered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 03	1722 BIRCH LANE	1965	Marin, heavily altered, 2nd story addition
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 04	1800 BIRCH LANE	1965	Sonoma, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 05	1806 BIRCH LANE	1964	Marin, unaltered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 06	1812 BIRCH LANE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 185 02	1425 BUCKEYE LANE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 11	1605 CLEMSON DRIVE	1966	Shasta, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 15	1608 CLEMSON DRIVE	1965	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 12	1611 CLEMSON DRIVE	1965	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 16	1614 CLEMSON DRIVE	1965	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 13	1617 CLEMSON DRIVE	1965	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 42	2300 CLEMSON DRIVE	1966	Marin, gabled roof, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 01	2306 CLEMSON DRIVE	1965	Marin, heavily altered

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DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 01	2307 CLEMSON DRIVE	1966	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 02	2312 CLEMSON DRIVE	1965	Sonoma, unaltered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 02	2313 CLEMSON DRIVE	1965	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 03	2318 CLEMSON DRIVE	1965	Marin, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 03	2319 CLEMSON DRIVE	1965	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 04	2324 CLEMSON DRIVE	1965	unknown, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 04	2325 CLEMSON DRIVE	1965	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 05	2330 CLEMSON DRIVE	1966	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 05	2331 CLEMSON DRIVE	1966	Shasta, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 06	2401 CLEMSON DRIVE	1966	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 06	2402 CLEMSON DRIVE	1966	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 07	2407 CLEMSON DRIVE	1965	Sonoma, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 07	2408 CLEMSON DRIVE	1966	Sonoma, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 08	2413 CLEMSON DRIVE	1966	Marin, gabled roof, unaltered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 08	2414 CLEMSON DRIVE	1966	Marin, unaltered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 09	2419 CLEMSON DRIVE	1966	Shasta, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 09	2420 CLEMSON DRIVE	1966	Marin, gable-on-hip, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 10	2425 CLEMSON DRIVE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 10	2426 CLEMSON DRIVE	1965	Marin, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 11	2432 CLEMSON DRIVE	1966	Marin, hipped roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 12	2502 CLEMSON DRIVE	1966	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 13	2508 CLEMSON DRIVE	1965	Marin, hipped roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 14	2514 CLEMSON DRIVE	1966	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 08	2308 DENISON DRIVE	1965	unknown, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 09	2314 DENISON DRIVE	1965	Marin, gabled roof, unaltered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 10	2320 DENISON DRIVE	1965	Sonoma, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 11	2400 DENISON DRIVE	1965	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 12	2406 DENISON DRIVE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 13	2412 DENISON DRIVE	1965	Sonoma, moderately altered

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DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 14	2418 DENISON DRIVE	1965	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 15	2424 DENISON DRIVE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 16	2500 DENISON DRIVE	1965	Shasta, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 17	2506 DENISON DRIVE	1964	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 18	2512 DENISON DRIVE	1965	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 19	2518 DENISON DRIVE	1964	Marin, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 20	2524 DENISON DRIVE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 27	1810 MAGNOLIA PLACE	1965	Marin, hipped roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 23	1702 MAGNOLIA PLACE	1965	Marin, gabled roof, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 22	1707 MAGNOLIA PLACE	1965	Alpine, unaltered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 24	1708 MAGNOLIA PLACE	1965	Marin, hipped roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 21	1713 MAGNOLIA PLACE	1965	Marin, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 25	1714 MAGNOLIA PLACE	1965	Marin, gabled roof, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 20	1803 MAGNOLIA PLACE	1964	Sonoma, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 26	1804 MAGNOLIA PLACE	1965	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 19	1809 MAGNOLIA PLACE	1965	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 18	1815 MAGNOLIA PLACE	1965	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 28	1818 MAGNOLIA PLACE	1965	Marin, hipped roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 194 07	1812 MANZANITA LANE	0	vacant
DAVIS MANOR NO. 12	6/16/1964 0:00	032 187 08	1500 MANZANITA LANE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 187 09	1506 MANZANITA LANE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 187 10	1512 MANZANITA LANE	1965	Marin, gabled, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 23	1517 MANZANITA LANE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 187 11	1518 MANZANITA LANE	1966	Marin, hipped roof, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 22	1523 MANZANITA LANE	1965	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 187 12	1524 MANZANITA LANE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 187 13	1600 MANZANITA LANE	1966	Sonoma, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 21	1603 MANZANITA LANE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 187 14	1606 MANZANITA LANE	1965	Alpine, moderately altered

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DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 20	1609 MANZANITA LANE	1966	Sonoma, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 187 15	1612 MANZANITA LANE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 187 16	1618 MANZANITA LANE	1965	Shasta, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 194 01	1700 MANZANITA LANE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 194 02	1706 MANZANITA LANE	1965	Shasta, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 194 03	1712 MANZANITA LANE	1965	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 194 04	1718 MANZANITA LANE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 194 05	1800 MANZANITA LANE	1966	Shasta, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 194 06	1806 MANZANITA LANE	1965	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 185 01	1426 NUTMEG LANE	1966	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 184 02	1427 NUTMEG LANE	1966	Marin, gable-on-hip roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 12	1703 OLEANDER PLACE	1965	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 13	1706 OLEANDER PLACE	1964	Marin, hipped roof, unaltered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 11	1711 OLEANDER PLACE	1965	Marin, hipped roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 14	1712 OLEANDER PLACE	1970	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 10	1717 OLEANDER PLACE	1964	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 09	1801 OLEANDER PLACE	1969	Shasta, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 15	1802 OLEANDER PLACE	1969	unknown, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 08	1807 OLEANDER PLACE	1965	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 16	1808 OLEANDER PLACE	1969	L-shaped, detached front garage, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 07	1813 OLEANDER PLACE	1970	L-shaped, detached front garage, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 17	1814 OLEANDER PLACE	1970	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 34	1701 PALM PLACE	1965	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 35	1704 PALM PLACE	1965	Marin, gabled roof, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 33	1709 PALM PLACE	1965	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 36	1710 PALM PLACE	1965	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 32	1715 PALM PLACE	1965	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 31	1805 PALM PLACE	1965	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 37	1806 PALM PLACE	1964	Shasta, heavily altered

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DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 30	1811 PALM PLACE	1965	Sonoma, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 38	1812 PALM PLACE	1965	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 29	1817 PALM PLACE	1965	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 170 39	1820 PALM PLACE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 24	2300 TEMPLE DRIVE	1965	Marin, gabled roof, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 23	2306 TEMPLE DRIVE	1965	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 22	2312 TEMPLE DRIVE	1965	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 21	2318 TEMPLE DRIVE	1965	Marin, hipped, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 37	2323 TEMPLE DRIVE	1965	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 20	2324 TEMPLE DRIVE	1966	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 192 36	2329 TEMPLE DRIVE	1965	Alpine, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 19	2330 TEMPLE DRIVE	1966	Marin, hipped, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 18	2402 TEMPLE DRIVE	1966	Marin, hipped, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 01	2405 TEMPLE DRIVE	1965	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 17	2408 TEMPLE DRIVE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 20	2411 TEMPLE DRIVE	1965	Sonoma, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 16	2414 TEMPLE DRIVE	1966	Marin, gabled roof, unaltered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 19	2417 TEMPLE DRIVE	1965	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 15	2420 TEMPLE DRIVE	1966	L-shaped, detached front garage, unaltered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 18	2423 TEMPLE DRIVE	1965	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 183 14	2426 TEMPLE DRIVE	1966	Shasta, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 17	2429 TEMPLE DRIVE	1965	Marin, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 16	2501 TEMPLE DRIVE	1965	Marin, gabled roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 15	2507 TEMPLE DRIVE	1965	Sonoma, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 17	2510 TEMPLE DRIVE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 14	2513 TEMPLE DRIVE	1965	Sonoma, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 18	2516 TEMPLE DRIVE	1966	Alpine, unaltered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 13	2519 TEMPLE DRIVE	1965	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 19	2522 TEMPLE DRIVE	1966	Marin, combination roof, moderately altered

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DAVIS MANOR NO. 12	6/16/1964 0:00	032 193 12	2525 TEMPLE DRIVE	1965	Marin, combination roof, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 182 01	2200 WHITTIER DRIVE	1966	Sonoma, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 182 02	2206 WHITTIER DRIVE	1966	Sonoma heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 182 03	2212 WHITTIER DRIVE	1966	Marin, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 39	2305 WHITTIER DRIVE	1966	Shasta, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 38	2311 WHITTIER DRIVE	1966	Marin, gabled, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 37	2317 WHITTIER DRIVE	1966	Shasta, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 36	2323 WHITTIER DRIVE	1966	Marin, gabled, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 35	2329 WHITTIER DRIVE	1966	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 34	2403 WHITTIER DRIVE	1966	Sonoma, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 33	2409 WHITTIER DRIVE	1966	Shasta, heavily altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 32	2415 WHITTIER DRIVE	1966	Marin, unaltered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 31	2421 WHITTIER DRIVE	1966	Marin, unaltered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 30	2427 WHITTIER DRIVE	1966	Shasta, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 29	2433 WHITTIER DRIVE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 187 01	2500 WHITTIER DRIVE	1966	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 28	2503 WHITTIER DRIVE	1966	Marin, gabled, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 187 02	2506 WHITTIER DRIVE	1966	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 27	2509 WHITTIER DRIVE	1966	Shasta, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 187 03	2512 WHITTIER DRIVE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 26	2515 WHITTIER DRIVE	1966	Marin, gabled, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 187 04	2518 WHITTIER DRIVE	1966	Marin, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 25	2521 WHITTIER DRIVE	1966	Marin, gable-on-hip, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 187 05	2524 WHITTIER DRIVE	1966	Marin, unaltered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 186 24	2527 WHITTIER DRIVE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 187 06	2530 WHITTIER DRIVE	1966	Alpine, moderately altered
DAVIS MANOR NO. 12	6/16/1964 0:00	032 187 07	2536 WHITTIER DRIVE	1966	Marin, combination roof, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 32	1305 ALDER PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 47	1306 ALDER PLACE	1967	Sonoma, moderately altered

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DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 33	1311 ALDER PLACE	1967	Sonoma, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 46	1312 ALDER PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 34	1317 ALDER PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 45	1318 ALDER PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 35	1323 ALDER PLACE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 44	1324 ALDER PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 36	1329 ALDER PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 43	1330 ALDER PLACE	1967	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 37	1335 ALDER PLACE	1967	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 42	1336 ALDER PLACE	1967	Marin, unaltered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 41	1404 ALDER PLACE	1968	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 38	1405 ALDER PLACE	1967	Detached garage, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 40	1410 ALDER PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 39	1411 ALDER PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 26	1407 BANYAN PLACE	1966	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 25	1408 BANYAN PLACE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 27	1411 BANYAN PLACE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 24	1412 BANYAN PLACE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 28	1415 BANYAN PLACE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 23	1416 BANYAN PLACE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 29	1419 BANYAN PLACE	1966	Marin, moderately altered, original garage door
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 22	1420 BANYAN PLACE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 30	1423 BANYAN PLACE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 14	1309 BUCKEYE LANE	1969	Marin, gabled, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 15	1315 BUCKEYE LANE	1969	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 16	1321 BUCKEYE LANE	1969	Shasta, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 17	1327 BUCKEYE LANE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 18	1401 BUCKEYE LANE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 19	1405 BUCKEYE LANE	1968	Marin, moderately altered

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DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 20	1409 BUCKEYE LANE	1969	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 21	1413 BUCKEYE LANE	1969	Marin, combination moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 22	1417 BUCKEYE LANE	1969	Marin, heavily altered, garage conversion
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 23	1421 BUCKEYE LANE	1969	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 01	1303 FIG PLACE	1967	Detached garage, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 10	1304 FIG PLACE	1967	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 02	1309 FIG PLACE	1967	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 09	1310 FIG PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 03	1315 FIG PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 08	1316 FIG PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 04	1321 FIG PLACE	1967	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 07	1322 FIG PLACE	1967	Detached garage, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 05	1327 FIG PLACE	1967	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 06	1328 FIG PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 09	1905 GENEVA PLACE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 10	1910 GENEVA PLACE	1966	Marin, moderately altered, original garage door
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 08	1911 GENEVA PLACE	1966	Marin, cross-gabled, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 20	2500 LAFAYETTE DRIVE	1967	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 343 10	2501 LAFAYETTE DRIVE	1969	Detached garage, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 19	2506 LAFAYETTE DRIVE	1970	Marin, cross-gabled, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 343 09	2507 LAFAYETTE DRIVE	1967	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 18	2512 LAFAYETTE DRIVE	1968	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 343 08	2513 LAFAYETTE DRIVE	1969	Marin, gabled, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 17	2518 LAFAYETTE DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 343 07	2519 LAFAYETTE DRIVE	1969	Sonoma, hipped, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 16	2524 LAFAYETTE DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 343 06	2525 LAFAYETTE DRIVE	1967	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 15	2530 LAFAYETTE DRIVE	1969	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 14	2536 LAFAYETTE DRIVE	1969	Alpine, moderately altered

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DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 13	2542 LAFAYETTE DRIVE	1968	Marin, combination, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 12	2548 LAFAYETTE DRIVE	1969	Marin, hipped, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 11	2554 LAFAYETTE DRIVE	1969	Marin, combination, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 10	2600 LAFAYETTE DRIVE	1968	Marin, hipped, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 09	2606 LAFAYETTE DRIVE	1968	Detached garage, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 08	2612 LAFAYETTE DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 07	2618 LAFAYETTE DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 06	2624 LAFAYETTE DRIVE	1969	Marin, cross-gabled, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 343 05	2629 LAFAYETTE DRIVE	1967	Sonoma, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 05	2630 LAFAYETTE DRIVE	1969	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 343 04	2635 LAFAYETTE DRIVE	1967	unknown, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 04	2636 LAFAYETTE DRIVE	1968	Marin, cross-gabled, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 343 03	2641 LAFAYETTE DRIVE	1968	Detached garage, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 03	2642 LAFAYETTE DRIVE	1968	Marin, combination, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 343 02	2647 LAFAYETTE DRIVE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 02	2648 LAFAYETTE DRIVE	1968	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 343 01	2653 LAFAYETTE DRIVE	1969	Shasta, heavily altered, garage conversion
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 01	2654 LAFAYETTE DRIVE	1967	Marin, gabled, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 31	1302 LOCUST PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 16	1303 LOCUST PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 30	1308 LOCUST PLACE	1967	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 17	1309 LOCUST PLACE	1967	Detached garage, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 29	1314 LOCUST PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 18	1315 LOCUST PLACE	1967	Alpine, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 28	1320 LOCUST PLACE	1967	Heavily altered/not age eligible
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 19	1321 LOCUST PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 27	1326 LOCUST PLACE	1967	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 20	1327 LOCUST PLACE	1967	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 26	1332 LOCUST PLACE	1967	Marin, moderately altered

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DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 21	1333 LOCUST PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 25	1402 LOCUST PLACE	1967	Detached garage, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 22	1403 LOCUST PLACE	1967	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 24	1408 LOCUST PLACE	1967	Sonoma, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 23	1409 LOCUST PLACE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 06	1900 LOYOLA DRIVE	1969	Detached garage, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 07	1906 LOYOLA DRIVE	1969	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 08	1912 LOYOLA DRIVE	1970	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 09	1918 LOYOLA DRIVE	1968	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 24	2000 LOYOLA DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 23	2006 LOYOLA DRIVE	1970	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 22	2012 LOYOLA DRIVE	1970	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 21	2018 LOYOLA DRIVE	1970	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 20	2102 LOYOLA DRIVE	1970	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 19	2108 LOYOLA DRIVE	1970	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 18	2114 LOYOLA DRIVE	1970	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 17	2120 LOYOLA DRIVE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 16	2204 LOYOLA DRIVE	1969	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 15	2210 LOYOLA DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 14	2216 LOYOLA DRIVE	1970	Detached garage, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 13	2222 LOYOLA DRIVE	1969	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 01	2300 LOYOLA DRIVE	1969	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 02	2306 LOYOLA DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 03	2312 LOYOLA DRIVE	1970	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 04	2318 LOYOLA DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 05	2404 LOYOLA DRIVE	1970	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 11	2407 LOYOLA DRIVE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 06	2410 LOYOLA DRIVE	1970	Detached garage, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 12	2413 LOYOLA DRIVE	1968	Sonoma, moderately altered

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DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 07	2416 LOYOLA DRIVE	1970	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 13	2419 LOYOLA DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 08	2422 LOYOLA DRIVE	1970	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 09	2428 LOYOLA DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 10	2500 LOYOLA DRIVE	1970	Marin, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 21	2505 LOYOLA DRIVE	1970	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 11	2506 LOYOLA DRIVE	1970	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 22	2511 LOYOLA DRIVE	1969	Detached garage, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 12	2512 LOYOLA DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 23	2517 LOYOLA DRIVE	1969	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 13	2518 LOYOLA DRIVE	1970	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 24	2523 LOYOLA DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 14	2524 LOYOLA DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 25	2529 LOYOLA DRIVE	1969	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 15	2530 LOYOLA DRIVE	1968	Detached garage, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 26	2535 LOYOLA DRIVE	1970	Detached garage, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 27	2605 LOYOLA DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 344 28	2611 LOYOLA DRIVE	1970	Shasta, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 11	1301 NUTMEG LANE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 12	1307 NUTMEG LANE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 10	1308 NUTMEG LANE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 13	1313 NUTMEG LANE	1968	Shasta, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 09	1314 NUTMEG LANE	1969	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 14	1319 NUTMEG LANE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 08	1320 NUTMEG LANE	1969	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 15	1325 NUTMEG LANE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 07	1326 NUTMEG LANE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 06	1402 NUTMEG LANE	1969	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 16	1403 NUTMEG LANE	1967	Sonoma, moderately altered

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DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 05	1406 NUTMEG LANE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 17	1407 NUTMEG LANE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 04	1410 NUTMEG LANE	1969	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 18	1411 NUTMEG LANE	1968	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 03	1414 NUTMEG LANE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 19	1415 NUTMEG LANE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 02	1418 NUTMEG LANE	1969	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 20	1419 NUTMEG LANE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 342 01	1422 NUTMEG LANE	1969	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 341 21	1423 NUTMEG LANE	1968	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 01	1204 POLE LINE ROAD	1967	Sonoma, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 02	1210 POLE LINE ROAD	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 03	1216 POLE LINE ROAD	1967	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 04	1222 POLE LINE ROAD	1967	Marin, unaltered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 05	1228 POLE LINE ROAD	1967	Detached garage, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 10	1902 REGIS DRIVE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 11	1908 REGIS DRIVE	1967	Sonoma, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 12	1914 REGIS DRIVE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 13	2002 REGIS DRIVE	1967	Marin, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 01	2005 REGIS DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 14	2008 REGIS DRIVE	1967	Detached, unaltered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 02	2011 REGIS DRIVE	1968	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 15	2014 REGIS DRIVE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 03	2017 REGIS DRIVE	1969	Marin, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 16	2020 REGIS DRIVE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 04	2023 REGIS DRIVE	1969	Marin, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 17	2026 REGIS DRIVE	1969	Shasta, unaltered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 05	2103 REGIS DRIVE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 18	2104 REGIS DRIVE	1969	Marin, moderately altered

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DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 06	2109 REGIS DRIVE	1968	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 19	2110 REGIS DRIVE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 07	2115 REGIS DRIVE	1969	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 20	2116 REGIS DRIVE	1969	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 08	2121 REGIS DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 21	2122 REGIS DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 09	2127 REGIS DRIVE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 22	2128 REGIS DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 23	2206 REGIS DRIVE	1970	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 10	2207 REGIS DRIVE	1968	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 24	2212 REGIS DRIVE	1969	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 11	2213 REGIS DRIVE	1969	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 25	2218 REGIS DRIVE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 331 12	2219 REGIS DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 332 26	2224 REGIS DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 01	2300 REGIS DRIVE	1968	Sonoma, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 30	2303 REGIS DRIVE	1970	Marin, moderately altered, side garage entry
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 02	2306 REGIS DRIVE	1968	Marin, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 29	2309 REGIS DRIVE	1970	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 03	2312 REGIS DRIVE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 28	2315 REGIS DRIVE	1969	Marin, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 04	2318 REGIS DRIVE	1968	Sonoma, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 27	2321 REGIS DRIVE	1969	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 05	2324 REGIS DRIVE	1969	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 06	2402 REGIS DRIVE	1969	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 26	2405 REGIS DRIVE	1969	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 07	2408 REGIS DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 25	2411 REGIS DRIVE	1970	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 08	2414 REGIS DRIVE	1969	Alpine, moderately altered

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DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 24	2417 REGIS DRIVE	1970	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 09	2420 REGIS DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 23	2423 REGIS DRIVE	1969	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 10	2426 REGIS DRIVE	1969	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 22	2429 REGIS DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 21	2503 REGIS DRIVE	1969	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 11	2504 REGIS DRIVE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 20	2509 REGIS DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 12	2510 REGIS DRIVE	1969	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 19	2515 REGIS DRIVE	1970	
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 13	2516 REGIS DRIVE	1969	Marin, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 18	2521 REGIS DRIVE	1970	Marin, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 14	2522 REGIS DRIVE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 17	2527 REGIS DRIVE	1970	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 15	2528 REGIS DRIVE	1969	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 351 16	2533 REGIS DRIVE	1968	Alpine, unaltered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 16	2534 REGIS DRIVE	1968	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 17	2540 REGIS DRIVE	1968	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 18	2546 REGIS DRIVE	1968	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 19	2552 REGIS DRIVE	1968	Detached garage, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 20	2558 REGIS DRIVE	1969	Shasta, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 352 21	2564 REGIS DRIVE	1969	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 15	1300 WHITTIER DRIVE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 20	1301 WHITTIER DRIVE	1966	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 14	1306 WHITTIER DRIVE	1966	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 19	1307 WHITTIER DRIVE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 13	1312 WHITTIER DRIVE	1966	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 18	1313 WHITTIER DRIVE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 12	1318 WHITTIER DRIVE	1966	

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DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 17	1319 WHITTIER DRIVE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 11	1324 WHITTIER DRIVE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 16	1325 WHITTIER DRIVE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 10	1330 WHITTIER DRIVE	1966	Sonoma, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 15	1331 WHITTIER DRIVE	1966	Unknown, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 09	1400 WHITTIER DRIVE	1967	Sonoma, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 14	1401 WHITTIER DRIVE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 08	1406 WHITTIER DRIVE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 13	1407 WHITTIER DRIVE	1966	Alpine, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 07	1412 WHITTIER DRIVE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 12	1413 WHITTIER DRIVE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 11	1419 WHITTIER DRIVE	1966	unaltered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 07	2001 WHITTIER DRIVE	1966	Sonoma, unaltered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 06	2004 WHITTIER DRIVE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 06	2007 WHITTIER DRIVE	1966	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 05	2010 WHITTIER DRIVE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 05	2013 WHITTIER DRIVE	1966	Marin, heavily altered, garage modified
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 04	2016 WHITTIER DRIVE	1967	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 04	2019 WHITTIER DRIVE	1966	Marin, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 03	2102 WHITTIER DRIVE	1966	Alpine, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 03	2103 WHITTIER DRIVE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 02	2108 WHITTIER DRIVE	1966	Marin, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 02	2109 WHITTIER DRIVE	1966	Marin, moderately altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 322 01	2114 WHITTIER DRIVE	1966	Marin, heavily altered
DAVIS MANOR NO. 13	12/14/1965 0:00	032 321 01	2115 WHITTIER DRIVE	1966	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 01	2601 BLACKBURN DRIVE	1971	Detached garage, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 27	2602 BLACKBURN DRIVE	1971	Alpine, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 02	2607 BLACKBURN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 26	2608 BLACKBURN DRIVE	1971	Marin, moderately altered

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DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 03	2613 BLACKBURN DRIVE	1971	Shallow-arch Spanish Ranch, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 25	2614 BLACKBURN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 04	2619 BLACKBURN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 24	2620 BLACKBURN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 05	2625 BLACKBURN DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 23	2626 BLACKBURN DRIVE	1971	Sonoma, unaltered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 06	2631 BLACKBURN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 22	2632 BLACKBURN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 07	2637 BLACKBURN DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 21	2638 BLACKBURN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 08	2643 BLACKBURN DRIVE	1970	Marin, unaltered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 20	2644 BLACKBURN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 09	2649 BLACKBURN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 19	2650 BLACKBURN DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 18	2656 BLACKBURN DRIVE	1970	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 17	2662 BLACKBURN DRIVE	1970	Detached garage, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 16	2669 BLACKBURN DRIVE	1971	Shallow-arch Spanish Ranch, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 15	2675 BLACKBURN DRIVE	1970	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 14	2681 BLACKBURN DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 13	2701 BLACKBURN DRIVE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 12	2707 BLACKBURN DRIVE	1970	Spanish Ranch, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 11	2713 BLACKBURN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 10	2719 BLACKBURN DRIVE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 10	2724 BLACKBURN DRIVE	1971	Sonoma, unaltered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 09	2725 BLACKBURN DRIVE	1970	Marin, heavily altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 11	2730 BLACKBURN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 08	2731 BLACKBURN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 12	2736 BLACKBURN DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 07	2737 BLACKBURN DRIVE	1971	Marin, heavily altered

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DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 13	2742 BLACKBURN DRIVE	1971	Sonoma, unaltered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 06	2743 BLACKBURN DRIVE	1970	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 14	2748 BLACKBURN DRIVE	1971	Alpine, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 05	2749 BLACKBURN DRIVE	1970	Spanish Ranch, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 15	2754 BLACKBURN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 04	2755 BLACKBURN DRIVE	1970	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 16	2760 BLACKBURN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 03	2761 BLACKBURN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 17	2766 BLACKBURN DRIVE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 02	2767 BLACKBURN DRIVE	1970	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 402 18	2772 BLACKBURN DRIVE	1970	Detached garage, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 401 01	2773 BLACKBURN DRIVE	1971	Detached garage, unaltered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 24	1705 CORK PLACE	1970	Detached garage, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 38	1706 CORK PLACE	1970	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 25	1711 CORK PLACE	1971	Shasta, heavily altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 37	1712 CORK PLACE	1970	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 26	1717 CORK PLACE	1970	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 36	1718 CORK PLACE	1970	Alpine, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 27	1723 CORK PLACE	1971	Shasta, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 35	1724 CORK PLACE	1970	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 28	1805 CORK PLACE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 34	1806 CORK PLACE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 29	1811 CORK PLACE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 33	1812 CORK PLACE	1970	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 30	1817 CORK PLACE	1970	Spanish Ranch, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 32	1818 CORK PLACE	1970	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 31	1823 CORK PLACE	1970	Alpine, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 413 07	1701 POPLAR LANE	1974	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 08	1702 POPLAR LANE	1975	Marin, moderately altered

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DAVIS MANOR NO. 14	3/12/1969 0:00	032 413 06	1707 POPLAR LANE	1974	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 07	1708 POPLAR LANE	1969	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 413 05	1713 POPLAR LANE	1975	Alpine, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 06	1714 POPLAR LANE	1969	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 413 04	1719 POPLAR LANE	1975	Flat-arch Spanish Ranch, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 05	1720 POPLAR LANE	1969	Alpine, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 413 03	1803 POPLAR LANE	1974	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 04	1804 POPLAR LANE	1970	Detached garage, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 413 02	1809 POPLAR LANE	1975	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 03	1810 POPLAR LANE	1970	Sonoma, unaltered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 413 01	1815 POPLAR LANE	1975	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 02	1816 POPLAR LANE	1969	Shallow-arch Spanish Ranch, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 01	1822 POPLAR LANE	1970	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 23	1700 TEA PLACE	1970	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 09	1703 TEA PLACE	1970	Spanish Ranch, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 22	1706 TEA PLACE	1970	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 10	1709 TEA PLACE	1970	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 21	1712 TEA PLACE	1970	Spanish Ranch, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 11	1715 TEA PLACE	1970	Detached garage, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 20	1718 TEA PLACE	1971	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 12	1721 TEA PLACE	1970	Alpine, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 19	1800 TEA PLACE	1970	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 13	1801 TEA PLACE	1970	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 18	1806 TEA PLACE	1970	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 14	1807 TEA PLACE	1970	Shasta, heavily altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 17	1812 TEA PLACE	1970	Detached garage, heavily altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 15	1813 TEA PLACE	1970	Alpine, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 411 16	1818 TEA PLACE	1970	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 412 01	2606 TEMPLE DRIVE	1970	Marin, heavily altered

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DAVIS MANOR NO. 14	3/12/1969 0:00	032 412 02	2612 TEMPLE DRIVE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 412 03	2618 TEMPLE DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 412 04	2624 TEMPLE DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 412 05	2630 TEMPLE DRIVE	1970	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 412 06	2636 TEMPLE DRIVE	1970	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 412 07	2700 TEMPLE DRIVE	1971	Alpine, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 412 08	2706 TEMPLE DRIVE	1970	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 412 09	2712 TEMPLE DRIVE	1970	Marin, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 412 10	2718 TEMPLE DRIVE	1971	Sonoma, heavily altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 412 11	2724 TEMPLE DRIVE	1970	Sonoma, unaltered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 412 12	2730 TEMPLE DRIVE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 14	3/12/1969 0:00	032 601 14	2850 TEMPLE DRIVE	0	Slide Hill Park
DAVIS MANOR NO. 15	10/15/1970 0:00	032 453 01	2603 ADRIAN DRIVE	1971	Marin, unaltered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 453 02	2609 ADRIAN DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 453 03	2615 ADRIAN DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 453 04	2621 ADRIAN DRIVE	1971	Detached garage, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 453 16	2627 ADRIAN DRIVE	1971	Spanish Ranch, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 453 17	2700 ADRIAN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 452 14	2703 ADRIAN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 453 07	2706 ADRIAN DRIVE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 452 13	2709 ADRIAN DRIVE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 453 08	2712 ADRIAN DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 452 12	2715 ADRIAN DRIVE	1972	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 453 09	2718 ADRIAN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 452 11	2721 ADRIAN DRIVE	1971	Sonoma, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 453 10	2724 ADRIAN DRIVE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 452 10	2727 ADRIAN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 453 11	2730 ADRIAN DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 452 09	2733 ADRIAN DRIVE	1971	Spanish Ranch, unaltered

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*Recorded by: Kara Brunzell

*Date: January 26, 2015

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Update

DAVIS MANOR NO. 15	10/15/1970 0:00	032 453 12	2736 ADRIAN DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 453 13	2742 ADRIAN DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 18	2603 BELMONT DRIVE	1971	Spanish Ranch, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 17	2609 BELMONT DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 10	2614 BELMONT DRIVE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 16	2615 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 09	2620 BELMONT DRIVE	1971	Detached garage, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 15	2621 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 08	2626 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 14	2627 BELMONT DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 07	2632 BELMONT DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 13	2633 BELMONT DRIVE	1971	Spanish Ranch, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 06	2638 BELMONT DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 12	2639 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 05	2644 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 11	2645 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 04	2650 BELMONT DRIVE	1971	Shallow-arch Spanish Ranch, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 10	2651 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 03	2656 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 02	2662 BELMONT DRIVE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 01	2709 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 461 15	2715 BELMONT DRIVE	1971	Alpine, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 461 14	2721 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 461 13	2727 BELMONT DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 461 12	2733 BELMONT DRIVE	1971	Spanish Ranch, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 461 11	2739 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 461 10	2745 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 09	2750 BELMONT DRIVE	1971	Detached garage, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 461 09	2751 BELMONT DRIVE	1971	Detached garage, moderately altered

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DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 08	2756 BELMONT DRIVE	1971	Marin, unaltered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 461 08	2757 BELMONT DRIVE	1971	Spanish Ranch, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 07	2762 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 461 07	2763 BELMONT DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 06	2768 BELMONT DRIVE	1971	Detached garage, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 461 06	2769 BELMONT DRIVE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 05	2774 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 461 05	2775 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 04	2780 BELMONT DRIVE	1971	Sonoma, unaltered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 461 04	2781 BELMONT DRIVE	1971	Alpine, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 03	2786 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 461 03	2787 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 02	2792 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 461 02	2793 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 462 01	2798 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 461 01	2799 BELMONT DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 01	2805 CASCADE PLACE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 14	2806 CASCADE PLACE	1972	Marin, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 02	2811 CASCADE PLACE	1972	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 13	2812 CASCADE PLACE	1972	Spanish Ranch, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 03	2817 CASCADE PLACE	1972	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 12	2818 CASCADE PLACE	1972	Alpine, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 04	2823 CASCADE PLACE	1971	Spanish Ranch, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 11	2824 CASCADE PLACE	1972	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 05	2829 CASCADE PLACE	1972	Alpine, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 10	2830 CASCADE PLACE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 06	2835 CASCADE PLACE	1972	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 09	2836 CASCADE PLACE	1972	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 07	2841 CASCADE PLACE	1972	Marin, moderately altered

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DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 08	2842 CASCADE PLACE	1972	Sonoma, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 25	2617 LOYOLA DRIVE	1972	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 24	2623 LOYOLA DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 23	2701 LOYOLA DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 452 01	2706 LOYOLA DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 22	2707 LOYOLA DRIVE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 452 02	2712 LOYOLA DRIVE	1971	Alpine, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 21	2713 LOYOLA DRIVE	1972	Alpine, unaltered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 452 03	2718 LOYOLA DRIVE	1971	Spanish Ranch, unaltered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 20	2719 LOYOLA DRIVE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 452 04	2724 LOYOLA DRIVE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 19	2725 LOYOLA DRIVE	1971	Spanish Ranch, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 452 05	2730 LOYOLA DRIVE	1971	Marin, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 18	2731 LOYOLA DRIVE	1971	Detached garage, unaltered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 452 06	2736 LOYOLA DRIVE	1971	Spanish Ranch, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 17	2737 LOYOLA DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 16	2743 LOYOLA DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 455 01	2804 LOYOLA DRIVE	1972	Spanish Ranch, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 15	2809 LOYOLA DRIVE	1972	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 455 02	2810 LOYOLA DRIVE	1972	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 16	2815 LOYOLA DRIVE	1971	Detached garage, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 455 05	2816 LOYOLA DRIVE	1972	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 17	2821 LOYOLA DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 455 06	2822 LOYOLA DRIVE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 18	2827 LOYOLA DRIVE	1971	Sonoma, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 455 07	2828 LOYOLA DRIVE	1972	Marin, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 19	2833 LOYOLA DRIVE	1972	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 455 08	2834 LOYOLA DRIVE	1972	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 20	2839 LOYOLA DRIVE	1972	Sonoma, moderately altered

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DAVIS MANOR NO. 15	10/15/1970 0:00	032 455 09	2840 LOYOLA DRIVE	1972	Marin, heavily altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 21	2845 LOYOLA DRIVE	1972	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 455 10	2846 LOYOLA DRIVE	1972	Sonoma, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 454 22	2851 LOYOLA DRIVE	1972	Spanish Ranch, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 455 11	2852 LOYOLA DRIVE	1972	Marin, unaltered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 455 04	1220 TULIP LANE	1972	Alpine, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 455 03	1226 TULIP LANE	1972	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 452 08	1235 TULIP LANE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 452 07	1241 TULIP LANE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 15	1305 TULIP LANE	1971	Spanish Ranch, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 14	1311 TULIP LANE	1971	Marin, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 13	1317 TULIP LANE	1972	Alpine, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 12	1323 TULIP LANE	1971	Spanish Ranch, moderately altered
DAVIS MANOR NO. 15	10/15/1970 0:00	032 451 11	1329 TULIP LANE	1971	Marin, unaltered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 30	1301 CAMPHOR LANE	1972	Alpine, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 29	1307 CAMPHOR LANE	1973	heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 513 09	1308 CAMPHOR LANE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 28	1313 CAMPHOR LANE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 513 08	1314 CAMPHOR LANE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 27	1319 CAMPHOR LANE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 513 07	1320 CAMPHOR LANE	1972	L-shaped span, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 26	1325 CAMPHOR LANE	1972	L-shaped span flat arch, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 513 06	1328 CAMPHOR LANE	1972	Alpine, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 25	1331 CAMPHOR LANE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 31	1337 CAMPHOR LANE	1972	heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 32	1343 CAMPHOR LANE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 02	1349 CAMPHOR LANE	1972	Marin, heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 03	1355 CAMPHOR LANE	1972	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 04	1361 CAMPHOR LANE	1972	Alpine, moderately altered

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DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 05	1367 CAMPHOR LANE	1972	Detached garage, heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 06	1373 CAMPHOR LANE	1972	Marin, heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 07	1402 CAMPHOR LANE	1972	Alpine, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 08	1408 CAMPHOR LANE	1972	Marin, heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 513 05	1411 CAMPHOR LANE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 09	1414 CAMPHOR LANE	1972	Marin, heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 513 04	1417 CAMPHOR LANE	1972	L-shaped span, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 10	1420 CAMPHOR LANE	1972	L -shaped span flat arch, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 513 03	1423 CAMPHOR LANE	1972	Marin, heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 11	1426 CAMPHOR LANE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 513 02	1429 CAMPHOR LANE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 12	1432 CAMPHOR LANE	1973	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 13	1438 CAMPHOR LANE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 502 16	2801 LAYTON DRIVE	1973	Detached garage, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 504 13	2802 LAYTON DRIVE	1973	Alpine, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 502 15	2807 LAYTON DRIVE	1972	L-shaped span, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 504 12	2808 LAYTON DRIVE	1972	L-shaped span, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 502 14	2813 LAYTON DRIVE	1973	Alpine, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 504 11	2814 LAYTON DRIVE	1972	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 502 13	2819 LAYTON DRIVE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 504 10	2820 LAYTON DRIVE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 502 12	2825 LAYTON DRIVE	1973	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 504 09	2826 LAYTON DRIVE	1973	Detached garage, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 502 11	2831 LAYTON DRIVE	1973	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 504 08	2832 LAYTON DRIVE	1973	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 502 10	2837 LAYTON DRIVE	1973	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 504 07	2838 LAYTON DRIVE	1973	Alpine, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 502 09	2843 LAYTON DRIVE	1973	Detached garage, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 504 06	2844 LAYTON DRIVE	1973	Marin, moderately altered

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DAVIS MANOR NO. 16	8/25/1971 0:00	032 504 05	2850 LAYTON DRIVE	1973	Alpine, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 504 04	2901 LAYTON DRIVE	1972	Marin, Craftsman, heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 504 03	2907 LAYTON DRIVE	1973	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 504 02	2913 LAYTON DRIVE	1973	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 504 01	2919 LAYTON DRIVE	1972	Marin, heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 501 12	2925 LAYTON DRIVE	1973	L-shaped span, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 501 11	2931 LAYTON DRIVE	1973	Gabled, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 501 10	2937 LAYTON DRIVE	1973	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 501 09	2943 LAYTON DRIVE	1973	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 502 08	2946 LAYTON DRIVE	1973	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 501 08	2949 LAYTON DRIVE	1973	Alpine, green house, heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 502 07	2952 LAYTON DRIVE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 501 07	2955 LAYTON DRIVE	1973	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 502 06	2958 LAYTON DRIVE	1973	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 501 06	2961 LAYTON DRIVE	1973	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 502 05	2964 LAYTON DRIVE	1972	L-shaped span, heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 501 05	2967 LAYTON DRIVE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 502 04	2970 LAYTON DRIVE	1973	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 501 04	2973 LAYTON DRIVE	1972	Shasta, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 502 03	2976 LAYTON DRIVE	1973	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 501 03	2979 LAYTON DRIVE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 502 02	2982 LAYTON DRIVE	1973	Alpine, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 501 02	2985 LAYTON DRIVE	1973	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 502 01	2988 LAYTON DRIVE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 501 01	2991 LAYTON DRIVE	1973	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 514 01	2858 LOYOLA DRIVE	1972	Detached garage, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 514 02	2864 LOYOLA DRIVE	1972	Sonoma, 2 story, heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 514 03	2902 LOYOLA DRIVE	1972	L-shaped span, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 514 04	2908 LOYOLA DRIVE	1972	Sonoma, moderately altered

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DAVIS MANOR NO. 16	8/25/1971 0:00	032 514 05	2914 LOYOLA DRIVE	1972	heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 513 10	2915 LOYOLA DRIVE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 514 06	2920 LOYOLA DRIVE	1972	Detached garage, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 513 01	2921 LOYOLA DRIVE	1972	Detached garage, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 514 07	2926 LOYOLA DRIVE	1972	Marin, heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 514 08	2932 LOYOLA DRIVE	1972	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 514 09	2938 LOYOLA DRIVE	1972	L-shaped span, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 514 10	2944 LOYOLA DRIVE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 514 11	2950 LOYOLA DRIVE	1972	Alpine, heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 514 12	3004 LOYOLA DRIVE	1972	L-shaped span, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 514 13	3010 LOYOLA DRIVE	1972	L-shaped span flat arch, unaltered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 513 11	2909 LOYOLA DRIVE	1972	Shasta, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 511 09	1302 MONARCH LANE	1972	L-shaped span, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 14	1303 MONARCH LANE	1972	Sonoma, unaltered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 511 08	1308 MONARCH LANE	1973	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 15	1309 MONARCH LANE	1972	moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 511 07	1314 MONARCH LANE	1973	Detached garage, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 16	1315 MONARCH LANE	1972	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 511 06	1320 MONARCH LANE	1972	Alpine, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 17	1321 MONARCH LANE	1972	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 511 05	1326 MONARCH LANE	1973	L-shaped span, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 18	1327 MONARCH LANE	1973	Alpine, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 511 04	1332 MONARCH LANE	1972	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 19	1333 MONARCH LANE	1973	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 511 03	1338 MONARCH LANE	1973	not age eligible/heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 20	1339 MONARCH LANE	1972	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 511 02	1344 MONARCH LANE	1972	Spanish Ranch, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 21	1345 MONARCH LANE	1972	Detached garage, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 511 01	1350 MONARCH LANE	1972	Marin, moderately altered

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DAVIS MANOR NO. 16	8/25/1971 0:00	032 512 22	1351 MONARCH LANE	1972	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 503 09	1356 MONARCH LANE	1972	Detached garage, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 503 08	1362 MONARCH LANE	1985	Possible Sonoma, heavily altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 503 07	1404 MONARCH LANE	1972	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 503 06	1410 MONARCH LANE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 503 05	1416 MONARCH LANE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 503 04	1422 MONARCH LANE	1972	Marin, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 503 03	1428 MONARCH LANE	1972	Alpine, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 503 02	1434 MONARCH LANE	1972	Sonoma, moderately altered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 503 01	1440 MONARCH LANE	1973	L-shaped span flat arch, unaltered
DAVIS MANOR NO. 16	8/25/1971 0:00	032 601 14	2850 TEMPLE DRIVE	0	Slide Hill Park
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 15	1700 BALSAM PLACE	1974	Marin, unaltered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 01	1701 BALSAM PLACE	1974	Marin, gabled, unaltered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 14	1706 BALSAM PLACE	1974	Shasta, heavily altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 02	1707 BALSAM PLACE	1974	Sonoma, hipped, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 13	1712 BALSAM PLACE	1974	Spanish Ranch, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 03	1713 BALSAM PLACE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 12	1718 BALSAM PLACE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 04	1719 BALSAM PLACE	1974	Sonoma, heavily altered, addition
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 11	1802 BALSAM PLACE	1974	Marin, heavily altered, second story addition
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 05	1803 BALSAM PLACE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 10	1808 BALSAM PLACE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 06	1809 BALSAM PLACE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 09	1814 BALSAM PLACE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 07	1815 BALSAM PLACE	1974	Sonoma, hipped, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 08	1820 BALSAM PLACE	1974	Sonoma, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 640 37	3006 CAMPBELL PLACE	1975	Sonoma, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 10	2803 GRINNEL DRIVE	1973	Sonoma, hipped, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 24	2804 GRINNEL DRIVE	1973	Marin, moderately altered

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DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 11	2809 GRINNEL DRIVE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 23	2810 GRINNEL DRIVE	1973	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 12	2815 GRINNEL DRIVE	1973	Detached garage, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 22	2816 GRINNEL DRIVE	1973	Sonoma, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 13	2821 GRINNEL DRIVE	1973	Sonoma, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 21	2822 GRINNEL DRIVE	1973	Sonoma, hipped, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 14	2827 GRINNEL DRIVE	1973	Spanish Ranch, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 20	2828 GRINNEL DRIVE	1973	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 15	2833 GRINNEL DRIVE	1973	Detached garage, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 19	2834 GRINNEL DRIVE	1973	Detached garage, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 16	2839 GRINNEL DRIVE	1974	Spanish Ranch, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 18	2840 GRINNEL DRIVE	1973	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 17	2845 GRINNEL DRIVE	1973	Alpine, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 17	2846 GRINNEL DRIVE	1974	Alpine, heavily altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 18	2851 GRINNEL DRIVE	1974	Marin, heavily altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 16	2852 GRINNEL DRIVE	1973	Shallow-arch Spanish Ranch, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 15	2858 GRINNEL DRIVE	1973	Marin, heavily altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 13	2917 GRINNEL DRIVE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 01	2922 GRINNEL DRIVE	1973	Alpine, heavily altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 12	2923 GRINNEL DRIVE	1973	Detached garage, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 02	2928 GRINNEL DRIVE	1974	Sonoma, unaltered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 11	2929 GRINNEL DRIVE	1974	Detached garage, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 03	2934 GRINNEL DRIVE	1974	Marin, heavily altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 10	2935 GRINNEL DRIVE	1974	Sonoma, heavily altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 04	2940 GRINNEL DRIVE	1974	Sonoma, unaltered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 09	2941 GRINNEL DRIVE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 05	2946 GRINNEL DRIVE	1974	Marin, heavily altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 08	2947 GRINNEL DRIVE	1973	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 06	2952 GRINNEL DRIVE	1974	Spanish Ranch, moderately altered

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DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 07	2953 GRINNEL DRIVE	1973	Sonoma. Moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 07	2958 GRINNEL DRIVE	1973	Sonoma. Moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 08	2964 GRINNEL DRIVE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 604 18	3009 GRINNEL PLACE	1974	Sonoma, heavily altered, second story addition
DAVIS MANOR NO. 17	11/13/1972 0:00	032 604 08	3010 GRINNEL PLACE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 604 17	3015 GRINNEL PLACE	1973	Spanish Ranch, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 604 07	3016 GRINNEL PLACE	1974	Sonoma, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 604 06	3021 GRINNEL PLACE	1974	Alpine, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 604 16	1446 MONARCH LANE	1973	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 604 15	1452 MONARCH LANE	1973	Spanish Ranch, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 604 14	1506 MONARCH LANE	1974	Alpine, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 604 13	1512 MONARCH LANE	1974	Marin, heavily altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 604 12	1518 MONARCH LANE	1973	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 602 09	1523 MONARCH LANE	1973	Sonoma, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 604 11	1524 MONARCH LANE	1974	Alpine, heavily altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 604 10	1530 MONARCH LANE	1974	Detached garage, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 604 09	1536 MONARCH LANE	1974	Alpine, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 604 03	1602 MONARCH LANE	1974	Spanish Ranch, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 604 02	1608 MONARCH LANE	1974	Detached garage, heavily altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 06	1613 MONARCH LANE	1974	Alpine, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 604 01	1614 MONARCH LANE	1973	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 05	1619 MONARCH LANE	1974	Sonoma, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 47	1707 MONARCH LANE	1975	Hipped duplex, center garages, unaltered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 48	1713 MONARCH LANE	1975	Side-gabled duplex, detached front garages
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 49	1719 MONARCH LANE	1975	Gable-on-hip duplex, center garages, unaltered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 50	1803 MONARCH LANE	1975	Cross-gabled duplex, center garages, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 51	1809 MONARCH LANE	1975	Gable-on-hip duplex, center garages, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 52	1815 MONARCH LANE	1975	Gable-on-hip duplex, center garages, unaltered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 30	1702 MYRTLE PLACE	1974	Spanish Ranch, moderately altered

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DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 16	1703 MYRTLE PLACE	1974	Detached garage, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 29	1708 MYRTLE PLACE	1974	Marin, unaltered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 17	1709 MYRTLE PLACE	1974	Marin, unaltered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 28	1714 MYRTLE PLACE	1974	Alpine, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 18	1715 MYRTLE PLACE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 27	1720 MYRTLE PLACE	1974	Detached garage, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 19	1721 MYRTLE PLACE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 26	1804 MYRTLE PLACE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 20	1805 MYRTLE PLACE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 25	1810 MYRTLE PLACE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 21	1811 MYRTLE PLACE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 24	1816 MYRTLE PLACE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 22	1817 MYRTLE PLACE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 23	1822 MYRTLE PLACE	1974	Sonoma, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 45	1704 RAINTREE PLACE	1974	Sonoma, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 31	1705 RAINTREE PLACE	1974	Spanish Ranch, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 44	1710 RAINTREE PLACE	1974	Sonoma, hipped, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 32	1711 RAINTREE PLACE	1974	Sonoma, unaltered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 43	1716 RAINTREE PLACE	1974	Alpine, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 33	1717 RAINTREE PLACE	1974	Detached garage, heavily altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 42	1722 RAINTREE PLACE	1974	Detached garage, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 34	1723 RAINTREE PLACE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 41	1806 RAINTREE PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 35	1807 RAINTREE PLACE	1975	Spanish Ranch, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 40	1812 RAINTREE PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 36	1813 RAINTREE PLACE	1975	Marin, combination, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 39	1818 RAINTREE PLACE	1975	Spanish Ranch, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 37	1819 RAINTREE PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 38	1824 RAINTREE PLACE	1975	Marin, moderately altered

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DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 01	2900 TEMPLE DRIVE	1974	Sonoma, hipped, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 02	2906 TEMPLE DRIVE	1974	Detached garage, unaltered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 03	2912 TEMPLE DRIVE	1974	Marin, moderately altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 590 46	2917 TEMPLE DRIVE	1975	Shasta, heavily altered
DAVIS MANOR NO. 17	11/13/1972 0:00	032 601 04	2918 TEMPLE DRIVE	1974	Spanish Ranch, moderately altered
DAVIS MANOR NO. 18	5/3/1973 0:00	032 463 16	2802 BELHAVEN PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 18	5/3/1973 0:00	032 463 01	2803 BELHAVEN PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 18	5/3/1973 0:00	032 463 15	2808 BELHAVEN PLACE	1975	Spanish 2-story, moderately altered
DAVIS MANOR NO. 18	5/3/1973 0:00	032 463 02	2809 BELHAVEN PLACE	1975	Detached garage, moderately altered
DAVIS MANOR NO. 18	5/3/1973 0:00	032 463 14	2814 BELHAVEN PLACE	1975	Marin, heavily altered
DAVIS MANOR NO. 18	5/3/1973 0:00	032 463 03	2815 BELHAVEN PLACE	1975	Sonoma, moderately altered
DAVIS MANOR NO. 18	5/3/1973 0:00	032 463 13	2820 BELHAVEN PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 18	5/3/1973 0:00	032 463 04	2821 BELHAVEN PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 18	5/3/1973 0:00	032 463 12	2826 BELHAVEN PLACE	1975	Marin, heavily altered
DAVIS MANOR NO. 18	5/3/1973 0:00	032 463 05	2827 BELHAVEN PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 18	5/3/1973 0:00	032 463 11	2832 BELHAVEN PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 18	5/3/1973 0:00	032 463 06	2833 BELHAVEN PLACE	1974	Marin, heavily altered
DAVIS MANOR NO. 18	5/3/1973 0:00	032 463 10	2838 BELHAVEN PLACE	1975	Spanish 2-story, moderately altered
DAVIS MANOR NO. 18	5/3/1973 0:00	032 463 07	2839 BELHAVEN PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 18	5/3/1973 0:00	032 463 09	2844 BELHAVEN PLACE	1975	Marin, heavily altered
DAVIS MANOR NO. 18	5/3/1973 0:00	032 463 08	2845 BELHAVEN PLACE	1975	Detached garage, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 780 42	1000 ALICANTE STREET	0	
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 01	3001 BRYANT PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 02	3007 BRYANT PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 16	3010 BRYANT PLACE	1975	Detached garage, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 03	3013 BRYANT PLACE	1975	Sonoma, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 15	3016 BRYANT PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 04	3019 BRYANT PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 14	3022 BRYANT PLACE	1975	Marin, heavily altered

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DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 05	3025 BRYANT PLACE	1975	Alpine, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 13	3028 BRYANT PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 06	3031 BRYANT PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 12	3034 BRYANT PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 07	3037 BRYANT PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 11	3040 BRYANT PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 08	3043 BRYANT PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 10	3046 BRYANT PLACE	1975	Alpine, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 09	3049 BRYANT PLACE	1975	Sonoma, heavily altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 37	3006 CAMPBELL PLACE	1975	Sonoma, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 36	3012 CAMPBELL PLACE	1975	Spanish Ranch, unaltered altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 23	3015 CAMPBELL PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 35	3018 CAMPBELL PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 24	3021 CAMPBELL PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 34	3024 CAMPBELL PLACE	1975	Sonoma, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 25	3027 CAMPBELL PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 33	3030 CAMPBELL PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 26	3033 CAMPBELL PLACE	1975	unknown, heavily altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 32	3036 CAMPBELL PLACE	1975	Sonoma, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 27	3039 CAMPBELL PLACE	1975	Spanish Ranch, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 31	3042 CAMPBELL PLACE	1975	Marin, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 28	3045 CAMPBELL PLACE	1975	Sonoma, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 30	3048 CAMPBELL PLACE	1975	Alpine, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 29	3051 CAMPBELL PLACE	1975	Spanish Ranch, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 38	1620 MONARCH LANE	1975	Detached Ranch, moderately altered
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 22	1712 MONARCH LANE	1975	Duplex, moderately altered, half of 1714
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 21	1714 MONARCH LANE	1975	Duplex, moderately altered, half of 1712
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 20	1718 MONARCH LANE	1975	Duplex, heavily altered, half of 1720
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 19	1720 MONARCH LANE	1975	Duplex, heavily altered, half of 1718

DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 18	1724 MONARCH LANE	1975	Duplex, heavily altered, half of 1726
DAVIS MANOR NO. 19	12/17/1974 0:00	032 640 17	1726 MONARCH LANE	1975	Duplex, heavily altered, half of 1724

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Davis Manor Subdivision Development

In 1953, partners Stanley M. Davis and Nelstan Homes Co. recorded the first Davis Manor subdivision. Stanley Mayberry Davis was born in Alameda in 1907, and in 1928 he married Ruth Woods. The young couple lived with Ruth’s parents in Alameda, and Stanley followed his father-in-law into real estate sales during the Depression. The couple had a son named Richard in 1930. By 1940, the family was living in San Leandro, and Stanley Davis was a Contractor and Builder. By the late 1940s, Stanley Davis had opened an insurance company and continued to operate his real estate and construction businesses. The business offices were in San Leandro, and the company developed houses and commercial properties in Alameda County during the 1940s before coming to Davis. Stanley Davis continued to live in Alameda County after he expanded to Davis, although his construction business was only in Davis after the early 1950s.¹

Stanley Davis’s first foray into local development was in University Park 4, a small subdivision north of the University. Davis and Harold Greer subdivided the neighborhood at the end of 1952 under the name Hazelwood, just a few months before recording Davis Manor Unit One. The first Davis Manor subdivisions in Davis were small, consisting of 20 – 30 houses. Stanley Davis had built over 200 houses south of East Eighth Street by 1956.²

Although local developers like the Simmons family and Bay Area architect Oliver Rousseau had previously completed tract-style subdivisions in Davis, Stanley Davis took industrial-scale homebuilding to new levels of efficiency. The early 1950s tracts had more variation between properties, while houses in Davis Manor were virtually identical to one another. This allowed Stanley Davis to develop double the land area of his competitors in a similar period of time. Stanley Davis also intensified the level of commercial development as part of a residential subdivision. The developer set aside nearly a third of Davis Manor No. 5 and half of Davis Manor No. 6 for shopping centers. By the middle of the 1950s, a plan was in place to re-route East Eighth Street, which allowed the shopping centers to be constructed on rectilinear lots.

¹ U.S. Census, San Leandro, California, 1940; Polk City Directory, Hayward, California, 1948;

² Sacramento Bee, “Davis Schedules Public Hearings on Master Plan,” December 13, 1955.

Between 1953 and 1961, Stanley Davis recorded a new Davis Manor subdivision every year except 1959. After completing the houses in Davis Manor 11 in 1962, however, the company took a hiatus from subdividing new areas, using the next two years to finish up the commercial and apartment buildings on the arterials and develop new designs. In 1964, the company recorded Davis Manor 12, the first of seven subdivisions to the northeast of their previous developments. This was the height of Davis's era of explosive growth, and new subdivisions were being constructed all over Davis by John Simmons, Strengh Brothers, Walker Donant, and others. Davis Manor houses were moderately priced compared to other new houses in Davis; with some houses going for less than \$15,000. Some of their models were priced 25 percent lower than similar-sized houses in other subdivisions. In its advertising, the company touted its pricing as "realistic."

Construction began in 1965. Although the company continued to develop houses very quickly, after 1964 they offered at least five different plans in their subdivisions. The company continued to build what it now called the "Sonoma" model, the double-gabled house it had introduced about 1959. Meanwhile, the similar house with decorative porch brackets that dominated its early 1960s developments had been abandoned by 1964. The company also had four new plans on offer that ranged in size from 1,000 to over 2,000 square feet.

As time passed, Stanley Davis constructed houses more and more quickly. When completed, Davis Manor 7 – 11 had over 500 homes, more than double the number in the first six Davis Manor subdivisions. Davis Manor 12 – 19 to the northeast, however, eventually held nearly 1,000 houses.

After 1964, all Stanley Davis houses featured double garages. The company built some of its old "Sonoma" plan, the double gabled house it had introduced in the 1950s and continued building ever since. The most popular plan, however was the L-shaped Tract Ranch. The company had three versions of this house: the "El Dorado," a three-bedroom one-bath plan that sold for \$15,300; the "Marin," a three-bedroom two-bath that sold for \$17,650; and the "Imperial," a slightly larger four-bedroom two-bath plan.³ The other new styles were variations on this theme. A compact plan called "Plan 1019" or "Shasta" had a garage that projected only slightly was priced at \$16,250." For the first time, the company offered a house with a second level of living space, the one-and-a-half story "Alpine," which was priced at \$20,450. The most unusual house in the neighborhood was "Plan 1399," advertised as an experimental model home with a detached garage and atrium.⁴

In 1971, the company began constructing houses based on the L-shaped template that had Spanish Hacienda detailing. The plans were the same as the older Tract Ranch houses, but exterior arches and other simple decorative features gave them a Spanish-eclectic flavor.

Davis Manor 18 and 19, recorded in 1973 and 1974, were much smaller than the subdivisions Stanley Davis had been developing over the previous decade. With less than 70 parcels between them, they were similar in scale to the company's first local efforts from the mid-1950s. This may have been a result of the limitations on growth imposed by the 1973 Davis General Plan. However, these subdivisions were constructed on the last undeveloped tracts of land south of East Covell Boulevard, so it may have been a simple practical decision. At any rate, these were the last two Stanley Davis subdivisions developed in Davis.

Stanley M. Davis ultimately developed dozens of subdivisions in Davis between the 1950s and the 1970s. Some were listed under his name as an individual, while others were under various entities Davis owned or was a partner in. Companies associated with Davis include Stanley Davis Homes, Hazelwood, Inc., and Stanley Davis Improvement Corporation. Stanley M. Davis employee John Lessley was the chief officer of some of these companies, including Stanley Davis Improvement Corporation and Hayless, Inc. George Nelson Davis, who was Stanley's brother, was the president of Nelson Homes and Nelstan Development Company. In the 1970s, Stanley Davis began partnering with RACO Enterprises, Inc., which was locally operated by Ray Thompson. In 1976, Ray Thompson was the sales manager of Stanley Davis Homes and the president of Stanley M. Davis Mortgage in Davis.⁵

³ These three plans are all L-shaped and virtually indistinguishable from the exterior, and are all referred to as "Marin" in the property table.

⁴ Davis Enterprise, July 14, 1967, p. 7; Davis Enterprise, July 18, 1967, p. 9; Davis Enterprise, July 25, 1967, p. 9; Davis Enterprise, August 11, 1967, p. 6; Davis Enterprise, August 15, 1967, p. 6, 9; Davis Enterprise, September 26, p. 9; Davis Enterprise, September 29, 1967, p. 8; Davis Enterprise, October 3, 1967, p.11; Davis Enterprise, November 17, 1967, p. 7.

⁵ Polk City Directory, Davis, California, 1976, p. 83.

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The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the northeast Davis Manor neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood. Although Stanley Davis was able to complete residential subdivisions more quickly than competitors, he was not one of the first tract developers in Davis, and the company's contribution to Davis history does not rise to the level of significance required for historic eligibility.

Northeast Davis Manor does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. Research has not revealed any significant associations to persons important to Davis, state, or national history.

The houses and duplexes in the neighborhood are common examples of Tract Ranch dwellings, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

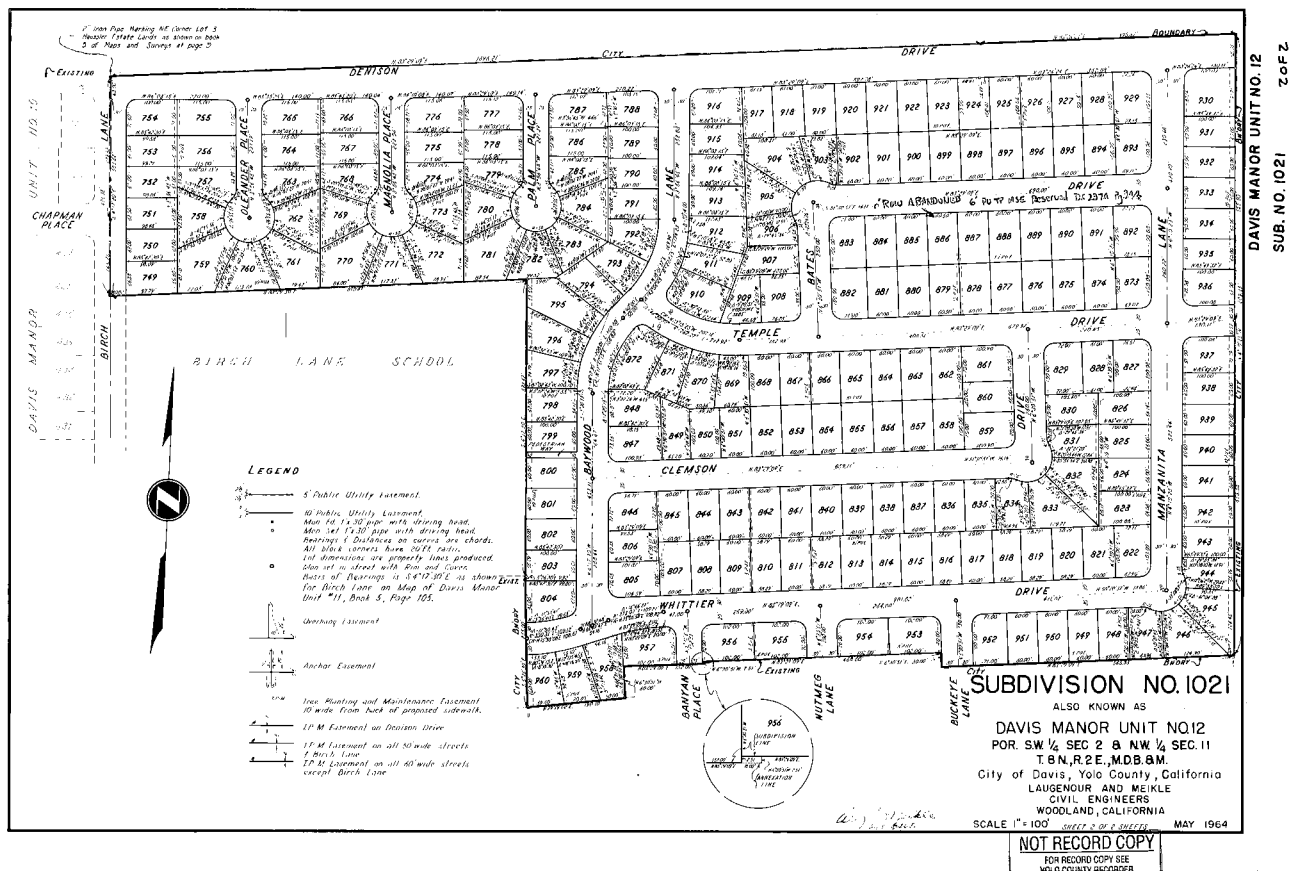


Figure 1: Plat of Davis Manor Unit Twelve, City of Davis, May, 1964.

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Figure 2: Plat of Davis Manor Unit Thirteen (west portion), City of Davis, November, 1965.



Figure 3: Plat of Davis Manor Unit Thirteen (east portion), City of Davis, November, 1965.

*Recorded by: Kara Brunzell

*Date: January 26, 2015

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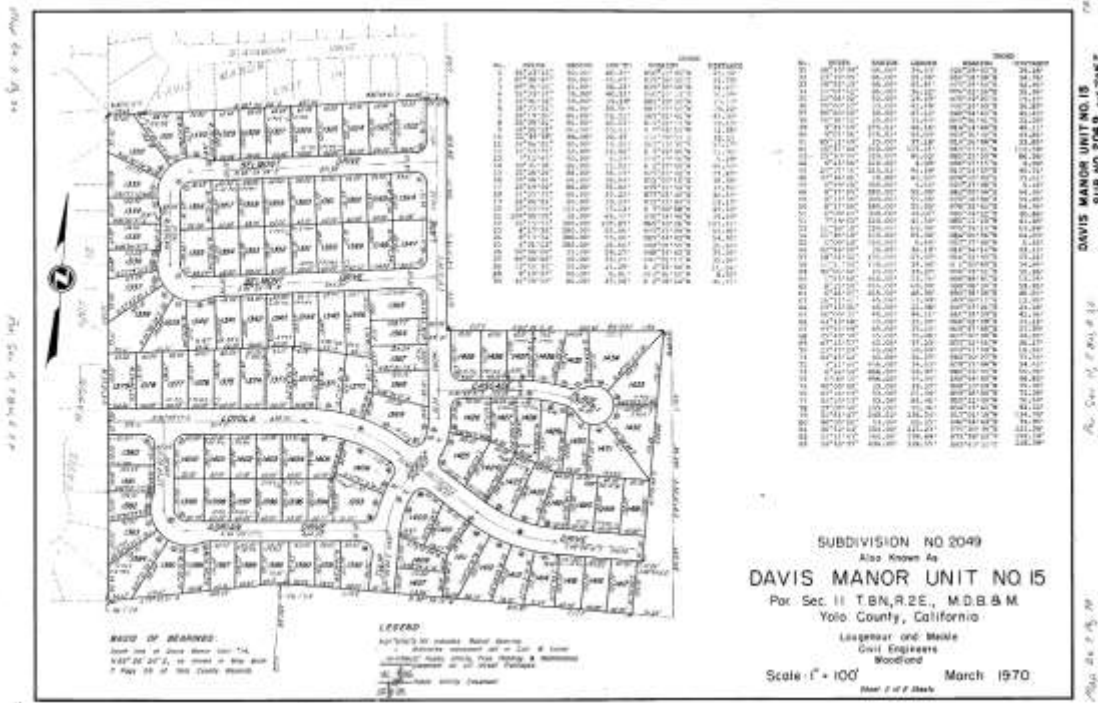


Figure 4: Plat of Davis Manor Unit Fifteen, City of Davis, March, 1970.

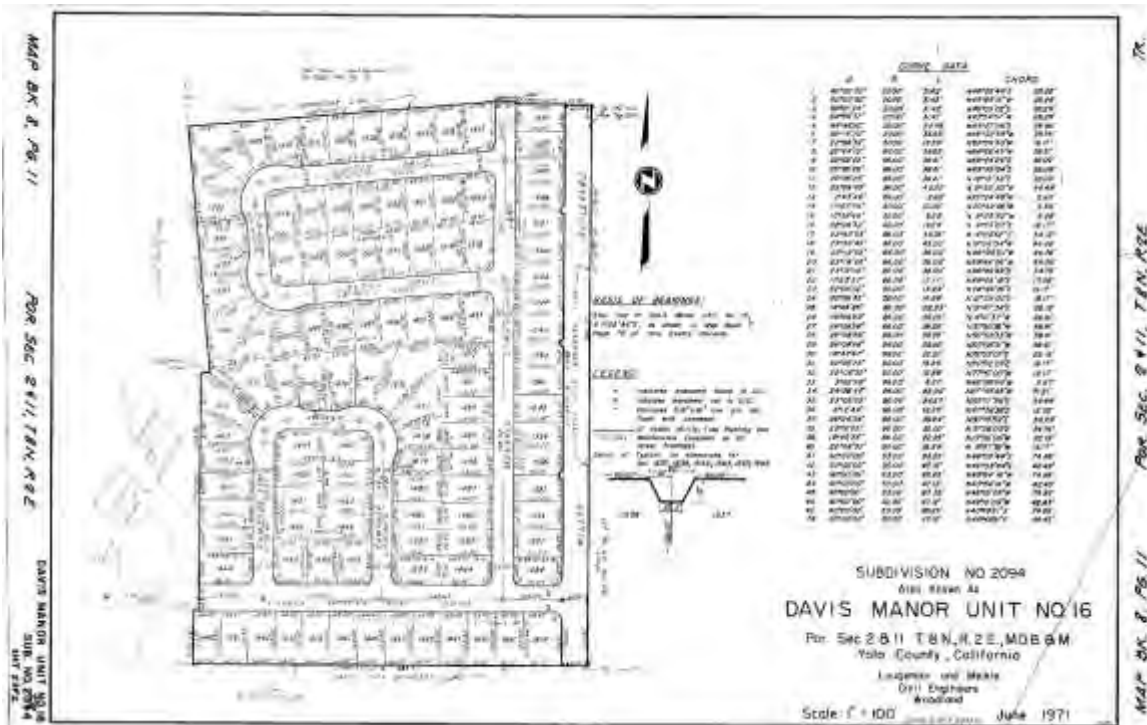


Figure 5: Plat of Davis Manor Unit Sixteen, City of Davis, June, 1971.

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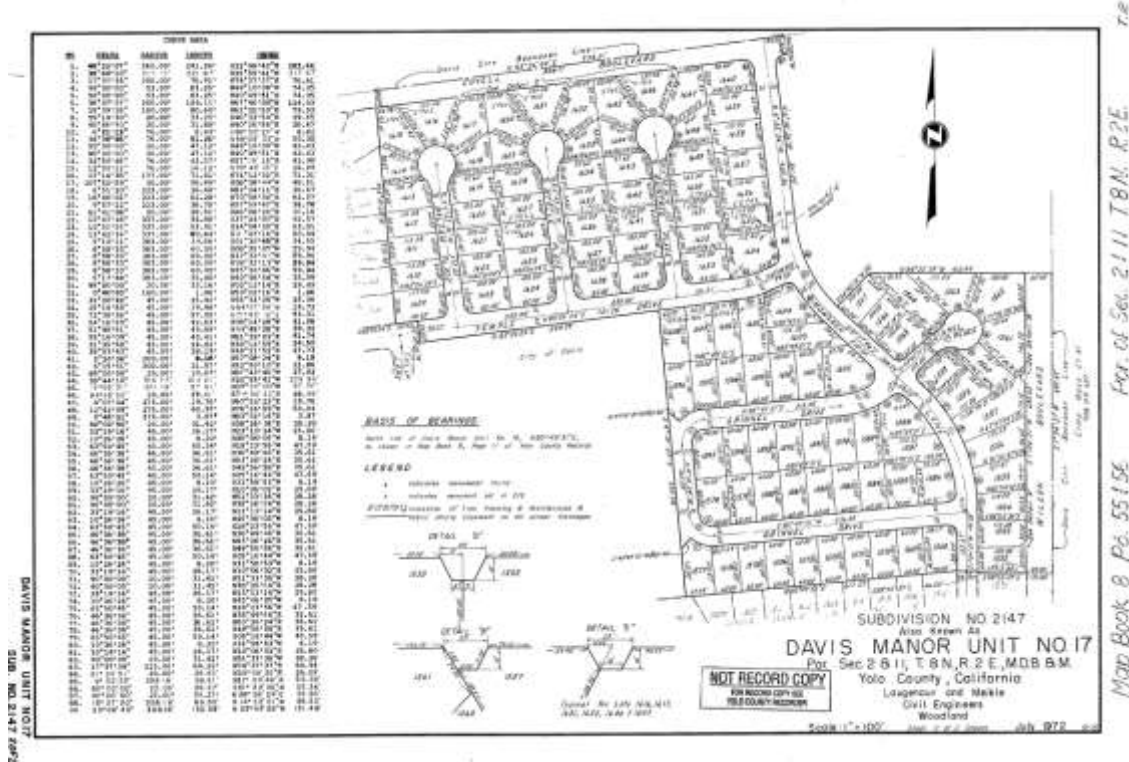


Figure 6: Plat of Davis Manor Unit Seventeen, City of Davis, July, 1972.

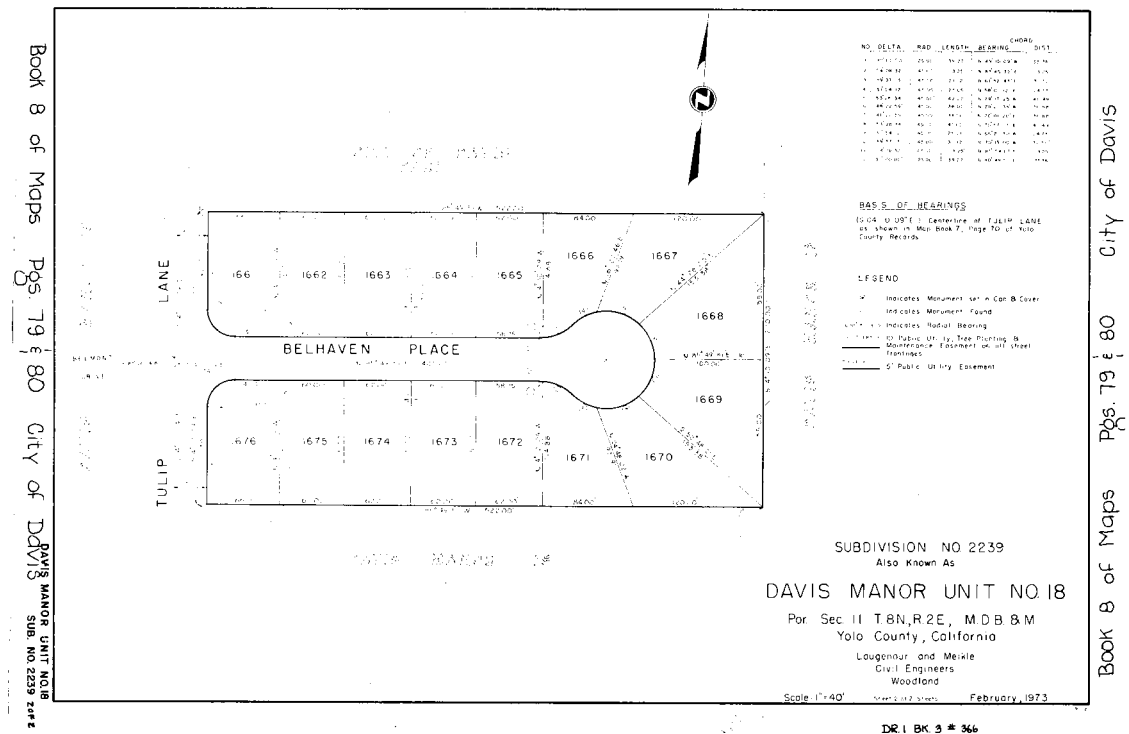


Figure 7: Plat of Davis Manor Unit Eighteen, City of Davis, February, 1973.

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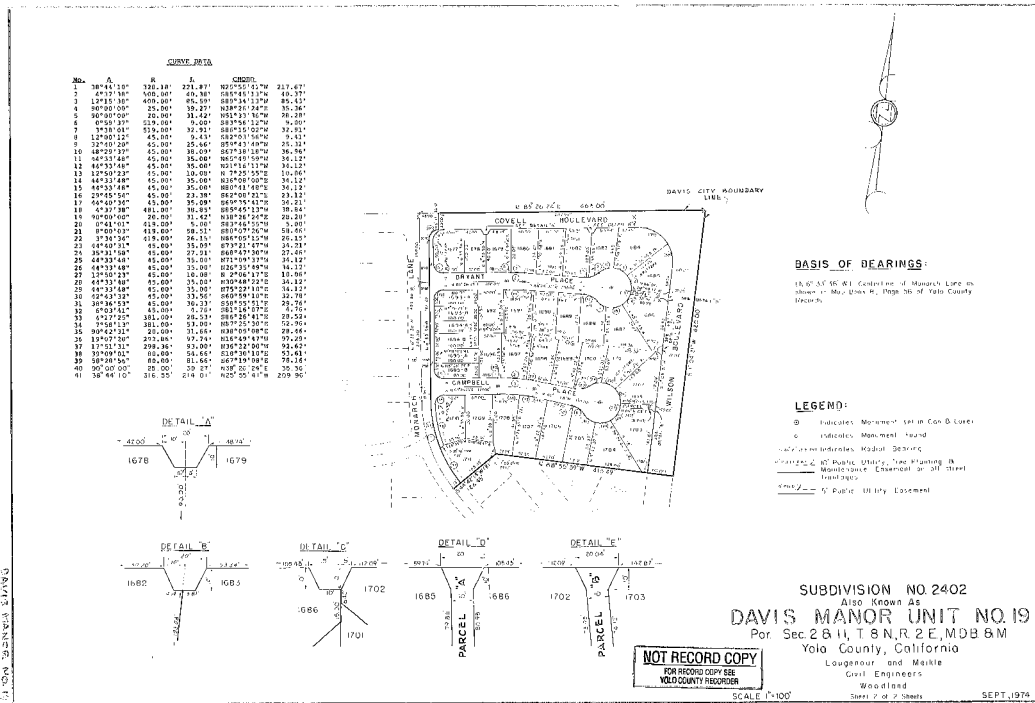


Figure 8: Plat of Davis Manor Unit Nineteen, City of Davis, September, 1974.



Figure 9: U.S.D.A. Aerial photo of farmland in Northeast Davis that would become Davis Manor 12 – 19, showing Davis Manor 9 and 10 left of frame, 1964.



Figure 10: U.S.D.A. Aerial photo showing completed western portions of Davis Manor 12 and 13 and Birch Lane School, 1969.



Figure 11: U.S.D.A. Aerial photo showing of Davis Manor 12, 13, and 14 complete with 15 under construction, 1971.



Figure 12: U.S.D.A. Aerial photo showing Davis Manor 12 – 16 complete, 1973.



Figure 13: U.S.D.A. Aerial photo showing completed Davis Manor 12 – 19 neighborhood, 1984.



Figure 14: Grinnell Drive under construction, 1972 (courtesy John Lofland).



THE ALPINE
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MODELS LOCATED ON OLEANDER PLACE NEAR BIRCH LANE

A NEW CONCEPT IN LIVING

Ask to be shown our new experimental model home, plan 1399. This exciting plan features a detached garage and an atrium. The atrium is accentuated by walkways leading from the family room and spacious master bedroom.

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Models located on Oleander Place near Birch Lane School

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Figures 15 & 16: Newspaper advertisements for the "Alpine" (left) and "Shasta" (right), Davis Enterprise, 1967.

Photographs:



Photograph 1: Moderately altered "Sonoma" double-gabled Tract Ranch house with projecting double garage at 2411 Temple Drive, 1965.



Photograph 2: Unaltered L-shaped house with concrete block screen wall at 2508 Clemson Drive, 1965.



Photograph 3: Moderately altered "Alpine" at 1715 Palm Place, 1965.



Photograph 4: Moderately altered L-shaped Tract Ranch with original door and windows at 2415 Whittier Drive, 1966.



Photograph 5: Unaltered "Shasta" with gable-on-hip roof at 2026 Regis Drive, 1969.



Photograph 6: Moderately altered L-shaped Tract Ranch at 2821 Loyola Drive, 1971.



Photograph 7: Unaltered detached garage house at 2906 Temple Drive, 1974.



Photograph 8: Unaltered "Alpine" with original shake roof and wood garage door at 1713 Loyola Drive, 1972.



Photograph 9: Unaltered Spanish Tract Ranch at 2733 Adrian Drive, 1971.



Photograph 10: Moderately altered Spanish Tract Ranch at 2851 Loyola Drive, 1972.



Photograph 11: Moderately altered gable-on-hip L-shaped Tract Ranch at 1805 Myrtle Place, 1974.



Photograph 12: Heavily altered house with second story addition at 2742 Adrian Drive, 1971.



Photograph 13: Heavily altered "Marin" with second story addition at 2108 Whittier Drive, 1966.



Photograph 14: Heavily altered "Sonoma" with second story addition at 2114 Whittier Drive, 1966.



Photograph 15: Heavily altered house at 1331 Whittier Drive, 1966.



Photograph 16: Heavily altered "Alpine" with projecting front addition at 1407 Whittier Drive, 1966.

*Resource Name or # (Assigned by recorder): Davis Parkside

D1. Historic Name: Davis Parkside

D2. Common Name:

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

The Davis Parkside neighborhood is located near Downtown Davis, and north of West 8th Street and south of Antioch Drive, between Oak Avenue on the east and Oeste Drive on the west. The subdivisions was recorded in 1948, and its houses were constructed individually, mostly between 1949 and 1963. The small subdivision, (just 45 lots), consists of a single loop street. Lots are large, between 10,000 and 16,000 square feet. The neighborhood is characterized by mature street trees of different species. The mostly small, single family houses are spaced fairly widely apart and are not identical to one another, and the neighborhood has a rural-suburban feeling.

All the buildings in the subdivision are single-family dwellings, but there is little continuity between properties. They range in size from roughly 1,400 to over 4,000 square feet. Most are one-story, but there are also one-and-a-half and two-story houses. All properties have some type of automobile storage, which range from single carports to three-car garages. Although most were built prior to the mid-1960s, a handful have been constructed in recent decades. The most common architectural styles in the neighborhood are Minimal Traditional, Custom Ranch, and Contemporary.

There is at least one Contemporary-style, architect-designed building in the neighborhood, 3 Parkside Drive. Constructed in 1955, the house appears to retain integrity, and may be eligible for individual listing as a local landmark.

The level of alteration varies widely between properties. Common changes include replacement of windows and garage doors, while more extreme alterations include second-story additions and application of historicist architectural details. A handful of properties are virtually unchanged, however most have been at least moderately altered (continued, p. 2).

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

The southwestern boundary of the Davis Parkside neighborhood is the southwestern property boundary of 44 Parkside Drive. It runs east along West Eighth Street to the southeastern property boundary of 2 Parkside Drive, where it turns north. It runs north to the northeastern corner of the parcel at 16 Parkside Drive, where it turns west. It runs west behind the properties at the north end of the neighborhood, and turns south at the northwestern corner of the parcel at 30 Parkside Drive, where it turns south. The boundary then runs south back to the point of beginning at intersection of the rear property boundary of 44 Parkside Drive and West Eighth Street.

***D5. Boundary Justification:**

The Davis Parkside neighborhood encompasses the original Davis Parkside subdivision, which is contiguous and was primarily developed over a roughly fifteen-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Davis Parkside neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued p. 5).

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

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: October 3, 2014

Affiliation and Address: Brunzell Historical

1613 B Street, Napa, CA 94559

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***D3. Detailed Description** (continued)

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity. Historic period buildings are Minimal Traditional style where not otherwise noted.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
Davis Parkside	6/14/1948	034 311 12	1 PARKSIDE DRIVE	1951	L-shaped cross-gabled Ranch, lacks integrity
Davis Parkside	6/14/1948	034 312 22	2 PARKSIDE DRIVE	1956	Unique shed roof clerestory, Contemporary detached garage
Davis Parkside	6/14/1948	034 311 11	3 PARKSIDE DRIVE	1955	Contemporary, unique flat roof, two-story, individually eligible
Davis Parkside	6/14/1948	034 312 21	4 PARKSIDE DRIVE	1961	Linear ranch, integral porch, undistinguished
Davis Parkside	6/14/1948	034 311 10	5 PARKSIDE DRIVE	1951	Contemporary, multiple flat roof heights, heavily altered
Davis Parkside	6/14/1948	034 312 20	6 PARKSIDE DRIVE	2010	Not age eligible
Davis Parkside	6/14/1948	034 311 09	7 PARKSIDE DRIVE	1954	Multi-hip ranch, moderately altered
Davis Parkside	6/14/1948	034 312 19	8 PARKSIDE DRIVE	1952	Multi-hip ranch, lacks integrity
Davis Parkside	6/14/1948	034 311 08	9 PARKSIDE DRIVE	1952	Minimal traditional, lacks integrity
Davis Parkside	6/14/1948	034 312 18	10 PARKSIDE DRIVE	1951	Linear hip ranch, unaltered
Davis Parkside	6/14/1948	034 311 07	11 PARKSIDE DRIVE	1954	Linear ranch, undistinguished
Davis Parkside	6/14/1948	034 312 17	12 PARKSIDE DRIVE	1956	Hipped-roof L-shaped ranch, not visible, appears moderately altered
Davis Parkside	6/14/1948	034 312 16	14 PARKSIDE DRIVE	1963	Post-and-beam, asymmetric gable, moderately altered
Davis Parkside	6/14/1948	034 312 15	16 PARKSIDE DRIVE	1953	Shed/flat Contemporary, moderately altered
Davis Parkside	6/14/1948	034 312 14	18 PARKSIDE DRIVE	1955	L-shaped ranch, lacks integrity
Davis Parkside	6/14/1948	034 312 13	20 PARKSIDE DRIVE	1950	Ranch, lacks integrity
Davis Parkside	6/14/1948	034 312 12	22 PARKSIDE DRIVE	1954	Ranch, lacks integrity

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Davis Parkside	6/14/1948	034 312 11	24 PARKSIDE DRIVE	1953	Two-story Post-and-beam, three car garage, moderately altered
Davis Parkside	6/14/1948	034 312 10	26 PARKSIDE DRIVE	1951	Flat-roof contemporary, moderately altered
Davis Parkside	6/14/1948	034 312 09	28 PARKSIDE DRIVE	1951	Multi-hip ranch, lacks integrity
Davis Parkside	6/14/1948	034 312 08	30 PARKSIDE DRIVE	1950	Ranch w/ projecting carport, moderately, first house in subdivision according to owner
Davis Parkside	6/14/1948	034 312 07	32 PARKSIDE DRIVE	1951	Compact hip ranch, decorative chimney, heavily altered
Davis Parkside	6/14/1948	034 312 06	34 PARKSIDE DRIVE	1960	Not visible, flat carport, probably Contemporary house
Davis Parkside	6/14/1948	034 311 06	35 PARKSIDE DRIVE	1954	Hipped-roof ranch, unaltered
Davis Parkside	6/14/1948	034 312 05	36 PARKSIDE DRIVE	1950	Shallow U hipped ranch, single car garage, moderately altered
Davis Parkside	6/14/1948	034 311 05	37 PARKSIDE DRIVE	1990	Not age eligible
Davis Parkside	6/14/1948	034 312 04	38 PARKSIDE DRIVE	1953	Minimal Traditional, moderately altered
Davis Parkside	6/14/1948	034 311 04	39 PARKSIDE DRIVE	1949	U-shaped ranch, lacks integrity
Davis Parkside	6/14/1948	034 312 03 DRIVE	40 PARKSIDE	1958	Extreme remodel, lacks integrity
Davis Parkside	6/14/1948	034 311 03	41 PARKSIDE DRIVE	1951	Linear ranch, lacks integrity
Davis Parkside	6/14/1948	034 312 02	42 PARKSIDE DRIVE	1950	2nd story addition, replacement windows, historicist detail, lacks integrity
Davis Parkside	6/14/1948	034 311 02	43 PARKSIDE DRIVE	1956	Linear ranch, tile roof, replacement windows, moderately altered
Davis Parkside	6/14/1948	034 312 01	44 PARKSIDE DRIVE	1955	Minimal Traditional, cross-gabled, replacement windows, moderately altered
Davis Parkside	6/14/1948	034 311 01	45 PARKSIDE DRIVE	1955	Cross-gabled Ranch, heavily altered, raised roof pitch

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the

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Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Davis Parkside Subdivision Development

In 1948, J.W. Oswald and Howard B. Shontz formed the Davis Parkside Association, Incorporated. Oswald was one of the first people to complete a Ph.D. in Plant Pathology at Davis in 1942. He joined the department as a professor in 1946, and was on the staff until at least 1952. Howard Shontz was born in Minnesota in 1917. He attended UC Berkeley and took classes in Davis during the 1930s, and served in the U.S. Army during World War II. He married Luree Beard, a nurse he met aboard ship while on active duty, in 1943. In 1946, Shontz accepted a position as Registrar and Director of Admissions at the Davis campus. He later worked for the UC system and for UC Santa Cruz. He died in 1987. The two men formed the real estate venture shortly after World War II.¹

Shontz and Oswald, who must have known each other from the University, were typical of Davis developers in the immediate postwar period, most of whom were farmers or professors. The two men purchased the parcel for their subdivision about 1946. It was the northern portion of a large parcel owned by Mrs. S.D. Jameson, who probably used it for agriculture. The southern portion of the Jameson property was sold to the Davis School District around the same time. Prior to 1945, the area had been outside city limits, but a voter-approved annexation of the area and subsequent extension of West Eighth Street stimulated development in the late 1940s. Shontz and Oswald, who had no experience in construction or real estate, appear to have sold the lots rather than developing themselves, and the properties were for the most part constructed over the fifteen years following subdivision. The partners appear to have sold Davis Parkside Association to successful local developers John and Alice Simmons in the mid-1950s. In 1957, John Simmons recorded a subdivision in East Davis under the Davis Parkside Association name²

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the Davis Parkside neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

¹ W. Harley English, “History,” Regents of the University of California, 2015, http://plantpathology.ucdavis.edu/About_US/History/, accessed March 9, 2015; Calisphere, “Howard Bertram Shontz,” Regents of the University of California, 2011, <http://texts.cdlib.org/view?docId=hb5f59n9gs&doc.view=frames&chunk.id=div00035&toc.depth=1&toc.id=>, accessed March 9, 2015; Larkin, Roosevelt, & Larkin, “Who’s Who on the Pacific Coast,” Chicago: Larkin, Roosevelt & Larkin, 1951, p. 605.
² Chamber of Commerce, “Preliminary Report, Chamber of Commerce Report on Postwar Planning, Davis, California,” Prepared By Chamber of Commerce, Davis, California, May 29, 1944, p. 8 – 9.

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The Davis Parkside neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. No significant associations have been discovered between the neighborhood and persons important to history.

The houses in the neighborhood are common examples of dwellings constructed in a wide variety of architectural styles during the post-war era, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. Although the neighborhood has one potentially architecturally significant house, (3 Parkside Drive), it does not possess the concentration of resources required for a historic district.

The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.



Figure 1: U.S.D.A. Aerial Photograph of Davis Parkside subdivision, 1952.

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Figure 2: U.S.D.A. Aerial Photograph of Davis Parkside subdivision, 1957.



Figure 3: U.S.D.A. Aerial Photograph of Davis Parkside subdivision, 1964.

*Recorded by: Kara Brunzell

*Date: October 3, 2014

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Photographs:



Photograph 1: U-shaped Ranch house at 39 Parkside Drive, 1951.



Photograph 2: Heavily altered (garage conversion) hipped-roof Ranch house at 32 Parkside Drive, 1951.

*Recorded by: Kara Brunzell

*Date: October 3, 2014

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Photograph 3: Heavily altered Minimal Traditional house at 9 Parkside Drive, 1952.



Photograph 4: Contemporary house at 14 Parkside Drive, 1963.

*Recorded by: Kara Brunzell

*Date: October 3, 2014

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Photograph 5: Architecturally significant Contemporary house at 4 Parkside Drive, 1955.



Photograph 6: Heavily altered flat-roofed Contemporary house at 5 Parkside Drive, 1951.

*Resource Name or # (Assigned by recorder): East Acres No. 1 – 9

D1. Historic Name: East Acres No. 1 – 9

D2. Common Name: East Acres neighborhood

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

The East Acres subdivisions are located northeast of historic Downtown Davis in a contiguous bloc immediately north of East Eighth Street and east of Holmes Junior High School. The first subdivision, East Acres No. 1, was recorded in 1950. The houses in the neighborhood were constructed between 1951 and 1966. The slightly curving streets are laid out in a modified grid. Most lots are 6,000 to 8,000 square feet, though they range from 5,500 to 10,000 square feet. The neighborhood is characterized by mature street trees planted in yards adjacent to the street, although some older trees have been replaced in recent years. The neighborhood features rolled curbs. The mostly small, single family houses are spaced fairly widely apart and set back 20 to 40 feet from the curbs. Although the style of the houses changed somewhat over the years, most houses are nearly identical to their neighbors. The neighborhood has a strong suburban feeling.

The houses from the early 1950s are typical post-war Minimal Traditional houses, with little eave overhang, simple linear footprints and integral or slightly projecting single-car garages. They were originally 700 – 1100 square feet. The main variation between houses is roof type, with an even distribution of hipped and side-gabled examples. These houses have brick chimneys and wood sash windows, with large multi-light picture windows centered on the main façade the only ornamental feature. Stucco is the most common cladding, occasionally accented with wood. A handful of duplexes, which are similar in form and materials to the houses, are also found in the neighborhood. Most dwellings from this period are moderately or lightly altered. There are also a number of both heavily altered and unaltered examples. (continued, p. 2).

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

The East Acres neighborhood is a nearly square, roughly 33-acre area. East Eighth Street is its southern boundary from the west (rear) lot line of 1225 East Eighth Street to Simmons Way, where it jogs north along Simmons Way. The neighborhood boundary then follows Simmons Way as it turns to the east, continuing the along the south (side) lot line of 936 Cypress Lane. Its eastern boundary is a line corresponding to the eastern (rear) lot lines of the properties on the east side of Cypress Lane. Its western boundary is a line corresponding to the west (rear) lot lines of the houses on the west side of L Street. Its northern boundary is a line corresponding to the north (side and rear) lot lines of the properties on the north side of Union Drive and Juniper Place.

***D5. Boundary Justification:**

The East Acres neighborhood encompasses all the East Acres subdivisions, which are contiguous and were developed consecutively over a roughly 15-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The East Acres neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued p. 7).

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

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: March 4, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

*Recorded by: Kara Brunzell

*Date: March 4, 2015

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***D3. Detailed Description** (continued)

Changes range from fairly common replacement of windows and garage doors, to more extreme alterations including garage conversions and large front additions.

After 1958, new East Acres houses began featuring two-car garages and larger floor plan. Although roofs on the later examples still vary between hipped and gabled, they are lower pitched and eave overhang is wider. These buildings are typical mid-century Tract Ranch houses, with usually L-shaped floor plans and projecting garages. Typical examples have cross-gabled roofs with a front-gabled garage and side-gabled house, although a few houses have hipped roofs or side-gabled garages with recessed entryways. There is more variation in the decorative treatment of the Ranch houses. Elaborations include occasional large front chimneys, side-entry garages, and gable-on-hip roofs. Cladding is usually stucco, but wide wood clapboards are used on a number of houses. Windows are horizontal aluminum sliders. Original examples, which are rare, have wood garage doors, often with decorative wood trim. Window and garage door replacement is nearly ubiquitous on the Tract Ranch houses, though some unaltered examples remain.

In addition to the Minimal Traditional and Tract Ranch houses that comprise the bulk of the neighborhood, a number of anomalous buildings are located in East Acres. These include one Tudor Revival house, a handful of Post-and-Beam style dwellings, and a number of houses that are either infill or complete remodels from recent decades. Historic aerial photographs indicate that the handful of historic-period dwellings that are not Minimal Traditional or Tract Ranch style were constructed in the mid-1960s near the end of the neighborhood's initial period of development

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity. Plans are compact/linear for Minimal Traditional houses and are L-shaped for Ranch houses unless otherwise noted.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
EAST ACRES NO. 01	4/3/1950 0:00	070 501 01	1225 E 8TH STREET	2011	NOT age eligible
EAST ACRES NO. 01	4/3/1950 0:00	070 501 02	1233 E 8TH STREET	1955	GABLED, single garage, unaltered
EAST ACRES NO. 01	4/3/1950 0:00	070 501 03	1239 E 8TH STREET	1952	GABLED, single garage, heavily altered
EAST ACRES NO. 01	4/3/1950 0:00	070 503 01	802 L STREET	1952	HIPPED, single garage, heavily altered
EAST ACRES NO. 01	4/3/1950 0:00	070 501 04	813 L STREET	1952	GABLED, single garage, unaltered
EAST ACRES NO. 01	4/3/1950 0:00	070 503 02	814 L STREET	1956	GABLED, single garage, lightly altered
EAST ACRES NO. 01	4/3/1950 0:00	070 501 05	819 L STREET	1952	HIPPED, single garage, unaltered
EAST ACRES NO. 01	4/3/1950 0:00	070 503 03	820 L STREET	1952	GABLED, single garage, unaltered, original windows
EAST ACRES NO. 01	4/3/1950 0:00	070 503 04	826 L STREET	1952	GABLED, single garage, moderately altered
EAST ACRES NO. 01	4/3/1950 0:00	070 501 06	827 L STREET	1970	HIPPED, single garage, heavily altered, windows
EAST ACRES NO. 01	4/3/1950 0:00	070 501 07	831 L STREET	1951	GABLED, single garage, lightly altered
EAST ACRES NO. 01	4/3/1950 0:00	070 503 05	832 L STREET	1952	GABLED, single garage, unaltered
EAST ACRES NO. 01	4/3/1950 0:00	070 501 08	835 L STREET	1951	GABLED, single garage, unaltered
EAST ACRES NO. 01	4/3/1950 0:00	070 503 06	838 L STREET	1952	HIPPED, single garage, heavily altered, 2-story

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EAST ACRES NO. 01	4/3/1950 0:00	070 501 09	841 L STREET	1952	HIPPED, single garage, heavily altered, garage conversion
EAST ACRES NO. 01	4/3/1950 0:00	070 503 07	844 L STREET	1952	GABLED, single garage, moderately altered
EAST ACRES NO. 01	4/3/1950 0:00	070 501 10	847 L STREET	1952	GABLED, single garage, moderately altered
EAST ACRES NO. 01	4/3/1950 0:00	070 503 08	852 L STREET	1952	GABLED, single garage, unaltered, original windows
EAST ACRES NO. 01	4/3/1950 0:00	070 501 11	853 L STREET	1952	HIPPED, single garage, unaltered, original windows
EAST ACRES NO. 01	4/3/1950 0:00	070 501 12	857 L STREET	1952	GABLED, single garage, unaltered, original windows
EAST ACRES NO. 01	4/3/1950 0:00	070 501 13	901 L STREET	1952	GABLED, single garage, unaltered, original windows
EAST ACRES NO. 01	4/3/1950 0:00	070 502 01	902 L STREET	1952	GABLED, moderately altered, garage conversion
EAST ACRES NO. 01	4/3/1950 0:00	070 501 14	907 L STREET	1951	HIPPED, single garage, unaltered
EAST ACRES NO. 01	4/3/1950 0:00	070 502 02	910 L STREET	1952	GABLED, single garage, unaltered, original windows
EAST ACRES NO. 01	4/3/1950 0:00	070 501 15	913 L STREET	1952	GABLED, single garage, unaltered, original windows
EAST ACRES NO. 02	1/8/1953 0:00	070 503 34	1321 E 8TH STREET	1953	HIPPED, Heavily altered/not age eligible
EAST ACRES NO. 02	1/8/1953 0:00	070 503 29	11 SIMMONS WAY	1954	HIPPED, single garage, unaltered, original windows
EAST ACRES NO. 02	1/8/1953 0:00	070 503 33	3 SIMMONS WAY	1953	GABLED, single garage, unaltered
EAST ACRES NO. 02	1/8/1953 0:00	070 503 32	5 SIMMONS WAY	1954	GABLED, heavily altered, garage conversion, replacement windows
EAST ACRES NO. 02	1/8/1953 0:00	070 503 31	7 SIMMONS WAY	1954	GABLED, heavily altered, garage conversion, replacement windows
EAST ACRES NO. 02	1/8/1953 0:00	070 503 30	9 SIMMONS WAY	1954	GABLED, single garage, moderately altered, replacement windows
EAST ACRES NO. 02	1/8/1953 0:00	070 503 28	13 SIMMONS WAY	1953	GABLED, single garage, lightly altered
EAST ACRES NO. 02	1/8/1953 0:00	070 503 27	15 SIMMONS WAY	1954	GABLE on hip, heavily altered, garage conversion, replacement windows
EAST ACRES NO. 02	1/8/1953 0:00	070 503 26	17 SIMMONS WAY	1954	GABLED, single garage, moderately altered, shades/trellis
EAST ACRES NO. 02	1/8/1953 0:00	070 503 25	19 SIMMONS WAY	1954	GABLED, single garage, unaltered
EAST ACRES NO. 03	11/6/1953 0:00	070 502 03	1311 TULANE DRIVE	1956	GABLED, flat roof garage (anomalous)
EAST ACRES NO. 03	11/6/1953 0:00	070 503 09	1312 TULANE DRIVE	1955	HIPPED, single garage, unaltered
EAST ACRES NO. 03	11/6/1953 0:00	070 502 04	1317 TULANE DRIVE	1954	HIPPED, single garage, heavily altered
EAST ACRES NO. 03	11/6/1953 0:00	070 503 10	1318 TULANE DRIVE	1955	HIPPED, single garage, moderately altered
EAST ACRES NO. 03	11/6/1953 0:00	070 502 05	1403 TULANE DRIVE	1954	GABLED, single garage, moderately altered
EAST ACRES NO. 03	11/6/1953 0:00	070 503 11	1404 TULANE DRIVE	1954	GABLED, single garage, heavily altered, garage conversion
EAST ACRES NO. 03	11/6/1953 0:00	070 502 06	1409 TULANE DRIVE	1954	CROSS-GABLED, single garage, lightly altered
EAST ACRES NO. 03	11/6/1953 0:00	070 503 12	1410 TULANE DRIVE	1954	GABLED, single garage, heavily altered, two-story addition

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EAST ACRES NO. 03	11/6/1953 0:00	070 502 07	1415 TULANE DRIVE	1955	HIPPED, single garage, lightly altered
EAST ACRES NO. 03	11/6/1953 0:00	070 503 13	1416 TULANE DRIVE	1956	GABLED, anomalous double garage, replacement windows
EAST ACRES NO. 03	11/6/1953 0:00	070 502 08	1421 TULANE DRIVE	1955	CROSS-GABLED, heavily altered, garage conversion, original windows
EAST ACRES NO. 03	11/6/1953 0:00	070 502 09	1427 TULANE DRIVE	1956	GABLED, single garage, heavily altered, obscured by screened porch
EAST ACRES NO. 03	11/6/1953 0:00	070 503 14	1428 TULANE DRIVE	1955	GABLED, single garage, unaltered
EAST ACRES NO. 03	11/6/1953 0:00	070 503 15	1504 TULANE DRIVE	1955	HIPPED, single garage, heavily altered
EAST ACRES NO. 04	4/1/1955 0:00	070 503 19	951 CYPRESS LANE	1956	GABLED, heavily altered garage conversion
EAST ACRES NO. 04	4/1/1955 0:00	070 502 14	1001 CYPRESS LANE	1956	GABLED, single garage, moderately altered
EAST ACRES NO. 04	4/1/1955 0:00	070 502 10	1505 TULANE DRIVE	1956	GABLED, single garage side entry, lightly altered
EAST ACRES NO. 04	4/1/1955 0:00	070 503 16	1510 TULANE DRIVE	1956	GABLED, single garage, moderately altered, replacement windows
EAST ACRES NO. 04	4/1/1955 0:00	070 502 11	1513 TULANE DRIVE	1956	GABLED, single garage, moderately altered
EAST ACRES NO. 04	4/1/1955 0:00	070 503 17	1518 TULANE DRIVE	1956	GABLED, single garage, moderately altered, ada ramp & replacement windows
EAST ACRES NO. 04	4/1/1955 0:00	070 502 12	1521 TULANE DRIVE	1956	GABLED, double garage, lightly altered
EAST ACRES NO. 04	4/1/1955 0:00	070 503 18	1526 TULANE DRIVE	1956	GABLED, single garage, moderately altered, replacement windows
EAST ACRES NO. 04	4/1/1955 0:00	070 502 13	1527 TULANE DRIVE	1956	GABLED, single garage, unaltered, original windows
EAST ACRES NO. 05	8/14/1957 0:00	070 482 10	1247 ALICE STREET	1960	GABLED ranch, double garage, lightly altered, view obscured
EAST ACRES NO. 05	8/14/1957 0:00	070 481 01	1250 ALICE STREET	1956	GABLED ranch, two-slot garage, inset entry lightly altered,
EAST ACRES NO. 05	8/14/1957 0:00	070 487 01	1303 ALICE STREET	1958	GABLED ranch, heavily altered, garage conversion, individually eligible for association
EAST ACRES NO. 05	8/14/1957 0:00	070 486 01	1304 ALICE STREET	1958	GABLED ranch, two-slot garage, lightly altered original windows
EAST ACRES NO. 05	8/14/1957 0:00	070 487 27	1307 ALICE STREET	1960	GABLED ranch, double garage, lightly altered,
EAST ACRES NO. 05	8/14/1957 0:00	070 486 02	1308 ALICE STREET	1960	GABLED ranch, double garage, unaltered, original windows
EAST ACRES NO. 05	8/14/1957 0:00	070 487 26	1313 ALICE STREET	1960	GABLED ranch, double garage, lightly altered,
EAST ACRES NO. 05	8/14/1957 0:00	070 486 03	1314 ALICE STREET	1961	GABLED ranch, double garage, lightly altered,
EAST ACRES NO. 05	8/14/1957 0:00	070 487 25	1401 ALICE STREET	1960	GABLED ranch, double garage, moderately altered,
EAST ACRES NO. 05	8/14/1957 0:00	070 486 04	1402 ALICE STREET	1961	GABLED ranch, double garage, lightly altered,
EAST ACRES NO. 05	8/14/1957 0:00	070 487 24	1407 ALICE STREET	1959	GABLED ranch, obscured
EAST ACRES NO. 05	8/14/1957 0:00	070 486 05	1408 ALICE STREET	1959	GABLED ranch, single garage, lightly altered,
EAST ACRES NO. 05	8/14/1957 0:00	070 486 06	1412 ALICE STREET	1961	GABLED ranch, double garage, lightly altered,
EAST ACRES NO. 05	8/14/1957 0:00	070 487 23	1413 ALICE STREET	1960	GABLED ranch, double rear garage, heavily altered,

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EAST ACRES NO. 05	8/14/1957 0:00	070 486 07	1418 ALICE STREET	1959	GABLED ranch, double garage, lightly altered,
EAST ACRES NO. 06	4/4/1961 0:00	070 487 22	1419 ALICE STREET	1963	GABLED ranch, single garage, heavily altered,
EAST ACRES NO. 06	4/4/1961 0:00	070 486 08	1424 ALICE STREET	1961	GABLED ranch, double garage, heavily altered garage conversion
EAST ACRES NO. 06	4/4/1961 0:00	070 487 21	1425 ALICE STREET	1962	HEAVILY altered/not age eligible
EAST ACRES NO. 06	4/4/1961 0:00	070 486 09	1430 ALICE STREET	1961	HIPPED ranch, double garage, unaltered, original windows
EAST ACRES NO. 06	4/4/1961 0:00	070 487 20	1501 ALICE STREET	1962	COMBINATION-ROOF ranch, double garage, unaltered, original windows
EAST ACRES NO. 06	4/4/1961 0:00	070 486 10	1502 ALICE STREET	1961	GABLED ranch, double garage, lightly altered,
EAST ACRES NO. 06	4/4/1961 0:00	070 487 19	1507 ALICE STREET	1963	HIPPED ranch, double side-entry garage, moderately altered, original windows
EAST ACRES NO. 06	4/4/1961 0:00	070 486 11	1508 ALICE STREET	1961	HIPPED ranch, double garage, unaltered, original windows
EAST ACRES NO. 06	4/4/1961 0:00	070 487 18	1513 ALICE STREET	1962	GABLED ranch, double garage, lightly altered
EAST ACRES NO. 06	4/4/1961 0:00	070 486 12	1514 ALICE STREET	1961	GABLED ranch, double side-entry garage, unaltered, original windows
EAST ACRES NO. 06	4/4/1961 0:00	070 487 17	1519 ALICE STREET	1962	HIPPED ranch, double garage, lightly altered
EAST ACRES NO. 06	4/4/1961 0:00	070 485 01	1602 ALICE STREET	1963	GABLED ranch, double garage w/garage entry on side elevation, moderately altered
EAST ACRES NO. 06	4/4/1961 0:00	070 484 01	1603 ALICE STREET	1962	GABLED ranch, double garage w/garage entry on side elevation, lightly altered
EAST ACRES NO. 06	4/4/1961 0:00	070 485 06	952 CYPRESS LANE	1963	GABLED ranch, double garage, moderately altered
EAST ACRES NO. 06	4/4/1961 0:00	070 485 05	958 CYPRESS LANE	1963	GABLED ranch, double side-gabled garage, large front chimney, moderately altered
EAST ACRES NO. 06	4/4/1961 0:00	070 485 04	964 CYPRESS LANE	1963	HIPPED ranch, double side-entry garage, unaltered, original windows
EAST ACRES NO. 06	4/4/1961 0:00	070 485 03	1000 CYPRESS LANE	1963	GABLE-ON-HIP ranch, double garage, heavily altered
EAST ACRES NO. 06	4/4/1961 0:00	070 485 02	1004 CYPRESS LANE	1963	HIPPED ranch, double garage, unaltered, original windows
EAST ACRES NO. 06	4/4/1961 0:00	070 486 13	1007 CYPRESS LANE	1963	GABLED ranch, rectangular plan, double garage w/garage entry on side elevation,
EAST ACRES NO. 06	4/4/1961 0:00	070 487 16	1009 CYPRESS LANE	1962	GABLED ranch, rectangular plan, double garage, lightly altered
EAST ACRES NO. 06	4/4/1961 0:00	070 484 02	1016 CYPRESS LANE	1963	HIPPED ranch, double garage, lightly altered
EAST ACRES NO. 07	2/18/1963 0:00	070 483 12	1113 JUNIPER PLACE	1965	GABLED ranch, double garage
EAST ACRES NO. 07	2/18/1963 0:00	070 483 08	1114 JUNIPER PLACE	1964	GABLED ranch, double garage
EAST ACRES NO. 07	2/18/1963 0:00	070 483 11	1119 JUNIPER PLACE	1965	GABLED ranch, double garage, lightly altered
EAST ACRES NO. 07	2/18/1963 0:00	070 483 09	1120 JUNIPER PLACE	1965	GABLED ranch, double garage, heavily altered 3-story
EAST ACRES NO. 07	2/18/1963 0:00	070 483 10	1125 JUNIPER PLACE	1964	HIPPED ranch, double garage, lightly altered
EAST ACRES NO. 07	2/18/1963 0:00	070 482 09	1003 L STREET	1964	HIPPED ranch, double garage, unaltered, original windows
EAST ACRES NO. 07	2/18/1963 0:00	070 487 02	1004 L STREET	1963	GABLED ranch, double garage, unaltered, original windows

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EAST ACRES NO. 07	2/18/1963 0:00	070 482 08	1009 L STREET	1965	HIPPED linear ranch, recessed entry, double garage, unaltered, original windows
EAST ACRES NO. 07	2/18/1963 0:00	070 482 07	1015 L STREET	1964	GABLED ranch, side-entry double garage, lightly altered
EAST ACRES NO. 07	2/18/1963 0:00	070 482 06	1101 L STREET	1964	HIPPED ranch, side-entry double garage, lightly altered
EAST ACRES NO. 07	2/18/1963 0:00	070 482 05	1107 L STREET	1964	GABLED ranch, double garage, unaltered
EAST ACRES NO. 07	2/18/1963 0:00	070 483 04	1112 L STREET	1965	GABLED ranch, double garage, lightly altered
EAST ACRES NO. 07	2/18/1963 0:00	070 482 04	1113 L STREET	1964	GABLED ranch, double garage, heavily altered garage conversion
EAST ACRES NO. 07	2/18/1963 0:00	070 483 03	1118 L STREET	1964	SIDE-GABLED linear Ranch, recessed entry, double garage, lightly altered
EAST ACRES NO. 07	2/18/1963 0:00	070 482 03	1119 L STREET	1964	SIDE-GABLED linear Ranch, recessed entry, double garage, lightly altered
EAST ACRES NO. 07	2/18/1963 0:00	070 483 02	1124 L STREET	1964	SIDE-GABLED linear Ranch, recessed entry, double garage, lightly altered
EAST ACRES NO. 07	2/18/1963 0:00	070 482 02	1125 L STREET	1965	SIDE-GABLED linear Ranch, recessed entry, double garage, lightly altered
EAST ACRES NO. 07	2/18/1963 0:00	070 483 01	1130 L STREET	1965	GABLED ranch, double garage, unaltered, original windows
EAST ACRES NO. 07	2/18/1963 0:00	070 482 01	1131 L STREET	1965	SIDE-GABLED linear Ranch, recessed entry, front chimney, double garage, unaltered
EAST ACRES NO. 07	2/18/1963 0:00	070 487 03	1300 UNION DRIVE	1964	GABLED ranch, double garage, heavily altered 2-story
EAST ACRES NO. 07	2/18/1963 0:00	070 483 05	1301 UNION DRIVE	1963	GABLED ranch, double garage, side-elevation entry, lightly altered
EAST ACRES NO. 07	2/18/1963 0:00	070 487 04	1306 UNION DRIVE	1964	GABLE-ON-HIP ranch, double garage, moderately altered
EAST ACRES NO. 07	2/18/1963 0:00	070 483 06	1307 UNION DRIVE	1964	SIDE-GABLED linear Ranch, recessed entry, front chimney, double garage, moderately altered
EAST ACRES NO. 07	2/18/1963 0:00	070 487 05	1312 UNION DRIVE	1964	GABLED Ranch, double garage, moderately altered
EAST ACRES NO. 07	2/18/1963 0:00	070 483 07	1313 UNION DRIVE	1965	SIDE-GABLED linear Ranch, recessed entry, double garage, lightly altered
EAST ACRES NO. 07	2/18/1963 0:00	070 487 06	1400 UNION DRIVE	1964	GABLED Ranch, double garage, moderately altered
EAST ACRES NO. 07	2/18/1963 0:00	070 487 07	1406 UNION DRIVE	1964	GABLED Ranch, double garage, moderately altered
EAST ACRES NO. 07	2/18/1963 0:00	070 487 08	1412 UNION DRIVE	1964	GABLED Ranch, double garage, heavily altered single garage addition
EAST ACRES NO. 07	2/18/1963 0:00	070 483 13	1415 UNION DRIVE	1965	HIPPED Ranch, double garage, heavily altered
EAST ACRES NO. 07	2/18/1963 0:00	070 487 09	1418 UNION DRIVE	1964	HIPPED Ranch, double garage, heavily altered
EAST ACRES NO. 08	6/16/1964 0:00	070 484 03	1022 CYPRESS LANE	1965	SIDE-GABLED linear Ranch, recessed entry, front chimney, double garage, lightly altered
EAST ACRES NO. 08	6/16/1964 0:00	070 484 04	1028 CYPRESS LANE	1965	GABLED ranch, double garage, lightly altered
EAST ACRES NO. 08	6/16/1964 0:00	070 484 05	1102 CYPRESS LANE	1965	SIDE-GABLED linear Ranch, recessed entry, double garage, lightly altered
EAST ACRES NO. 08	6/16/1964 0:00	070 483 20	1107 CYPRESS LANE	1964	SIDE-GABLED linear Ranch, recessed entry, double garage, lightly altered
EAST ACRES NO. 08	6/16/1964 0:00	070 484 06	1108 CYPRESS LANE	1965	GABLED ranch, double garage, unaltered
EAST ACRES NO. 08	6/16/1964 0:00	070 483 14	1421 UNION DRIVE	1966	SIDE-GABLED linear Ranch, recessed entry, double garage, lightly altered

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EAST ACRES NO. 08	6/16/1964 0:00	070 487 10	1424 UNION DRIVE	1965	SIDE-GABLED linear Ranch, recessed entry, double garage, lightly altered
EAST ACRES NO. 08	6/16/1964 0:00	070 483 15	1427 UNION DRIVE	1966	GABLED ranch, double garage, moderately altered
EAST ACRES NO. 08	6/16/1964 0:00	070 487 11	1500 UNION DRIVE	1965	GABLED ranch, double garage, moderately altered
EAST ACRES NO. 08	6/16/1964 0:00	070 483 16	1503 UNION DRIVE	1964	SIDE-GABLED linear Ranch, recessed entry, double garage, heavily altered, garage
EAST ACRES NO. 08	6/16/1964 0:00	070 487 12	1506 UNION DRIVE	1965	SIDE-GABLED linear Ranch, double garage, moderately altered
EAST ACRES NO. 08	6/16/1964 0:00	070 483 17	1509 UNION DRIVE	1965	HIPPED ranch, double garage, view obscured
EAST ACRES NO. 08	6/16/1964 0:00	070 487 13	1512 UNION DRIVE	1965	GABLED ranch, double garage, lightly altered
EAST ACRES NO. 08	6/16/1964 0:00	070 483 18	1515 UNION DRIVE	1965	HIPPED ranch, double garage, lightly altered
EAST ACRES NO. 08	6/16/1964 0:00	070 487 14	1518 UNION DRIVE	1965	SIDE-GABLED linear Ranch, double garage, moderately altered
EAST ACRES NO. 08	6/16/1964 0:00	070 483 19	1521 UNION DRIVE	1964	FRONT-GABLED Post-and-Beam w/atrium and garage, moderately altered
EAST ACRES NO. 08	6/16/1964 0:00	070 487 15	1524 UNION DRIVE	1965	SIDE-GABLED linear Ranch, recessed entry, double garage, heavily altered, 2-story
EAST ACRES NO. 09	6/16/1964 0:00	070 504 09	936 CYPRESS LANE	1966	SIDE-GABLED linear Ranch duplex, two single garages, lightly altered
EAST ACRES NO. 09	6/16/1964 0:00	070 504 10	940 CYPRESS LANE	1966	GABLE-ON-HIP Ranch, double side-entry garage, unaltered
EAST ACRES NO. 09	6/16/1964 0:00	070 503 20	945 CYPRESS LANE	1966	HIPPED Duplex, double side-entry garage, unaltered
EAST ACRES NO. 09	6/16/1964 0:00	070 504 11	946 CYPRESS LANE	1949	GABLED Tudor Revival with large front chimney
EAST ACRES NO. 09	6/16/1964 0:00	070 503 24	21 SIMMONS WAY	1965	HIPPED Duplex, two single projecting garages, unaltered
EAST ACRES NO. 09	6/16/1964 0:00	070 503 23	25 SIMMONS WAY	0	FRONT-GABLED Post-and-Beam duplex with two single garages, unaltered
EAST ACRES NO. 09	6/16/1964 0:00	070 503 22	29 SIMMONS WAY	1966	SIDE-GABLED Ranch duplex, rectangular plan, two single garages centered
EAST ACRES NO. 09	6/16/1964 0:00	070 503 21	33 SIMMONS WAY	0	HIPPED Ranch Duplex, unaltered

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” Growth continued in the 1970s, even after a change in city

*Recorded by: Kara Brunzell *Date: March 4, 2015 Continuation Update

leadership in 1972 began to an era of growth control. Although Davis's attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

East Acres Subdivision Development

In July of 1950, Alice and John Simmons recorded the first East Acres subdivision. John Simmons was born in 1902 in Palo Alto, California, and came to Davis to study Animal Husbandry at the University Farm during the 1920s. Alice Gatgens was born in Germany in 1906, and settled in Davis with her father when she was sixteen. She graduated from business college, and went to work in the viticulture department of the University Farm. John Simmons and Alice Gatgens met through a mutual interest in gymnastics, and married in 1927. Their eldest daughter, Helen, was born in 1929. Two other children followed in the 1930s. The couple went into partnership with the Haussler family and formed a dairy business, which they operated during the 1930s and 1940s. The Simmons' were active in the community. John served on the school board while Alice participated in clubs and charity organizations.¹

In 1949, the couple gave up dairy farming and formed Simmons Real Estate. The Simmons's appear to have been planning their first subdivision by the early 1940s, as a Chamber of Commerce publication from 1945 suggests expanding Davis city limits to encompass the portion of the Simmons Dairy that became East Acres No. 1 a few years later. East Acres No. 1, which consists of 26 houses constructed in 1951 and 1952, was the couple's first foray into real estate development. They carved the subdivision out of the western portion of their dairy property, which was just inside Davis city limits. It was one of the first Davis subdivisions recorded in the 1950s. Cut off from the urbanized portion of Davis and completely surrounded by agricultural land, East Acres was the first neighborhood developed east of H Street and north of East Eighth Street. The Simmons' began building in the area alongside the Huntwood Development Company, which began construction on a subdivision to the southwest around the same time. Many other developers followed the Simmons' and Huntwood to East Davis starting in the mid-1950s.²

East Acres No. 1 was the first of nine East Acres subdivisions that the Simmons family built between 1951 and 1966. The lots on the west side of L Street were large, roughly a quarter acre each, while most of the other lots were substantially smaller. The houses the Simmons family constructed between 1951 and 1957 were modest in size and Minimal Traditional in style. By 1952, the southern half of L Street was complete, and houses had also been constructed on the west side of Simmons Way (although East Acres No. 2 had not yet been officially recorded). At this point, the little neighborhood was still completely surrounded by agricultural land. As East Acres grew, the Simmons family began utilizing the non-orthogonal street layout that typified mid-century subdivisions in Davis, with loop and curving streets as well as one cul-de-sac. Alice Street and Simmons Way in East Acres are named for their developers. In the mid-1950s, the Simmons' began building occasional houses with double garages. In 1954, Davis expanded moved its city limits north and east, in part to accommodate the growing East Acres neighborhood.

In 1957, the Simmons family subdivided East Acres No. 5, which marked a transition from Minimal Traditional style to Tract Ranch style. Alice and John Simmons recorded East Acres No. 5 as Secretary and President of the Davis Parkside Association, Incorporated. The Davis Parkside Association was formed by Howard Shontz about 1948 to develop the Davis Parkside subdivisions. East Acres Nos. 7, 8, and 9 were also subdivided by the couple as officers of the Davis Parkside Association. There is no indication that Shontz or J.W. Oswald, (another investor in the corporation), were directly involved in the East Acres subdivisions, although they may have been investors.³

At this point, the southern half of East Acres was mostly built out, and there were subdivisions either completed or in process to the south and east of the neighborhood. The northern and western boundaries of the neighborhood, however, were still open land. Although similar in many ways to the houses from the early 1950s, the dwellings constructed in East Acres between 1958 and 1966 exhibit the characteristics of Tract Ranch style. L-shaped plans, two-car garages, and lower-pitched roofs with moderate eave overhang distinguish these newer houses from their Minimal Traditional neighbors.

¹ Yolo County CA Obituary Project Obituaries, SIMMONS, Alice Kate, July 27 2002, <http://files.usgwararchives.net/ca/yolo/obits/gob1127simmons.txt>, accessed March 5, 2015: U.S. Census Records, Davis, Yolo County, 1930.

² W.W. Robbins, "Facts Concerning Annexation," Chamber of Commerce, City of Davis, May, 1945, p.8- 9.

³ Larkin, Roosevelt, & Larkin, "Who's Who on the Pacific Coast," Chicago: Larkin, Roosevelt & Larkin, 1951, p. 605.

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They were also significantly larger, averaging about 1100 square feet rather than the 960 square feet of the first East Acres Houses. In line with trends citywide, the growing floor area was a reflection the growing prosperity in Davis as the University grew in the late 1950s. By 1964, the entire East Acres neighborhood was nearly complete, and almost completely surrounded by other new subdivisions.

Although the size of the individual houses grew in the 1960s, the subdivisions remained small, and the nine East Acres subdivisions have just under 150 houses between them. The Simmons' went on to develop over 30 subdivisions by 1976, building up to three in some years. Eventually, the the couple's son John took over the family company. Simmons Real Estate is still operating, but has become strictly a property management company.

The new subdivisions in East Davis spurred other new development around them. In 1957, the school district began constructing an elementary school on the south side of East Eighth Street just across from East Acres to serve all the young families living in the new houses. The junior high school to the west of the neighborhood was constructed at the end of the 1960s. By the early 1970s, the area around East Acres was almost completely developed, with the schools, large apartment buildings, and commercial properties lining the arterials and tracts of single-family houses and duplexes on the side streets.

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the East Acres neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood. The first East Acres subdivision, which was recorded in 1950 and constructed between 1951 and 1952, is potentially historically significant as one of the first two Davis neighborhoods developed in the 1950s as repetitive suburban tracts. The other neighborhood, however, (nearby Huntwood Park), is a better example of a typical post-war subdivision, with features like branching curved streets and cul-de-sac, that East Acres No. 1 does not exhibit. In addition, less than half of the houses in East Acres No. 1 retain sufficient integrity to qualify as contributors to a historic district. Therefore the neighborhood does not dispay the integrity required for listing as a historic district.

East Acres does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. Although at least one person significant to history lived in the neighborhood, he is associated with one particular property rather than the neighborhood in general.

The houses and duplexes in the neighborhood are commn examples of Minimal Traditional and Tract Ranch dwellings, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

*Recorded by: Kara Brunzell

*Date: March 4, 1950

Continuation

Update

Handwritten notes: Kara Brunzell, March 4, 1950, Work 1745 H 83 78, 11-14-25

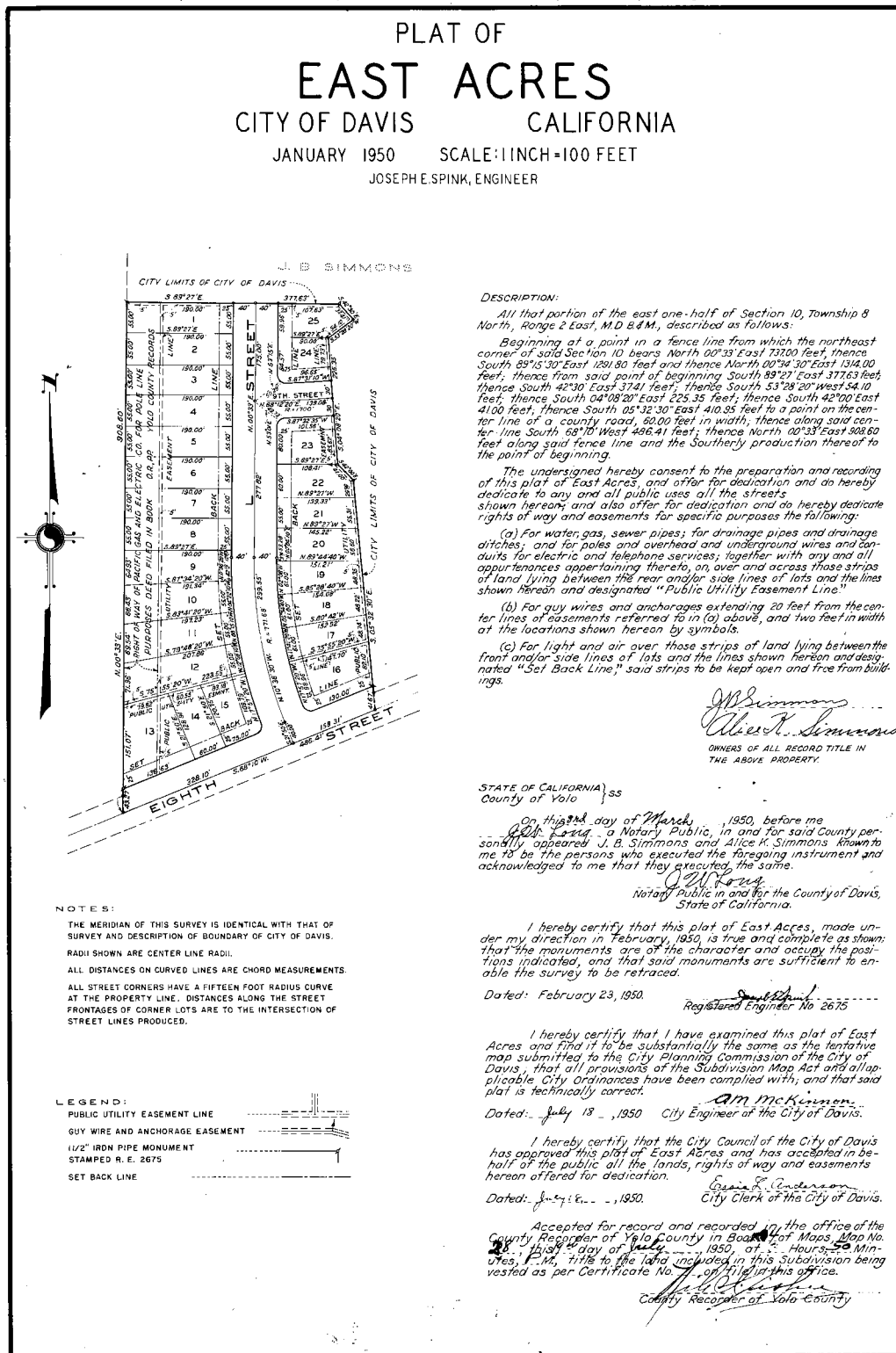


Figure 1: Plat of East Acres, City of Davis, January, 1950.

*Recorded by: Kara Brunzell

*Date: March 4, 1915

Continuation

Update

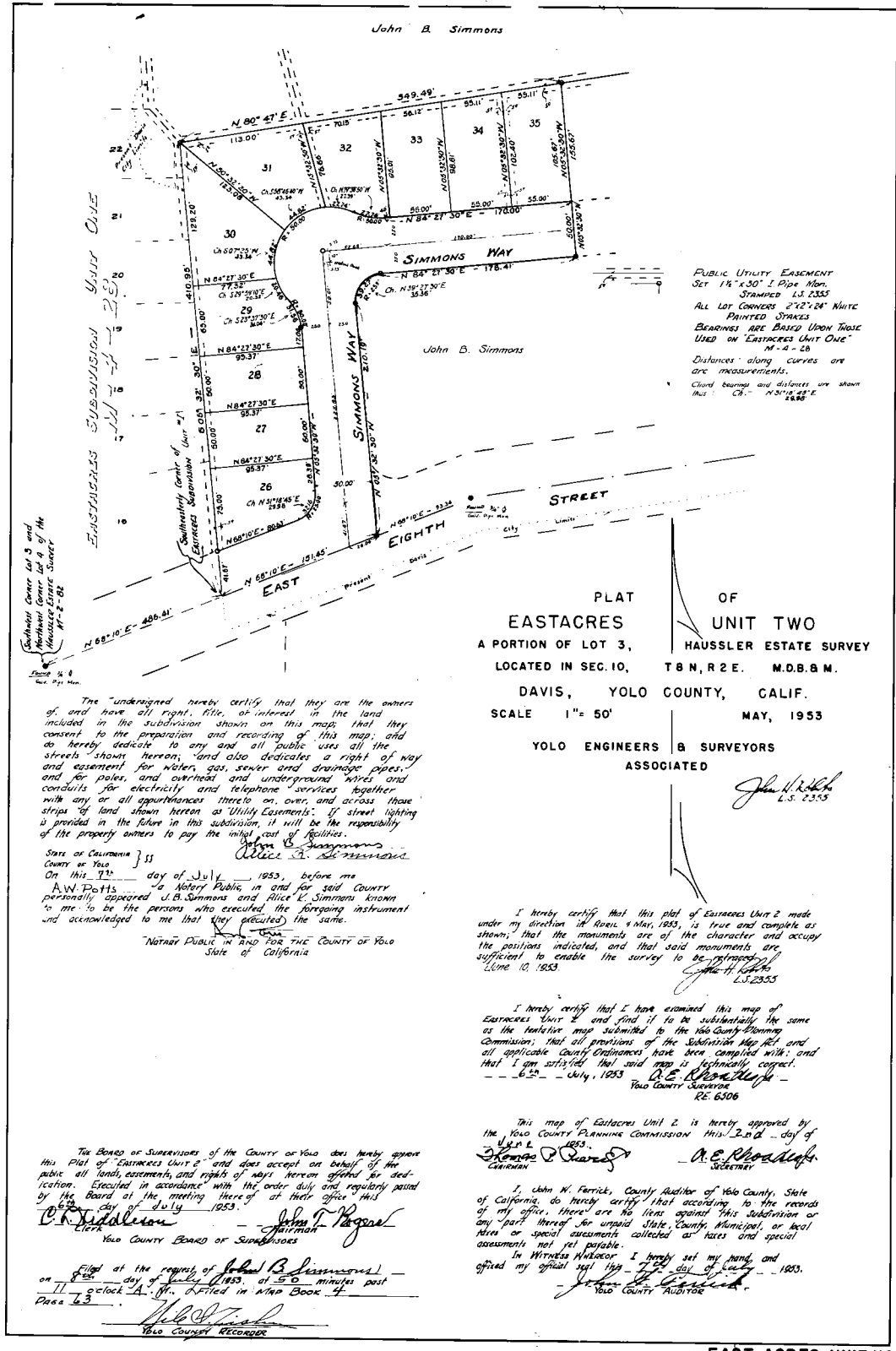


Figure 2: Plat of East Acres No. 2, City of Davis, May, 1953.

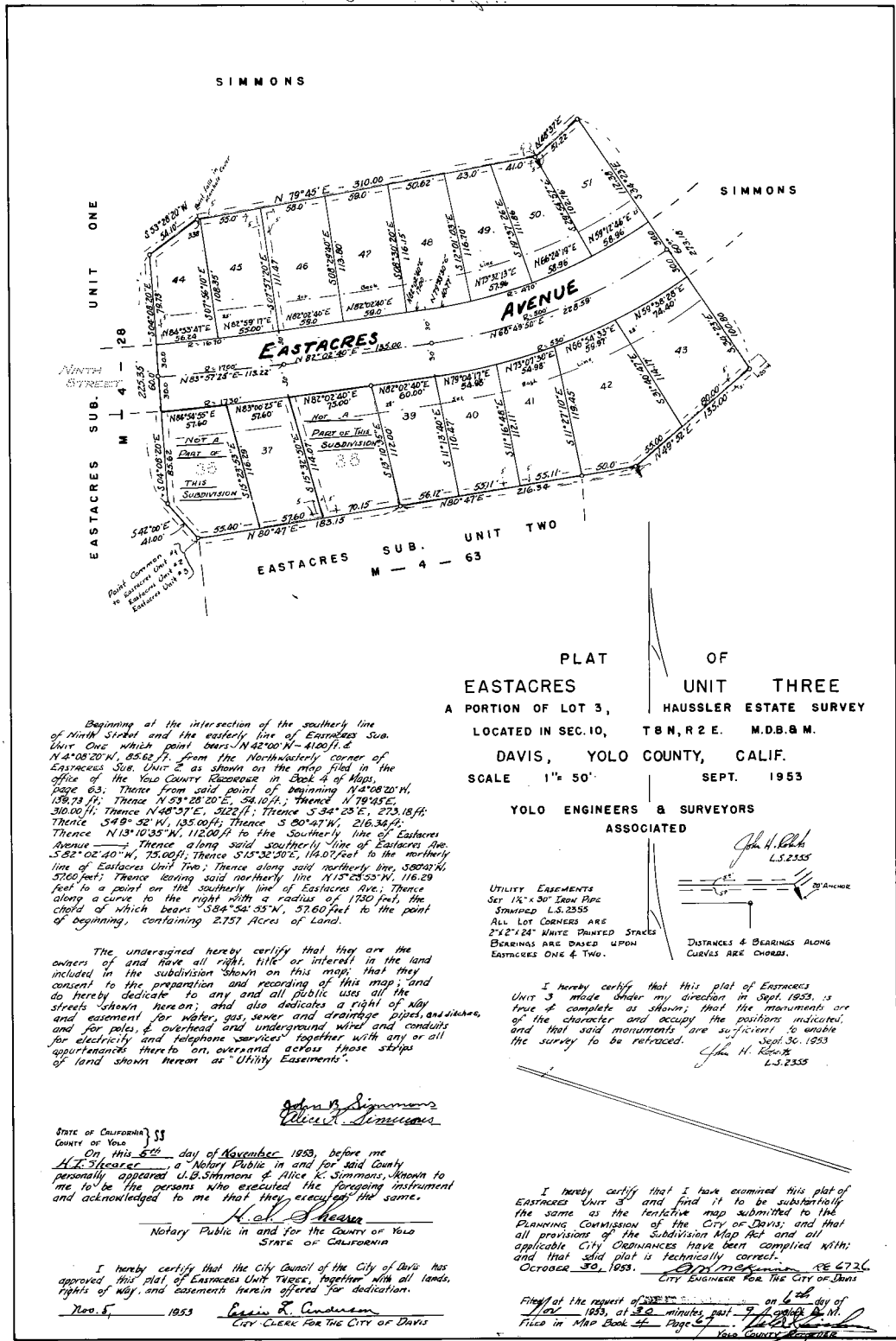


Figure 3: Plat of East Acres No. 3, City of Davis, September, 1953.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

Continuation

Update

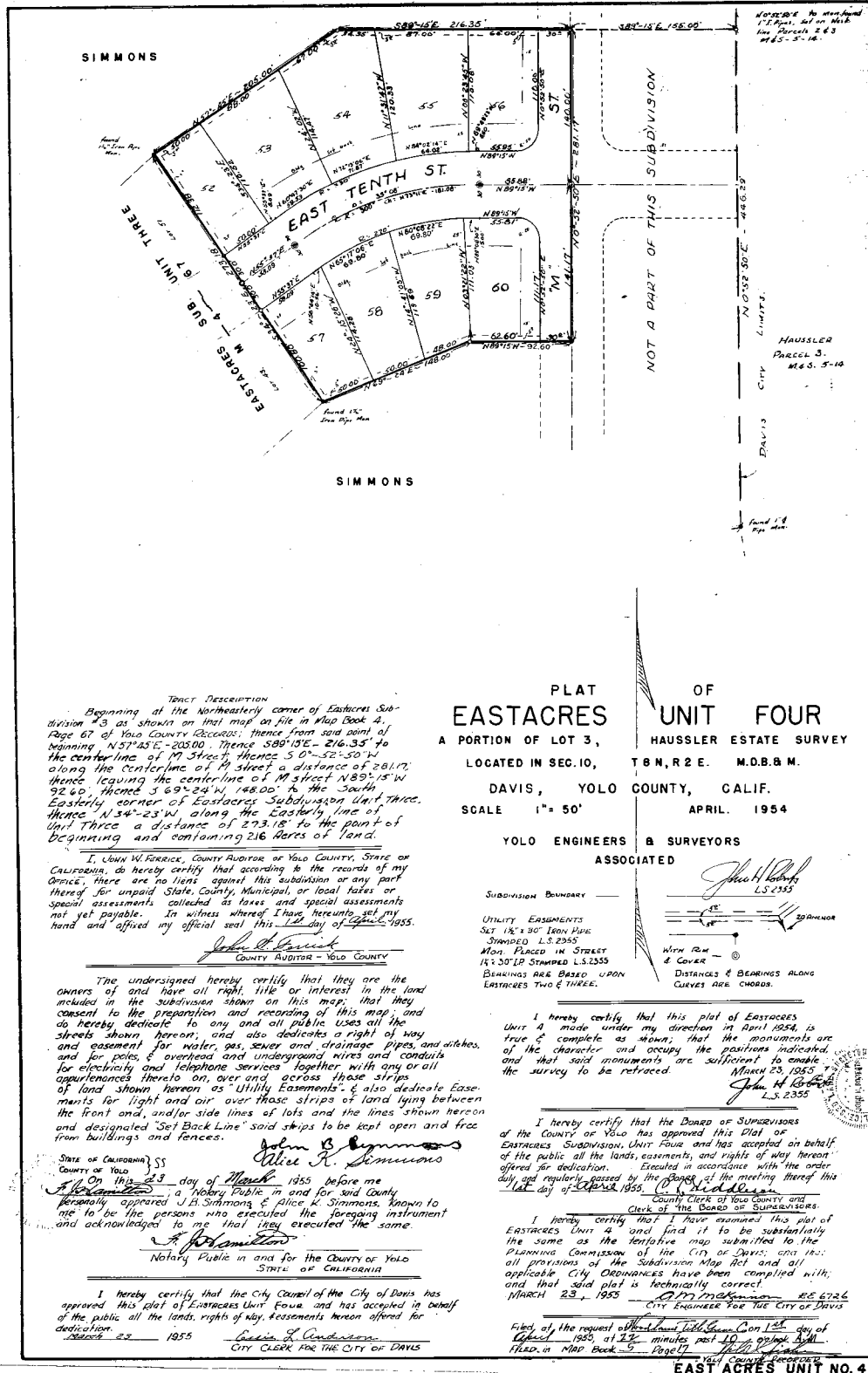


Figure 4: Plat of East Acres No. 4, City of Davis, April, 1954.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

Continuation

Update

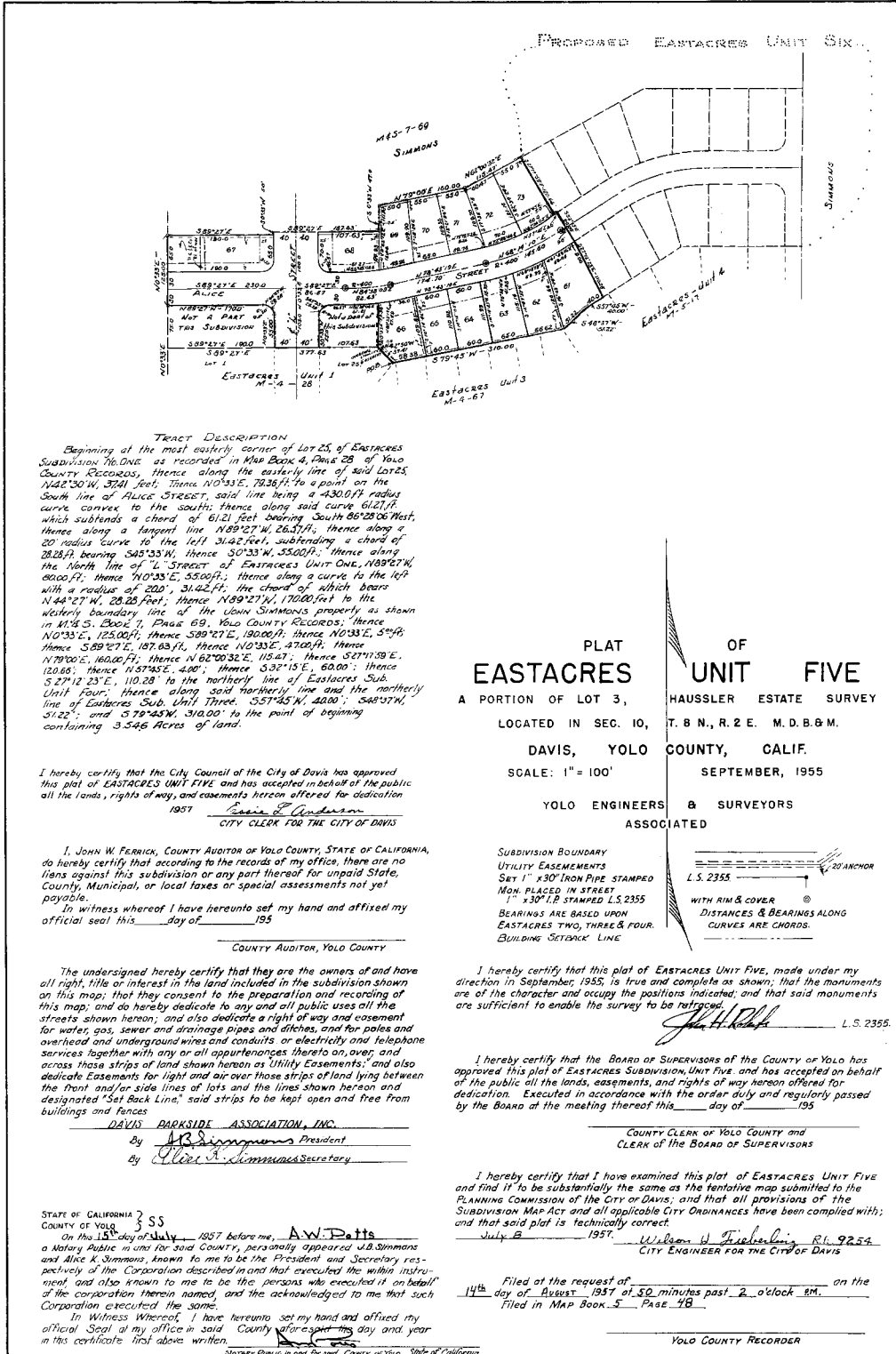


Figure 5: Plat of East Acres No. 5, City of Davis, September, 1955.

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*Resource Name or # (Assigned by recorder) East Acres No. 1 - 9

*Recorded by: Kara Brunzell

*Date: March 4, 2015

Continuation

Update

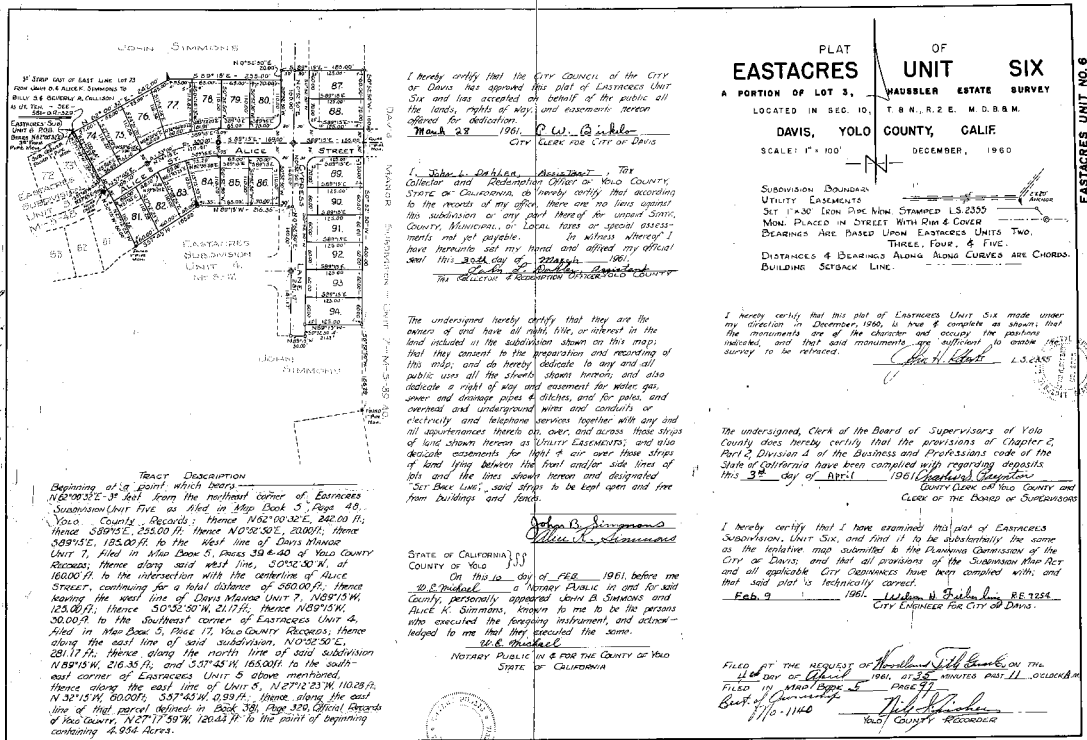


Figure 6: Plat of East Acres No. 6, City of Davis, December, 1960.

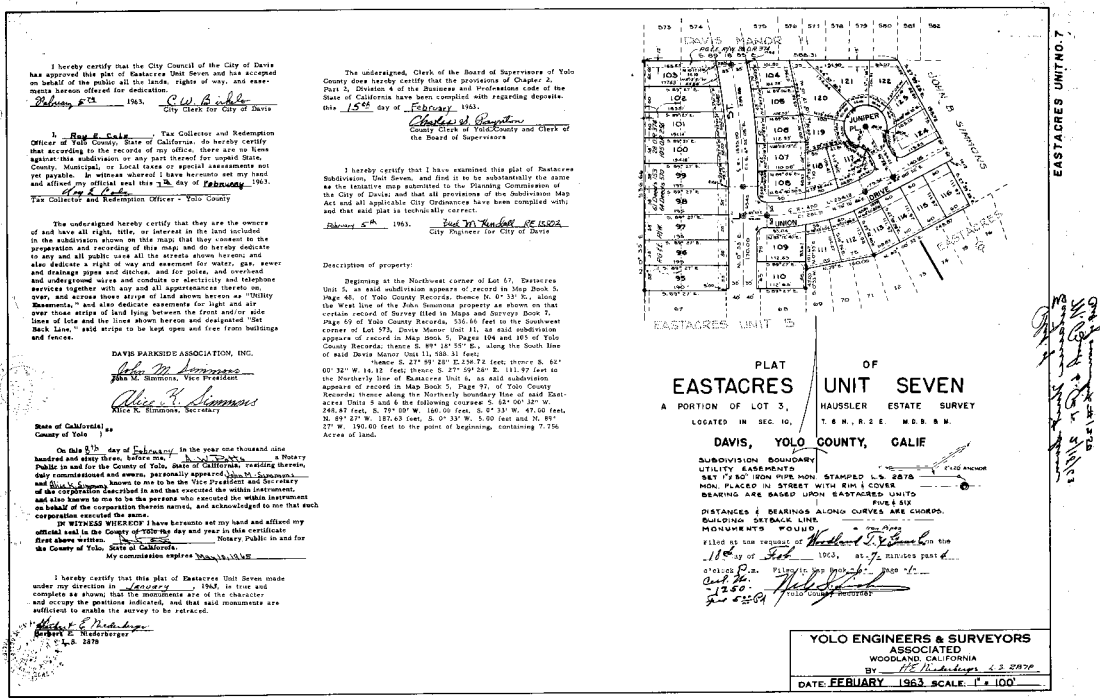


Figure 7: Plat of East Acres No. 7, City of Davis, February, 1963.

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 DEPARTMENT OF PARKS AND RECREATION
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Primary #
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*Resource Name or # (Assigned by recorder) East Acres No. 1 - 9

*Recorded by: Kara Brunzell

*Date: March 4, 2015

Continuation

Update

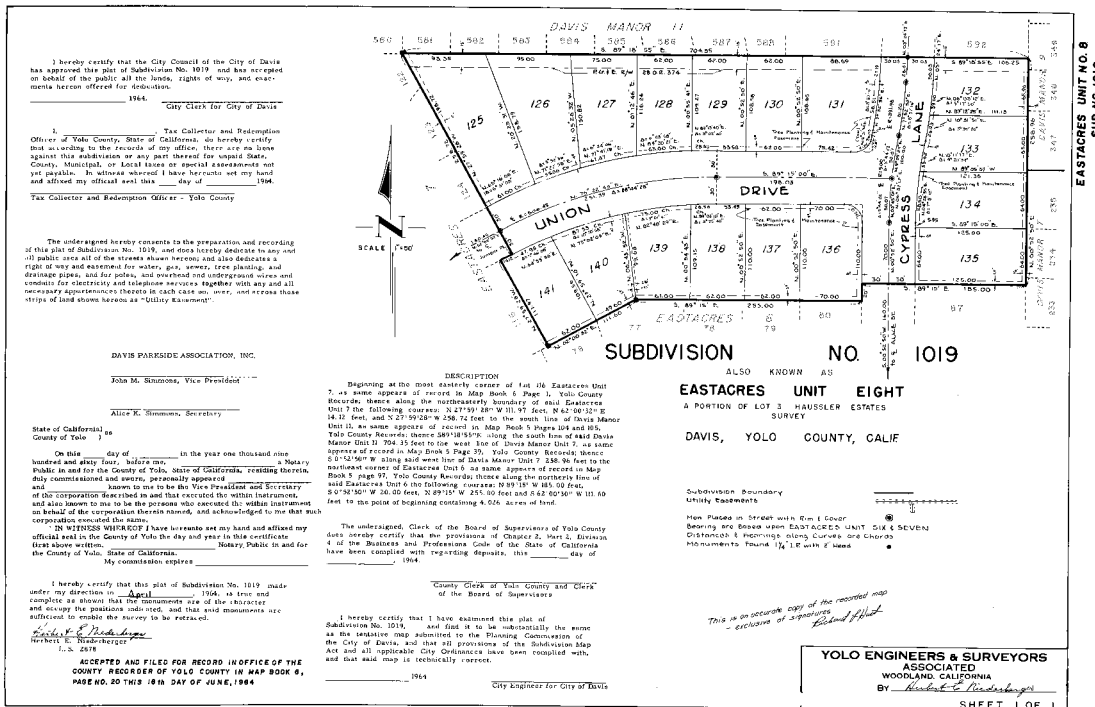


Figure 8: Plat of East Acres No. 8, City of Davis, June, 1964.

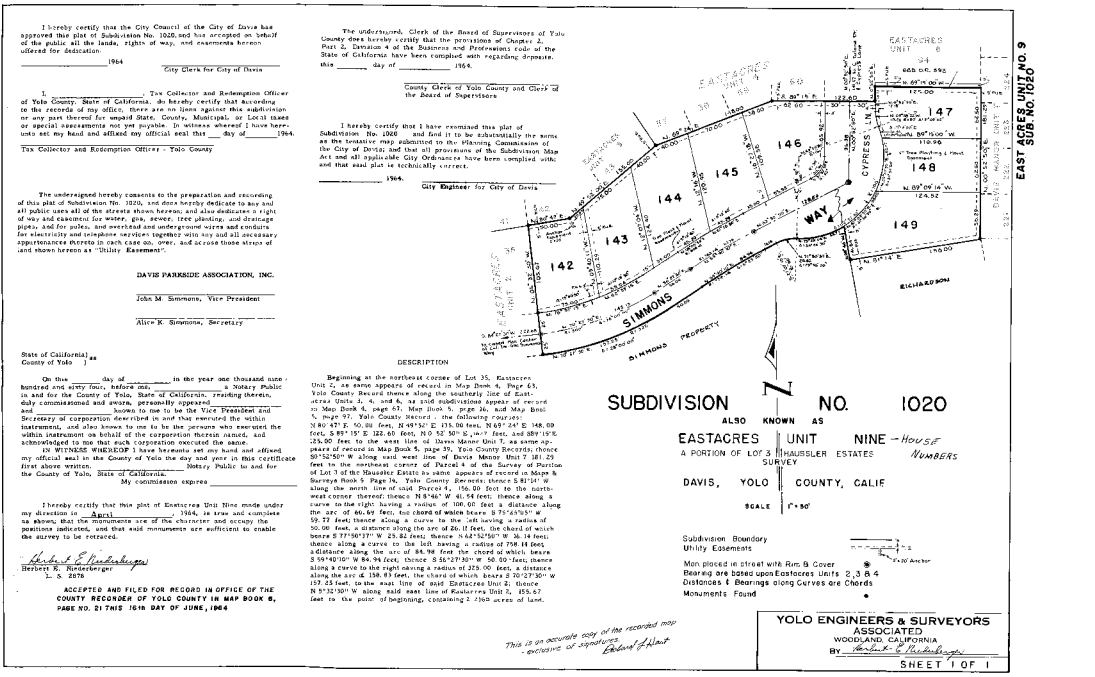


Figure 9: Plat of East Acres No. 9, City of Davis, June, 1964.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

Continuation

Update



Figure 10: U.S.D.A. Aerial photograph of East Acres neighborhood, 1952.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

Continuation

Update



Figure 11: Oblique aerial photograph of East Davis looking northeast with Huntwood Park neighborhood in foreground and East Acres Nos. 1 & 2 center frame, c1952.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

Continuation

Update



Figure 12: U.S.D.A. Aerial photograph of East Acres neighborhood, 1957.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

Continuation

Update



Figure 13: U.S.D.A. Aerial photograph of East Acres neighborhood, 1964.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

Continuation

Update



Figure 14: Simmons Real Estate Advertisement, Davis City Directory, 1976.

Photographs:



Photograph 1: 853 L Street, Example of unaltered hipped-roof Minimal Traditional house with multiple-light picture window, double-hung wood sash windows, and single garage with wooden door.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

Continuation

Update



Photograph 2: 901 L Street, Example of lightly altered side-gabled Minimal Traditional house with multiple-light picture window, double-hung wood sash windows, and single garage with metal replacement door.



Photograph 3: 9 Simmons Street, Example of moderately altered side-gabled Minimal Traditional house with vinyl replacement windows, and single garage with metal replacement door.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

Continuation

Update



Photograph 4: 1108 Cypress Lane, Example of unaltered L-shaped Ranch house with hipped roof, original wooden garage door with decorative wooden trim, and original horizontal aluminum slider windows.



Photograph 5: 1408 Alice Street, Example of moderately altered L-shaped Ranch house with cross-gabled roof, metal replacement garage door, and vinyl replacement windows.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

Continuation

Update



Photograph 6: 1507 Alice Street, Example of moderately altered L-shaped Ranch house with hipped roof, side-entry garage with metal replacement door, and original horizontal aluminum slider windows.



Photograph 7: 1425 Alice Street, Example of heavily altered house that was an original L-shaped Ranch house. Alterations include a tall, asymmetrical, shed-roofed addition at the rear, a projecting front-gabled porch, and bay window.

***Recorded by:** Kara Brunzell

***Date:** March 4, 2015

Continuation

Update



Photograph 8: 25 – 27 Simmons Way, Example of anomalous front-gabled Post-and-Beam duplex with double single garages, board-and-batten cladding, and brick accents.

*Resource Name or # (Assigned by recorder): El Macero Gardens

D1. Historic Name: El Macero Gardens

D2. Common Name: El Macero Gardens neighborhood

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

El Macero Gardens is a small area on both sides of Cowell Boulevard, one of the major through roads in southeast Davis. The wide three-lane road has sidewalks with square curbs. Mature trees are planted adjacent to sidewalks. The south side of the street is lined with duplexes. All feature a single and double garage paired at the center, with dwelling units to either side. A variety of roof forms are used to give variety to the identical plans, including shed, gabled, and "skirt" or gable-on-hip. Cladding is stucco, vertical-groove plywood, or board-and-batten. Windows are mostly vinyl-clad. The parcel at the southeast corner of Mace and Cowell Boulevards has a small office building that was constructed in 1984. Across the street is an empty lot. There is a large, multi-building apartment complex on the north side of the street. Named El Macero Village, it consists of several two-story buildings with gabled roofs, vertical-groove plywood cladding, balconies, and fenced courtyards.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity(continued, p. 2).

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

El Macero Gardens consists of the properties on both sides of Cowell Boulevard directly east of Mace Boulevard. The eastern property boundaries of 4735 and 4814 – 16 Mace Boulevard form the subdivision's eastern boundary.

***D5. Boundary Justification:**

The El Macero Gardens neighborhood encompasses the El Macero Gardens subdivision, which is contiguous and was mostly developed in 1973.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The El Macero Gardens neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district.

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the "homegrown" Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area (continued, p. 2).

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

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: February 16, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

*Recorded by: Kara Brunzell

*Date: February 16, 2015

Continuation

Update

***D3. Detailed Description** (continued)

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	Description
EL MACERO GARDENS	5/23/73 0:00	068 021 02	4735 COWELL BLVD	1973	Apartments, T-111, side gable, 2-story, 2nd story balconies, iron railings
EL MACERO GARDENS	5/23/73 0:00	068 022 08	4712 COWELL BLVD	1973	Front gable, skirt, duplex
EL MACERO GARDENS	5/23/73 0:00	068 022 07	4718 COWELL BLVD	1973	2 sheds, duplex
EL MACERO GARDENS	5/23/73 0:00	068 022 06	4724 COWELL BLVD	1973	Front gable, duplex
EL MACERO GARDENS	5/23/73 0:00	068 022 05	4730 COWELL BLVD	1973	Skirt, duplex
EL MACERO GARDENS	5/23/73 0:00	068 022 04	4736 COWELL BLVD	1973	Gable, duplex
EL MACERO GARDENS	5/23/73 0:00	068 022 03	4802 COWELL BLVD	1973	Gable, duplex
EL MACERO GARDENS	5/23/73 0:00	068 022 02	4808 COWELL BLVD	1973	Gable, duplex
EL MACERO GARDENS	5/23/73 0:00	068 022 01	4814 COWELL BLVD	1973	2 skirt sheds, duplex
EL MACERO GARDENS	5/23/73 0:00	068 021 01	480 MACE BLVD	0	No such address
EL MACERO GARDENS	5/23/73 0:00	068 022 09	502 MACE BLVD	1981	Office building, not age eligible

***D6. Significance** (continued)

UC Davis's transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself "The City of Bicycles." Growth continued in the 1970s, even after a change in city leadership in 1972 began an era of growth control. Although Davis's attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

**State of California — The Resources Agency
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*Resource Name or # (Assigned by recorder) El Macero Gardens

*Recorded by: Kara Brunzell *Date: February 16, 2015 Continuation Update

El Macero Gardens was subdivided in 1973 by Victor J. Albertazzi, M.D. and Mary A. Albertazzi. Thomas Elliot, M.D. was also a partner in the venture. Victor J. Albertazzi, who was a Davis physician, was born on July 29, 1932. Elliot was also a local physician. The Albertazzis were living in the Davis neighborhood of University Estates in the 1970s. El Macero Gardens appears to be the group's only foray into real estate development. Except for the office building which was developed a decade later, the neighborhood was constructed in 1973 immediately after the subdivision was recorded.¹

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the El Macero Gardens neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

El Macero Gardens does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. The apartment buildings and duplexes in the neighborhood are common examples, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

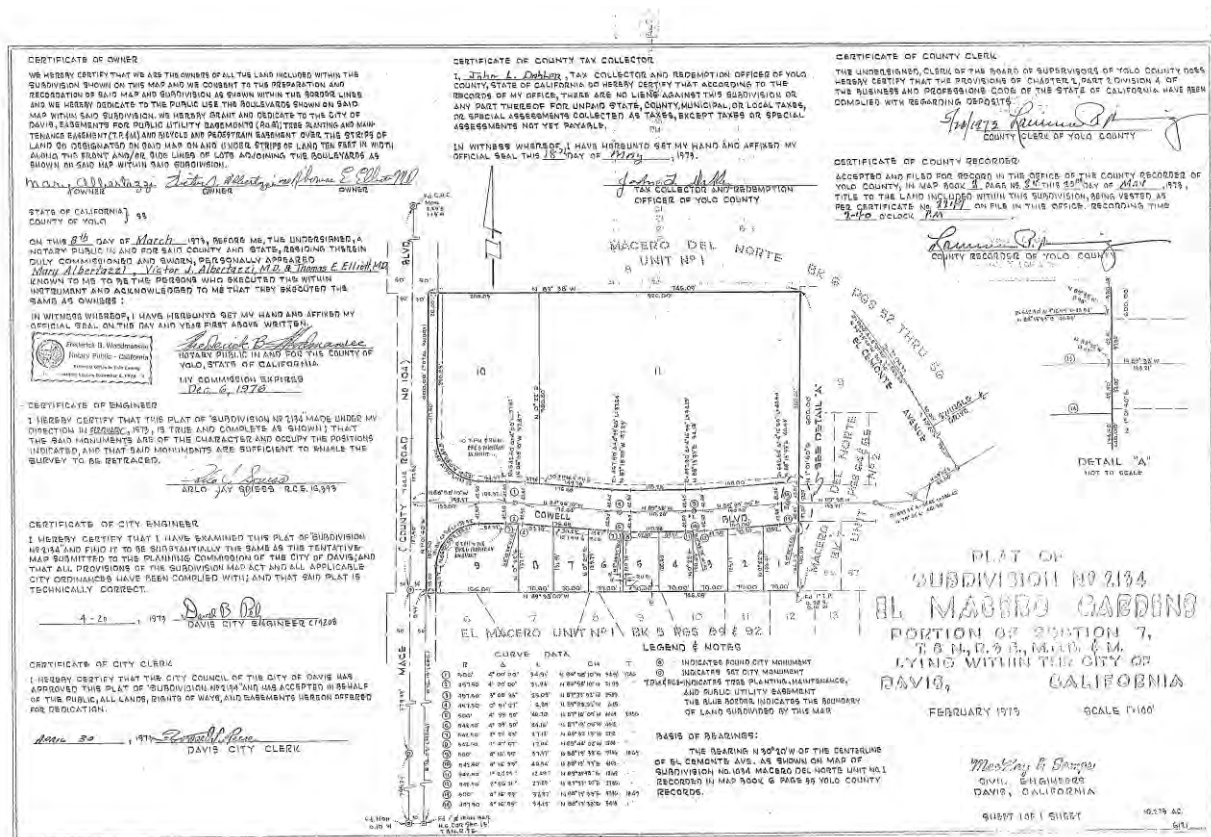


Figure 1: Plat of El Macero Gardens, City of Davis, May, 1973.

¹ U.S. Public Records Index, 1950-1993, Volume 2.

*Recorded by: Kara Brunzell

*Date: February 16, 2015

Continuation

Update



Figure 2: U.S.D.A. Aerial photograph of El Macero Gardens neighborhood, 1971.



Figure 3: U.S.D.A. Aerial photograph of El Macero Gardens neighborhood, 1984.

*Recorded by: Kara Brunzell
Photographs:

*Date: February 16, 2015

Continuation

Update



Photograph 1: 4735 Cowell Boulevard, El Macero Village, 2-story side-gabled apartment complex with second story balconies and iron railings, 1973.



Photograph 2: 4718 and 4720 Cowell Boulevard, Example of duplex with two shed roofs, 1973.

*Recorded by: Kara Brunzell

*Date: February 16, 2015

Continuation

Update



Photograph 3: 4724 and 4726 Cowell Boulevard, Example of front gabled duplex, 1973.



Photograph 4: 4736 and 4738 Cowell Boulevard, Example of gabled duplex, 1973.

*Resource Name or # (Assigned by recorder): El Macero Park No. 1

D1. Historic Name: El Macero Park No. 1

D2. Common Name: El Macero Park neighborhood

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

The small subdivision in southeast Davis is located east of Drummond Avenue and south of Highway 80 in southeast Davis. The small neighborhood has a single cul-de-sac, surrounded by streets that tie into the larger orthogonal grid. Like most other post-war residential neighborhoods in Davis, it has rolled curbs, sidewalks immediately adjacent to streets, and mature street trees planted in front yards. The neighborhood is mostly single-family houses, with a handful of duplexes along Drummond Avenue. Houses range in size from 1,400 to about 2,400 square feet. Built between 1969 and 1980, most are Tract Ranch style dwellings. These houses have gabled or gable-on-hip roofs, stucco cladding with decorative wood or brick trim, and prominent two-car garages. There are a handful of Post-and-Beam houses in the neighborhood. These have modernist details such as exposed structural beams or clerestory windows, but most are similar in plan to the Ranch houses. The duplexes, which are about 2,200 square feet, are Ranch style, but have fewer decorative features than the single-family houses.

The table that begins on page 2 lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity. (continued, p. 2).

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

El Macero Park No. 1 is an L-shaped area, its western border is Drummond Avenue. The southern and eastern portion of the neighborhood is made up of the properties on both sides of Lillard Drive, Monte Vista Place, and Los Robles Street.

*D5. **Boundary Justification:**

The El Macero Park No. 1 neighborhood encompasses the El Macero Park No. 1 subdivision, which is contiguous and was developed over a roughly 9-year period.

*D6. **Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The El Macero Park neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district.

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the "homegrown" Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area (continued, p. 3).

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

(See footnotes)

*D8. **Evaluator:** Kara Brunzell

Date: April 14, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

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*D3. Detailed Description (continued)

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	Notes
EL MACERO PARK NO. 01	8/15/66 0:00	069 210 01	826 DRUMMOND AVENUE	1951	Vacant lot outside subdivision to the north
EL MACERO PARK NO. 01	8/15/66 0:004	069 220 13	902 DRUMMOND AVENUE	1969	Duplex, Hipped, linear, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 14	908 DRUMMOND AVENUE	1969	Duplex, Cross gable, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 15	1004 DRUMMOND AVENUE	1969	Duplex, Hipped, linear, duplex, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 16	1010 DRUMMOND AVENUE	1969	Duplex, Gable, linear, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 210 12	3303 LAGUNA AVENUE	1977	Cross gable, heavily altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 210 13	3309 LAGUNA AVENUE	1976	L-shaped Ranch, 2-car, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 22	3227 LILLARD DRIVE	0	Not age eligible
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 17	3105 LILLARD DRIVE	1985	Duplex, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 18	3203 LILLARD DRIVE	1972	Flat, clerestory
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 02	3208 LILLARD DRIVE	1968	moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 19	3209 LILLARD DRIVE	1969	L-shaped Ranch, 2-car, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 03	3214 LILLARD DRIVE	1968	U-shaped, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 20	3215 LILLARD DRIVE	1973	U-shaped, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 04	3220 LILLARD DRIVE	1971	L-shaped Ranch, 2-car, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 21	3221 LILLARD DRIVE	1969	L-shaped Ranch, 2-car, heavily altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 210 11	801 LOS ROBLES STREET	1977	large gargage gable forms entry, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 210 10	807 LOS ROBLES STREET	1968	linear, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 210 29	812 LOS ROBLES STREET	1972	Contemporary/ranch, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 210 09	813 LOS ROBLES STREET	1972	L-shaped Ranch, 2-car, moderately altered

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EL MACERO PARK NO. 01	8/15/66 0:00	069 210 30	818 LOS ROBLES STREET	1971	Duplex, hipped, unaltered
EL MACERO PARK NO. 01	8/15/66 0:00	069 210 08	819 LOS ROBLES STREET	1971	U-shaped, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 210 07	903 LOS ROBLES STREET	1970	L-shaped Ranch, 2-car, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 210 31	906 LOS ROBLES STREET	1968	linear, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 210 06	909 LOS ROBLES STREET	1975	large gargage sable forms entry, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 210 32	912 LOS ROBLES STREET	1973	linear, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 23	1009 LOS ROBLES STREET	1971	linear, heavily altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 07	1014 LOS ROBLES STREET	1968	linear, unaltered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 05	1103 LOS ROBLES STREET	1973	Gabled, 2-car, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 38	1104 LOS ROBLES STREET	1972	U-shaped, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 08	3304 MONTE VISTA AVENUE	1975	Gabled, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 27	3201 MONTE VISTA PLACE	1973	shed, heavily altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 26	3202 MONTE VISTA PLACE	1969	L-shaped Ranch, 2-car, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 12	3207 MONTE VISTA PLACE	1969	linear, heavily altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 25	3208 MONTE VISTA PLACE	1980	L-shaped Ranch, 2-car, heavily altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 11	3213 MONTE VISTA PLACE	1969	L-shaped Ranch, 2-car, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 24	3214 MONTE VISTA PLACE	1971	L-shaped Ranch, 2-car, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 10	3219 MONTE VISTA PLACE	1969	L-shaped Ranch, 2-car, moderately altered
EL MACERO PARK NO. 01	8/15/66 0:00	069 220 09	3225 MONTE VISTA PLACE	1974	L-shaped Ranch, 2-car, moderately altered

***D6. Significance** (continued)

UC Davis's transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to grow beyond all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself "The City of Bicycles." Growth continued in the 1970s, even after a change in city leadership in

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1972 began an era of growth control. Although Davis's attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

El Macero Park Subdivision Development

El Macero Park No. 1 was subdivided in 1966 by Robert E. and Ima Jean Badger. A Robert E. and Ima J. Badger lived in Stockton in 1956; Robert's occupation at the time was listed as "student". Robert was born in 1934 near Sacramento, and was living in Stockton in 1940 with his parents George E. and Elmarie Badger. Ima Jean Badger was born Ima Jean Childers on August 12, 1934 in Woodland. The Badgers moved to Woodland, and both Robert and Ima Jean graduated from Woodland High School in 1954. The couple was engaged the same year, and lived in Stockton during the late 1950s while Robert attended University of the Pacific Robert and Ima Jean lived in Woodland for many years beginning in 1960, during which time Robert was employed as a professional golfer.¹

Badger became the golf professional at the El Macero Country Club by 1969, which may have led to the nearby development opportunity. Duplexes on Drummond Avenue were constructed in 1969. The houses in the neighborhood were mostly built between 1969 and 1973, although construction continued gradually until 1980. The neighborhood lacks coherence, and the Badgers probably sold most lots to individuals who hired their own builders. All the houses appear to have been based on standard builders' plans, and none are architecturally distinguished. Ima Jean, who worked as a nurse in Woodland beginning in 1957, died on February 9, 2008. El Macero Park is the couple's only known real estate development.²

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the El Macero Park neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

El Macero Park does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. The houses and duplexes in the neighborhood are common examples, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

¹ U.S. City Directories 1821-1989; United States of America, Bureau of the Census. *Sixteenth Census of the United States, 1940*. Washington, D.C.: National Archives and Records Administration, 1940; *1993-2002 White Pages*. Little Rock, AR, USA: Acxiom Corporation

² Social Security Administration. *Social Security Death Index, Master File; U.S. City Directories 1821-1989*

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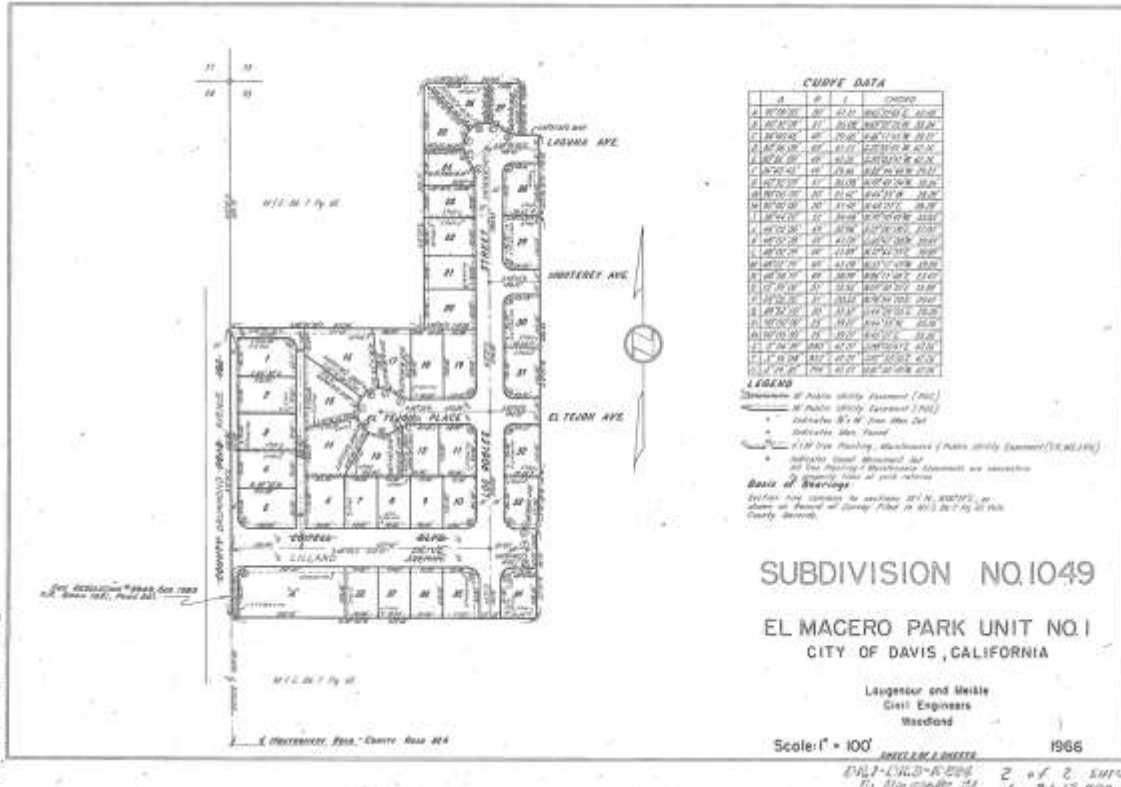


Figure 1: Plat of El Macero Park No. 1, City of Davis, August, 1966.



Figure 2: U.S.D.A. Aerial photograph of El Macero Park neighborhood, 1964.



Figure 3: U.S.D.A. Aerial photograph of El Macero Park neighborhood, 1969.



Figure 4: U.S.D.A. Aerial photograph of El Macero Park neighborhood, 1971.



Figure 5: U.S.D.A. Aerial photograph of El Macero Park neighborhood, 1973.

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Figure 6: U.S.D.A. Aerial photograph of El Macero Park neighborhood, 1984.

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Photographs:



Photograph 1: 3213 Monte Vista Place, Example of moderately altered L-shaped Ranch house with 2-car garage, 1969.



Photograph 2: 909 Los Robles Street, Example of moderately altered house with an entry formed by its large garage, 1975.

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Photograph 3: 812 Los Robles Street, Example of Contemporary/Ranch house, 1972.

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D1. Historic Name: El Macero Vista No. 1 – 2

D2. Common Name: El Macero Vista neighborhood

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

The neighborhood is located just west of El Macero Country Club and Golf Course in East Davis. It is characterized by long curving streets and one cul-de-sac. Sidewalks have square curbs, unlike post-war residential neighborhoods in west and central Davis. The neighborhood lacks unified street tree planting: some properties have mature trees, others have newly planted trees, still others have no trees. The neighborhood has a handful of Mansard and other contemporary buildings, but is dominated by Tract Ranch-style houses. Although sold as custom houses, they are mass-produced dwellings with a limited range of decorative features.

The houses constructed in the 1960s are 1,400 to about 2,000 square feet. As time passed, they grew larger, and those built in the 1970s, many of which are two-story models, can be 2,200 square feet or more. Plans are mostly U-shaped and L-shaped. Roof forms include gabled, gable-on-hip, hipped, and various combinations of the three types. Cladding is stucco or wide horizontal wood, sometimes with brick accents. Decorative features include fixed decorative shutters, entry atria, and wide double doors. A number of house are two-stories, although these larger models also exhibit Ranch-style plans and materials. Double garages are ubiquitous, except for some of the later two-story houses which include three-car garages. Original examples have shake roofs, horizontal aluminum slider windows, and wood garage doors, although these elements have in most cases been replaced.

A handful of duplexes in the neighborhood are more modest versions of the single-family dwellings with similar materials and decorative features.

The table that begins on page 2 lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity (continued, p. 2).

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

The boundaries of El Macero Vista 1 and 2 are shown in the original plan maps (see Figures 1 and 2).

***D5. Boundary Justification:**

The El Macero Vista neighborhood encompasses all the El Macero Vista subdivisions, which are contiguous and were developed consecutively over a roughly 15-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The El Macero Vista neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued, p. 24).

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

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: February 16, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

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*D3. Detailed Description (continued)

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	Notes
EL MACERO VISTA NO. 01	5/17/65 0:00	069 140 13	303 BECERRA WAY	1972	Hipped, linear, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 140 01	3620 CHILES ROAD	1966	Mansard, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 140 02	3702 CHILES ROAD	1966	Hipped, L-shaped, heavily altered, front wall
EL MACERO VISTA NO. 01	5/17/65 0:00	069 140 03	3708 CHILES ROAD	1966	Cross gable, linear, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 140 04	3714 CHILES ROAD	1966	Mansard, linear, heavily altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 140 05	3720 CHILES ROAD	1960	Gabled/hipped, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 140 06	3726 CHILES ROAD	1966	Cross gable, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 140 07	3732 CHILES ROAD	1966	Cross gable w/ hipped garage, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 51	3954 COWELL BLVD	1973	Gable on hip, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 50	3960 COWELL BLVD	1973	Cross gable, duplex, linear, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 49	4000 COWELL BLVD	1972	Gable on hip, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 083 06	4412 EL MACERO DRIVE	1969	Gable/double front gable on hip, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 19	4503 EL MACERO DRIVE	1968	Cross gable, linear, heavily altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 18	4509 EL MACERO DRIVE	1969	Combo, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 083 01	4514 EL MACERO DRIVE	1967	Combo, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 17	4515 EL MACERO DRIVE	1969	Combo, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 16	4521 EL MACERO DRIVE	1969	Combo, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 15	4527 EL MACERO DRIVE	1966	Gabled, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 07	4603 EL MACERO DRIVE	1977	Hipped, linear, unaltered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 140 71	3730 EL SEGUNDO AVENUE	1966	Gable on hip, L-shaped, moderately altered

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EL MACERO VISTA NO. 01	5/17/65 0:00	069 140 08	3731 EL SEGUNDO AVENUE	1966	Gabled/gable on hip, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 02	608 EL TORO WAY	1971	Combo, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 01	604 EL TORO WAY	1972	Combo, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 09	605 EL TORO WAY	1972	Gabled, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 10	611 EL TORO WAY	1971	Gabled, L-shaped, heavily altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 03	614 EL TORO WAY	1971	Combo, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 11	617 EL TORO WAY	1971	Combo, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 04	620 EL TORO WAY	1966	Combo, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 12	623 EL TORO WAY	1970	Combo, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 05	626 EL TORO WAY	1966	Combo, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 13	629 EL TORO WAY	1972	Gabled, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 06	632 EL TORO WAY	1966	Combo, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 14	635 EL TORO WAY	1966	Hipped, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 140 17	317 LA VIDA WAY	0	Cross gable, duplex, linear, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 140 18	323 LA VIDA WAY	0	Cross gable, duplex, linear, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 140 11	211 LA VIDA WAY	1979	Hipped, duplex, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 140 12	219 LA VIDA WAY	1972	Cross gable, duplex, linear, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 140 15	305 LA VIDA WAY	1972	Cross gable, duplex, linear, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 140 16	311 LA VIDA WAY	1972	Cross gable, duplex, linear, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 083 05	705 PUMA COURT	1969	Combo, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 083 02	708 PUMA COURT	1966	Combo, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 083 04	711 PUMA COURT	1968	Combo, U-shaped, moderately altered

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EL MACERO VISTA NO. 01	5/17/65 0:00	069 083 03	714 PUMA COURT	1972	Combo, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 04	4037 VISTA WAY	1972	Gable/gable on hip, 2-story, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 05	4043 VISTA WAY	1973	Cross hipped, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 132 07	4044 VISTA WAY	1969	Gabled/hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 06	4049 VISTA WAY	1973	Hipped, 2-story, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 132 08	4054 VISTA WAY	1966	Cross gable on hip, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 07	4055 VISTA WAY	1971	Hipped, 2-story, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 132 09	4060 VISTA WAY	1969	Cross gable, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 08	4061 VISTA WAY	1971	Gabled/gable on hip, 2-story, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 09	4103 VISTA WAY	1971	Cross gable on hip, 2-story, L-shaped, heavily altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 132 10	4104 VISTA WAY	1969	Cross hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 10	4109 VISTA WAY	1970	Gabled/hipped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 132 11	4110 VISTA WAY	1970	Gabled/hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 11	4115 VISTA WAY	1971	Gabled, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 132 12	4116 VISTA WAY	1970	Gabled/hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 12	4121 VISTA WAY	1970	Gabled/gable on hip garage, 2-story, U-shaped, moderately
EL MACERO VISTA NO. 01	5/17/65 0:00	069 132 13	4122 VISTA WAY	1969	Gabled/hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 13	4127 VISTA WAY	1971	Gabled/hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 132 14	4128 VISTA WAY	1970	Gabled/gable on hip, U-shaped, heavily altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 14	4133 VISTA WAY	1969	Not visible from street
EL MACERO VISTA NO. 01	5/17/65 0:00	069 132 15	4134 VISTA WAY	1967	Cross gable on hip, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 15	4203 VISTA WAY	1969	Gabled/gable on hip, U-shaped, moderately altered

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EL MACERO VISTA NO. 01	5/17/65 0:00	069 132 16	4204 VISTA WAY	1966	Mansard, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 16	4209 VISTA WAY	1970	Cross gable, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 132 17	4210 VISTA WAY	1966	Cross gable, split level, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 17	4215 VISTA WAY	1968	Gable/hipped, linear, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 132 18	4216 VISTA WAY	1966	Gable/mansard, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 131 18	4221 VISTA WAY	1971	Cross hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 132 19	4222 VISTA WAY	1971	Gabled/hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 082 01	4300 VISTA WAY	1971	Cross gable, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 29	4301 VISTA WAY	1969	Cross gable, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 082 02	4306 VISTA WAY	1968	Gabled/hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 28	4307 VISTA WAY	1971	Cross gable, L-shaped, heavily altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 082 03	4312 VISTA WAY	1969	Gable on hip, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 27	4313 VISTA WAY	1971	2-story mansard w/ 1-story gable on hip garage, L-shaped,
EL MACERO VISTA NO. 01	5/17/65 0:00	069 082 04	4318 VISTA WAY	1968	Gabled/hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 26	4319 VISTA WAY	1971	Gabled/hipped, U-shaped, moderately altered, Spanish
EL MACERO VISTA NO. 01	5/17/65 0:00	069 082 05	4324 VISTA WAY	1969	Gabled, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 25	4325 VISTA WAY	1969	Gabled/hipped, U-shaped, moderately altered, Spanish
EL MACERO VISTA NO. 01	5/17/65 0:00	069 082 06	4330 VISTA WAY	1966	Gabled/flat, L-shaped, heavily altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 24	4331 VISTA WAY	1970	Gabled, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 082 07	4336 VISTA WAY	1966	Gabled, L-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 23	4337 VISTA WAY	1970	Gabled, L-shaped, moderately altered, side garage
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 22	4403 VISTA WAY	1969	Gabled/hipped, U-shaped, moderately altered

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EL MACERO VISTA NO. 01	5/17/65 0:00	069 082 08	4408 VISTA WAY	1966	Gabled, linear, heavily altered, identical remodel to 3732 Chiles
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 21	4409 VISTA WAY	1969	Hipped, U-shaped, heavily altered, Spanish
EL MACERO VISTA NO. 01	5/17/65 0:00	069 082 09	4414 VISTA WAY	1969	Hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 01	5/17/65 0:00	069 081 20	4415 VISTA WAY	1969	Hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 131 58	3942 COWELL BLVD	1973	Cross hipped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 131 57	3948 COWELL BLVD	1973	Multihipped, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 01	4005 EL MACERO DRIVE	1975	Hipped, moderately altered, linear
EL MACERO VISTA NO. 02	8/15/72 0:00	069 134 01	4006 EL MACERO DRIVE	1973	Multi gabled
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 35	4011 EL MACERO DRIVE	1973	Gabled, L-shaped, 2-story, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 134 02	4012 EL MACERO DRIVE	1973	Gabled, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 34	4017 EL MACERO DRIVE	1973	Hipped, L-shaped, 2-story, heavily altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 134 03	4018 EL MACERO DRIVE	1973	Gabled, L-shaped, 2-story, heavily altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 33	4023 EL MACERO DRIVE	1973	Gabled, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 134 04	4024 EL MACERO DRIVE	1973	Gabled, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 32	4029 EL MACERO DRIVE	1973	Gabled, L-shaped, 2-story, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 134 05	4030 EL MACERO DRIVE	1973	Gabled, U-shaped, unaltered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 31	4035 EL MACERO DRIVE	1973	Gabled, linear, 2-story, heavily altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 134 06	4036 EL MACERO DRIVE	1973	Hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 30	4041 EL MACERO DRIVE	1973	Hipped, linear, unaltered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 134 07	4042 EL MACERO DRIVE	1973	Hipped, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 29	4047 EL MACERO DRIVE	1973	Gabled, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 28	4103 EL MACERO DRIVE	1973	Cross gable, L-shaped, moderately altered

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EL MACERO VISTA NO. 02	8/15/72 0:00	069 133 01	4104 EL MACERO DRIVE	1973	Hipped, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 27	4109 EL MACERO DRIVE	1975	Gabled/flat, U-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 133 02	4110 EL MACERO DRIVE	1973	Hipped, U-shaped, unaltered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 26	4115 EL MACERO DRIVE	1973	Gabled/flat, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 133 03	4116 EL MACERO DRIVE	1973	Gabled, U-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 25	4121 EL MACERO DRIVE	1973	Hipped, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 133 04	4122 EL MACERO DRIVE	1973	Gabled, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 24	4127 EL MACERO DRIVE	1973	Gabled, L-shaped, 2-story, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 133 05	4128 EL MACERO DRIVE	1973	Hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 23	4201 EL MACERO DRIVE	1978	Hipped, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 133 06	4202 EL MACERO DRIVE	1973	Gabled, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 22	4207 EL MACERO DRIVE	1973	Gabled, L-shaped, 2-story, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 133 07	4208 EL MACERO DRIVE	1973	Hipped, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 21	4213 EL MACERO DRIVE	1973	Hipped, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 133 08	4214 EL MACERO DRIVE	1973	Gabled, L-shaped, 2-story, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 20	4219 EL MACERO DRIVE	1973	Hipped, L-shaped, 2-story, heavily altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 133 09	4220 EL MACERO DRIVE	1973	Gabled, L-shaped, 2-story, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 083 16	4304 EL MACERO DRIVE	1973	Gabled, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 082 17	4309 EL MACERO DRIVE	1973	Hipped, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 083 15	4310 EL MACERO DRIVE	1973	Gabled, U-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 082 16	4315 EL MACERO DRIVE	1973	Gabled/flat, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 083 14	4316 EL MACERO DRIVE	1973	Hipped, U-shaped, moderately altered

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EL MACERO VISTA NO. 02	8/15/72 0:00	069 082 15	4321 EL MACERO DRIVE	1973	Hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 083 13	4322 EL MACERO DRIVE	1973	Gabled, L-shaped, 2-story, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 082 14	4327 EL MACERO DRIVE	1973	Hipped, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 083 12	4328 EL MACERO DRIVE	1973	Gabled, U-shaped, 2-story, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 082 13	4333 EL MACERO DRIVE	1973	Gabled, U-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 083 11	4334 EL MACERO DRIVE	1972	Hipped, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 082 12	4339 EL MACERO DRIVE	1973	Gabled, linear, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 083 10	4340 EL MACERO DRIVE	1972	Hipped, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 082 11	4345 EL MACERO DRIVE	1973	Combo, U-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 083 09	4346 EL MACERO DRIVE	1972	Hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 083 08	4400 EL MACERO DRIVE	1972	Gabled, linear, 2-story, heavily altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 082 10	4403 EL MACERO DRIVE	1975	Gabled, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 083 07	4406 EL MACERO DRIVE	1973	Combo, U-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 03	4018 VISTA WAY	1975	Gabled, linear, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 131 60	4019 VISTA WAY	1973	Hipped, U-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 04	4024 VISTA WAY	1975	Multihipped, linear, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 131 02	4025 VISTA WAY	1973	Cross gable, split level, U-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 131 03	4031 VISTA WAY	1973	Hipped, split level, U-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 05	4032 VISTA WAY	1973	Hipped, split level, U-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 06	4038 VISTA WAY	1973	Multihipped, L-shaped, moderately altered
EL MACERO VISTA NO. 02	8/15/72 0:00	069 132 02	3906 WASHOE STREET	1975	Cross gable, L-shaped, moderately altered

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Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to grow beyond all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” By the early 1970s, development was becoming controversial in Davis. Expansion continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Southeast Davis

Bruce Mace, a rancher with acreage east of Davis, broke ground on a new development at the end of 1959. El Macero Country Club and Golf Course (its name appears to have been created by adding a Spanish suffix to the developer’s surname) was merely the initial stage of a large development that was to include hundreds of houses. Approximately three miles outside city limits, Davis leaders were afraid that it would become the nucleus of an adjacent competing city. El Macero Vista and Rancho Macero, both located just west of the country club, were the first residential subdivisions in the area. Mace’s plans spurred the Davis city council to undertake the largest annexation in city history. In 1966, Davis annexed 1.6 square miles of new territory south of Interstate 80 in order to head off uncontrolled development adjacent to town.¹

El Macero Vista Subdivision Development

The Mace family intended to develop residential subdivisions alongside the golf course and country club, and had designed El Macero Vista by 1961, when they submitted maps and plans to the Davis City Planning Commission before seeking approval from Yolo County. Despite receiving tentative approval, the Maces did not immediately move forward with the subdivision, perhaps because Bruce Mace died in 1961. In 1964, the family sold 55 acres of El Macero Vista to Peninsula Savings and Loan, which was based in San Mateo, for just over \$220,000. In 1965, Peninsula Savings & Loan Association recorded El Macero Vista No. 1. Wilbur J. Cooks was its Executive Vice President. Born in San Mateo about 1919, Cooks was working in banking by the mid-1940s. El Macero Vista No. 1 appears to be the only subdivision Peninsula Savings & Loan Association developed in Davis. Peninsula partnered with an entity called El Macero Homes, whose principals were Hugh Curran of Alameda, Sydney Fisher of San Francisco, and William L. Lyon of Sacramento.²

By early 1966, the developers were advertising heavily in the Sacramento Bee. Advertisements claimed that the houses were all custom designs, highlighted the country club proximity and short commute from Sacramento, and listed prices ranging from \$26,500 to \$42,300. By 1968, the top advertised price was under \$30,000, and advertised square footage had also shrunk, so early buyers must have preferred the less expensive models. El Macero Vista was a good value for Davis during this period. Houses in University Estates in West Davis, for example, cost up to \$31,600 in 1968 and were no larger

¹ Sacramento Bee, December 13, 1959, p. D8, col. 4 – 7; Lofland, 2004, p.123.

² Sacramento Bee, “El Macero Vista Map Passes Davis Planners,” June 8, 1961, “Court Approves Mace Land Sale,” July 14, 1963; U.S. Census Records, 1920, San Mateo, California; Polk City Directory, San Mateo & Burlingame, 1946, 1965.

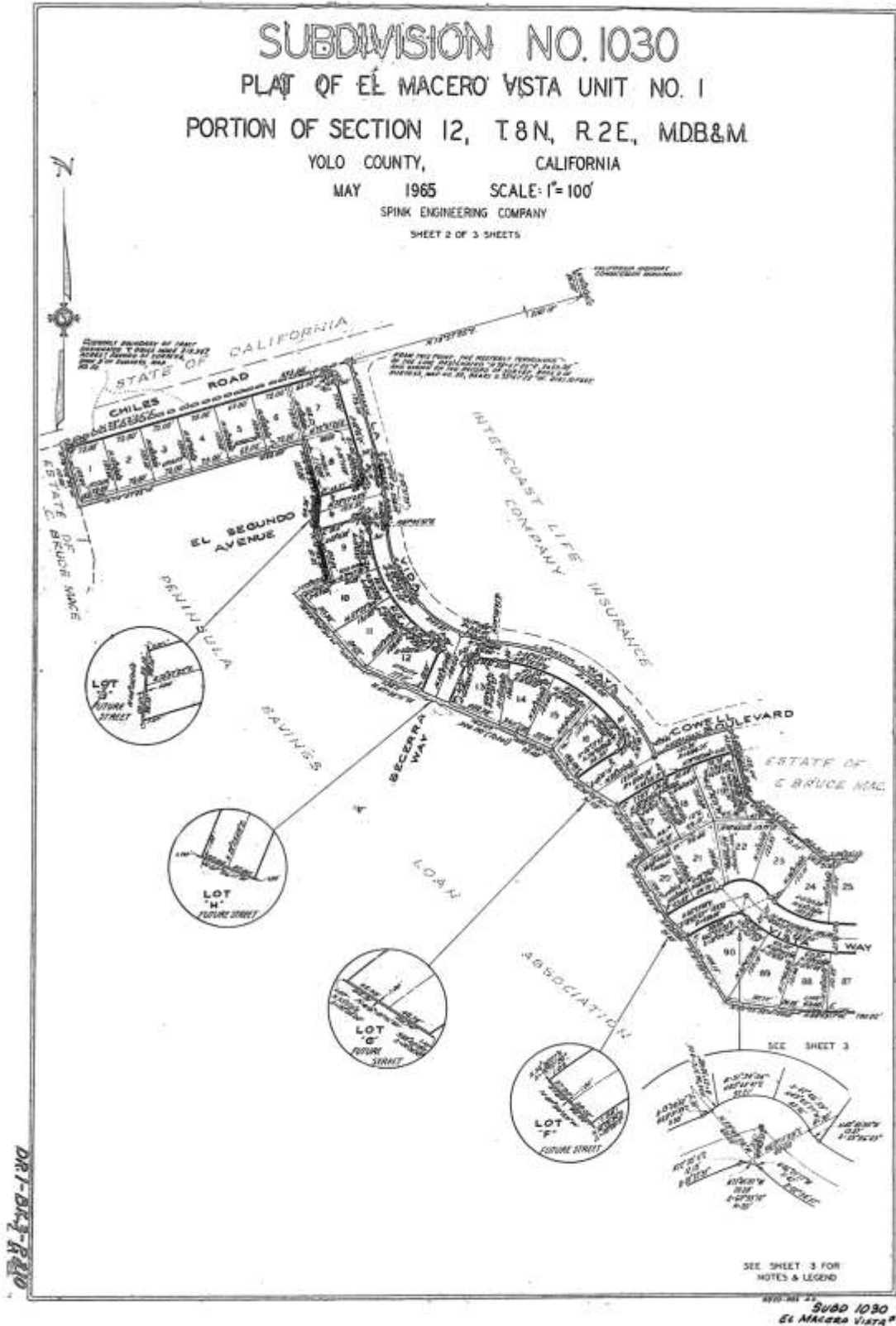


Figure 2: Plat of El Macero Vista No. 1, City of Davis, May, 1965.

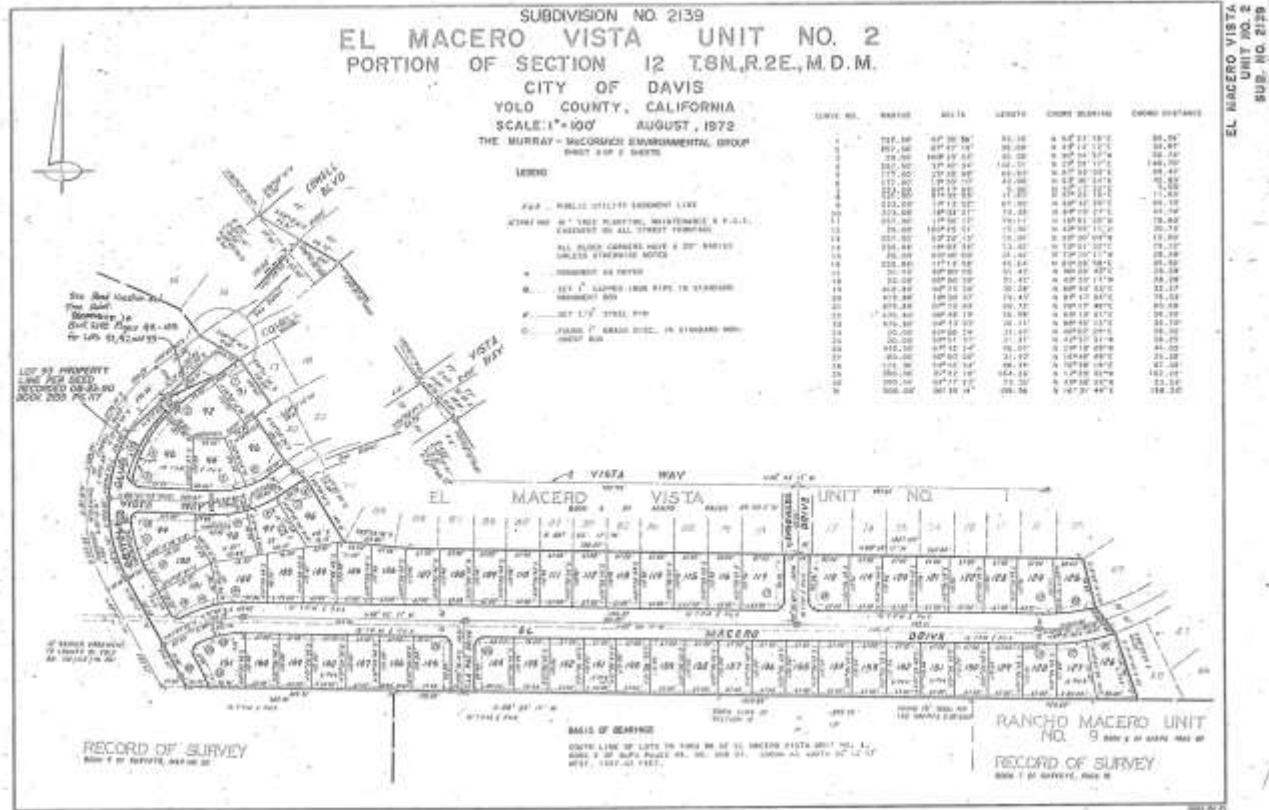


Figure 3: Plat of El Macero Vista No. 2, City of Davis, August, 1972.



Figure 4: U.S.D.A. Aerial photograph of El Macero Vista neighborhood, 1964.

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Figure 5: U.S.D.A. Aerial photograph of El Macero Vista neighborhood, 1969.



Figure 6: U.S.D.A. Aerial photograph of El Macero Vista neighborhood, 1971.

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Figure 7: U.S.D.A. Aerial photograph of El Macero Vista neighborhood, 1984.



Figure 8: Map from El Macero Vista real estate brochure, c1972.

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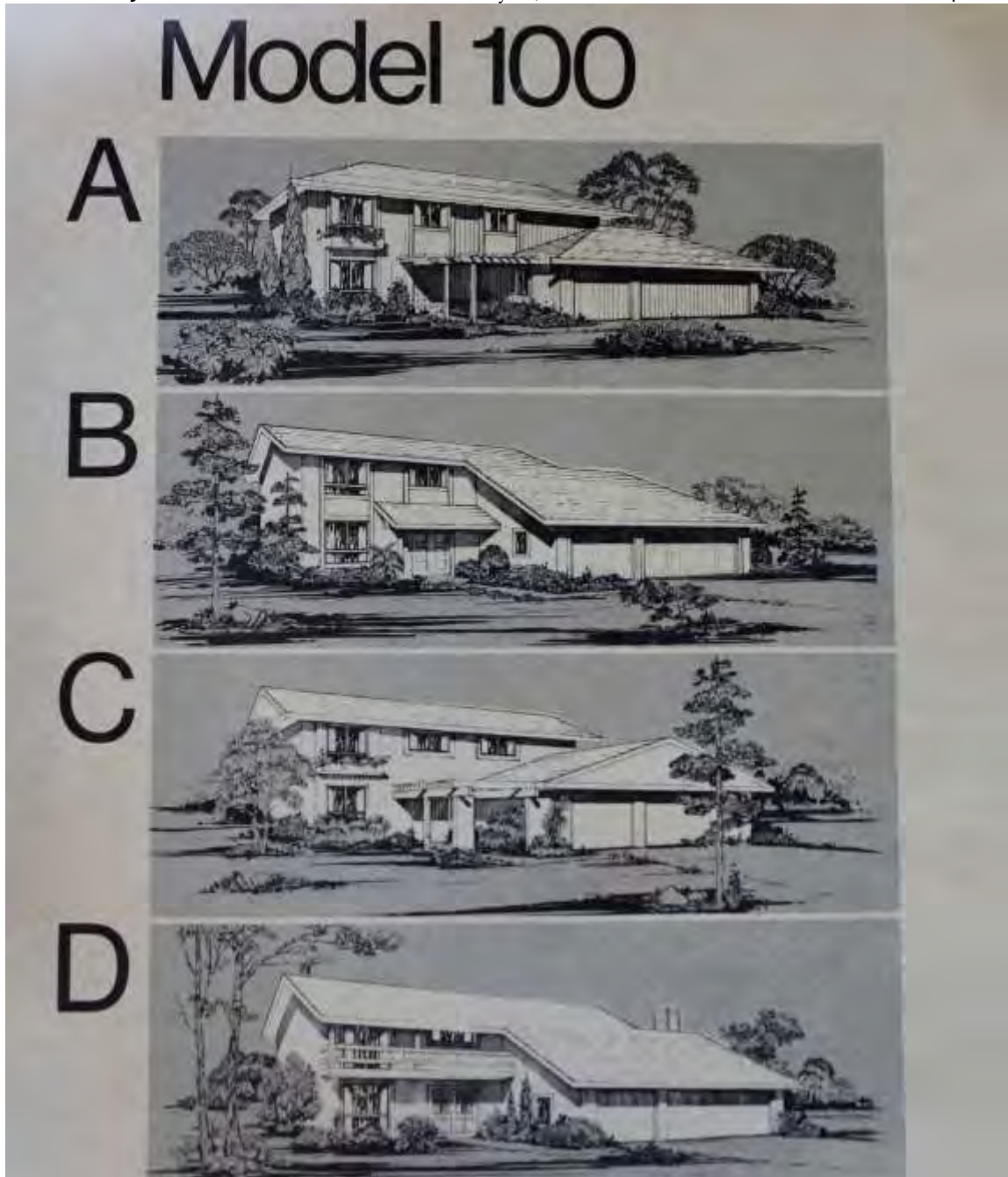


Figure 9: El Macero Vista real estate brochure, 100 models, c1972.

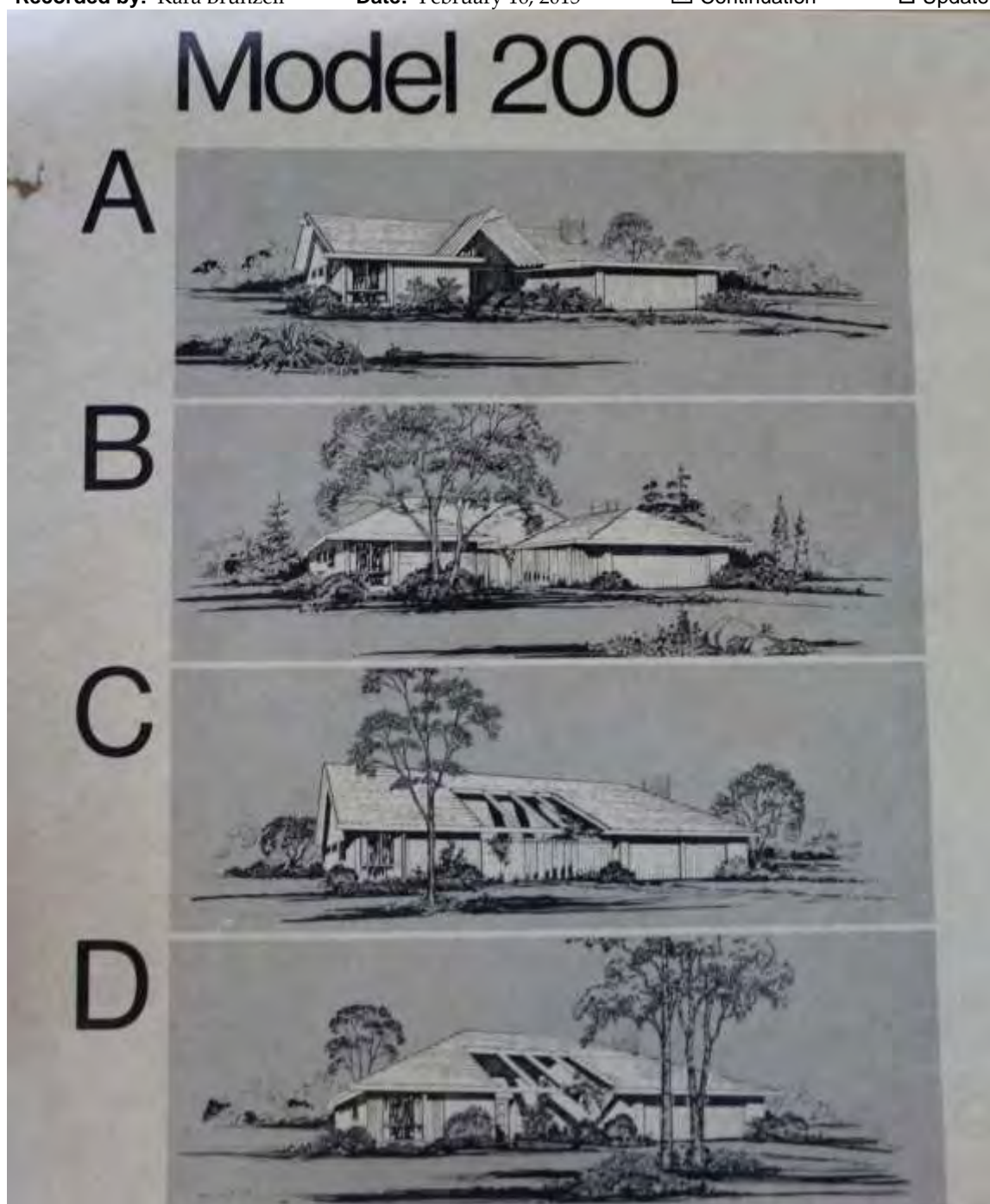


Figure 10: El Macero Vista real estate brochure, 200 models, c1972.

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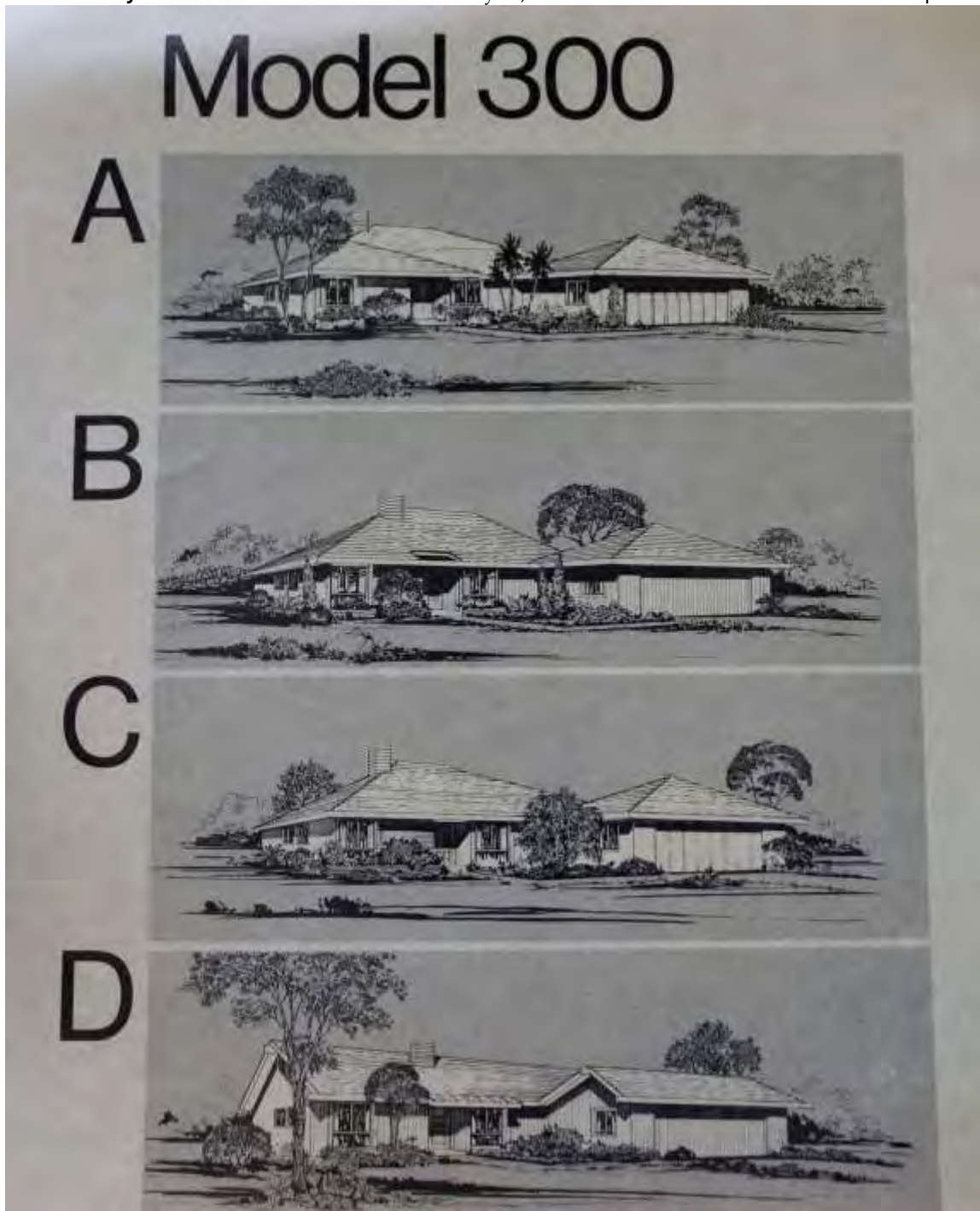


Figure 11: El Macero Vista real estate brochure, 300 models, c1972.

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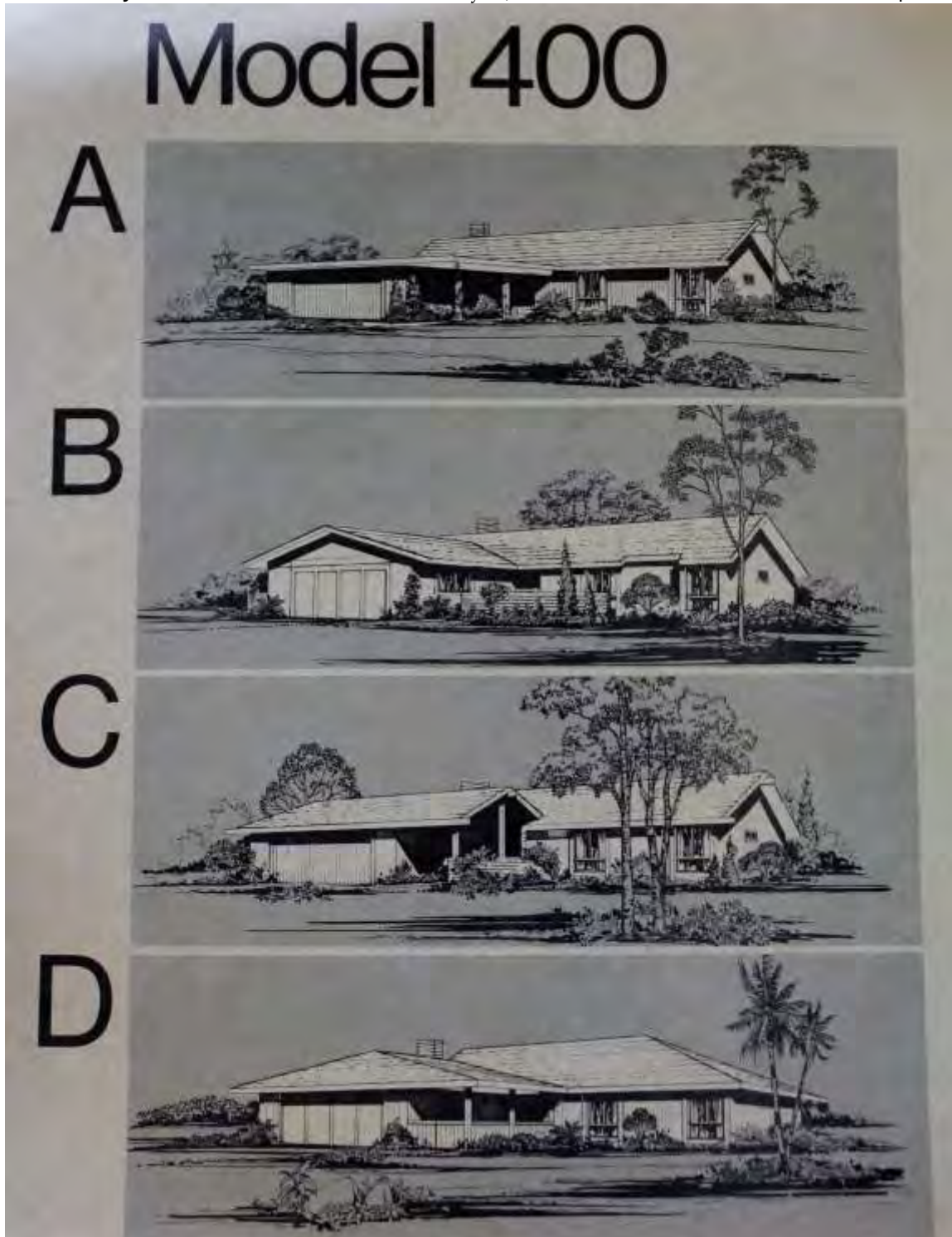


Figure 12: El Macero Vista real estate brochure, 400 models, c1972.

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Photographs:



Photograph 1: 3620 Chiles Road, Example of moderately altered L-shaped house with mansard roof, 1966.



Photograph 2: 3730 El Segundo Avenue, Example of moderately altered L-shaped house with gable on hip roof, 1966.

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Photograph 3: 217 & 219 La Vida Way, Example of moderately altered linear duplex with cross gabled roof, 1972.



Photograph 4: 3960 Cowell Boulevard, Example of moderately altered linear duplex with cross gabled roof, 1973.

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Photograph 5: 4044 Vista Way, Example of moderately altered U-shaped house with hipped roof, 1969.



Photograph 6: 4061 Vista Way, Example of moderately altered L-shaped 2-story house with gable on hip roof, 1971.

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Photograph 7: 4204 Vista Way, Example of moderately altered L-shaped house with mansard roof, 1966.



Photograph 8: 4221 Vista Way, Example of moderately altered Model 300A, 1971.

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Photograph 9: 4312 Vista Way, Example of moderately altered "Sunset" model with front gable on hip, 1969.



Photograph 10: 4415 Vista Way, Example of moderately altered "Sunset" Model, 1969.

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D3. Detailed Description (continued)

The tables below list the resources within the neighborhood by address. The tables have columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis and are estimates. Description includes basic facts about the buildings' sizes, forms, and level of integrity.

District Contributors

SUBDIVISION	APN	ADDRESS	YEAR BUILT	DESCRIPTION
ELMWOOD NO. 02	034 322 12	617 ELMWOOD DRIVE	1966	CONTEMPORARY STYLE SPLIT-LEVEL, DESIGNED BY CARTER SPARKS
ELMWOOD NO. 02	034 321 03	618 ELMWOOD DRIVE	1959	Multi-hipped roof Custom Ranch with double garage, designed and built by Dale Warren
ELMWOOD NO. 02	034 322 11	621 ELMWOOD DRIVE	1959	Front-gabled Post-and Beam with projecting shed-roofed carport, designed by Gale Sosnick
ELMWOOD NO. 02	034 322 10	625 ELMWOOD DRIVE	1959	Contemporary with passive solar & integrated front carport, designed by John Harvey Carter* w/ modifications by first owner Kathleen Green, *(may be Carter Sparks design)
ELMWOOD NO. 02	034 321 05	626 ELMWOOD DRIVE	1960	Hipped Ranch w/ attached carport and shingle siding, (first Streng-built house in Davis)
ELMWOOD NO. 02	034 321 07	634 ELMWOOD DRIVE	1960	Hipped-roof linear plan Ranch house, with twin single garages, (first house built by John Whitcomb)
ELMWOOD NO. 02	034 322 07	637 ELMWOOD DRIVE	1960	Flat roof contemporary, not very visible from street, designed by Gale Sosnick
ELMWOOD NO. 02	034 321 08	638 ELMWOOD DRIVE	1958	Post-and-Beam with Clerestory windows and decorative chimney, designed Gale Sosnick
ELMWOOD NO. 02	034 332 01	642 ELMWOOD DRIVE	1959	Hipped roof linear plan Ranch with Wrightian influences, designed and built by Streng Bros.
ELMWOOD NO. 02	034 331 02	647 ELMWOOD DRIVE	1960	Low pitch gabled Ranch with atrium, designed by Cliff Jay
ELMWOOD NO. 01	034 332 04	654 ELMWOOD DRIVE	1958	Hipped-roof linear Ranch w/attached front carport and single garage, designed and built by Glen Johnson
ELMWOOD NO. 01	034 332 05	658 ELMWOOD DRIVE	1959	Flat roof Contemporary, detached carport,designed by unknown Oregon architect
ELMWOOD NO. 01	034 331 03	665 ELMWOOD DRIVE	1959	Hipped-roof L-shaped Ranch, double carport, designed and built by Don Gale
ELMWOOD NO. 01	034 332 07	666 ELMWOOD DRIVE	1961	Post-and-Beam with clerestory window and concrete block construction, designed by George Nagano
ELMWOOD NO. 01	034 332 08	670 ELMWOOD DRIVE	1958	Hipped shake roof Ranch, double projecting garage
ELMWOOD NO. 01	034 332 09	700 ELMWOOD DRIVE	1959	Cross-gabled Contemporary/Ranch,
ELMWOOD NO. 01	034 332 11	708 ELMWOOD DRIVE	1958/ 1968	Contemporary, double carport, designed by Dick Rohrbach, 1968 addition designed by Gale Sosnick
ELMWOOD NO. 01	034 332 12	712 ELMWOOD DRIVE	1959	Unique Contemporary house with Wrightian influences, steel structure, designed by Robert McFarland
ELMWOOD NO. 01	034 332 13	716 ELMWOOD DRIVE	1958	Hipped-roof linear ranch with large decorative chimney and double garage
ELMWOOD NO. 01	034 332 14	720 ELMWOOD DRIVE	1960	Hipped-roof L-shaped Ranch, large decorative chimney, irregular-shaped lot with garage entrance at side of house, designed by Larry Claypool
ELMWOOD NO. 01	034 332 15	724 ELMWOOD DRIVE	1959	Hipped-roof compact-plan Ranch with wide eave, brick trim, double garage, and original steel window frames, designed by George Edward Drake of Los Altos, an important post-war Bay Area architect

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ELMWOOD NO. 01	034 331 05	727 ELMWOOD DRIVE	1958	Combination-roof Ranch with integral double carport,
ELMWOOD NO. 01	034 332 16	728 ELMWOOD DRIVE	1958	Side-gabled Linear ranch with double garage
ELMWOOD NO. 01	034 331 06	731 ELMWOOD DRIVE	1966	Shed roof Post-and-Beam w/passive solar features, designed by Carter Sparks with homeowner modifications
ELMWOOD NO. 01	034 332 17	732 ELMWOOD DRIVE	1959	Contemporary, site altered, house not very visible, has bomb shelter, designed and built by Jim Adams
ELMWOOD NO. 01	034 332 18	736 ELMWOOD DRIVE	1959	Cross-gabled Post-and-Beam with clerestory windows and decorative cmu block, designed by Dick Rohrbach
ELMWOOD NO. 01	034 322 06	739 ELMWOOD DRIVE	1969	Unique multi-hipped-roof house with exposed rafter tails and heritage trees on site, not very visible, designed by first owner Marian Hamilton
ELMWOOD NO. 01	034 322 05	747 ELMWOOD DRIVE	1958	Multi-hipped roof U-shaped Ranch
ELMWOOD NO. 01	034 323 13	748 ELMWOOD DRIVE	1958	Multi-Hipped-roof "rambling" plan ranch on corner lot
ELMWOOD NO. 01	034 322 04	751 ELMWOOD DRIVE	1963	Hipped-roof compact ranch with large decorative chimney and flat-roofed double carport
ELMWOOD NO. 01	034 323 12	752 ELMWOOD DRIVE	1959	Hipped-roof U-shaped ranch, detached double carport, shake roof. designed by Spore and Van Dorn of Sacramento
ELMWOOD NO. 01	034 322 03	755 ELMWOOD DRIVE	1960	Hipped hexagonal-roof Contemporary with center atrium, designed by Richard Cramer
ELMWOOD NO. 01	034 323 11	756 ELMWOOD DRIVE	1958	Assymetrical Gabled Contemporary, concrete block chimney/cladding, flat roofed carport, designed by Richard Cramer
ELMWOOD NO. 01	034 322 02	759 ELMWOOD DRIVE	1960	Contemporary, double carport, not very visible, designed by Richard Rohrbach
ELMWOOD NO. 01	034 323 10	760 ELMWOOD DRIVE	1959	Side-gabled Linear ranch, double garage with separate doors, original entry and garage doors
ELMWOOD NO. 01	034 323 09	764 ELMWOOD DRIVE	1959	Post-and-Beam with gabled carport, shed roof house, concrete block, and passive solar, designed by Cliff Jay
ELMWOOD NO. 01	034 323 08	768 ELMWOOD DRIVE	1957	Flat roof Contemporary, no façade windows,
ELMWOOD NO. 01	034 323 07	772 ELMWOOD DRIVE	1961	Gabled L-shaped ranch with brick trim
ELMWOOD NO. 01	034 323 06	776 ELMWOOD DRIVE	1958	Combination roof L-shaped Ranch, not very visible
ELMWOOD NO. 01	034 323 05	780 ELMWOOD DRIVE	1960	Post-and-Beam with prominent gabled garage/carport with clerestory,
ELMWOOD NO. 01	034 323 04	784 ELMWOOD DRIVE	1959	Ranch/Contemporary, L-shaped with Gabled roof
ELMWOOD NO. 01	034 323 03	788 ELMWOOD DRIVE	1958	L-shape gabled Ranch, side garage entry,

District Non-contributors

SUBDIVISION	APN	ADDRESS	YEAR BUILT	DESCRIPTION
ELMWOOD NO. 01	034 322 01	601 ELMWOOD DRIVE	1959	Originally Contemporary style with flat roof, heavily alterations include gabled roof
ELMWOOD NO. 01	034 332 06	662 ELMWOOD DRIVE	1959	Hipped-roof Ranch w/ projecting single garage, moderately altered
ELMWOOD NO. 01	034 331 04	701 ELMWOOD DRIVE	1959	Ranch, heavily altered including carport to garage remodel and 2-story addition
ELMWOOD NO. 01	034 332 10	704 ELMWOOD DRIVE	1958	Gabled house, heavily altered, garage addition
ELMWOOD NO. 01	034 323 15	740 ELMWOOD DRIVE	1958	Cross-gabled Ranch, lacks integrity
ELMWOOD NO. 01	034 323 14	744 ELMWOOD DRIVE	1976	Constructed outside period of significance

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ELMWOOD NO. 01	034 323 02	792 ELMWOOD DRIVE	1958	Contemporary, heavily altered, door replacement
ELMWOOD NO. 02	034 321 04	622 ELMWOOD DRIVE	1960	Late Colonial Revival, moderately altered
ELMWOOD NO. 02	034 322 09	629 ELMWOOD DRIVE	1961	Hipped-roof Ranch, undistinguished, moderately altered
ELMWOOD NO. 02	034 321 06	630 ELMWOOD DRIVE	1972	Ranch, heavily altered, new front entryway
ELMWOOD NO. 02	034 322 08	633 ELMWOOD DRIVE	1960	Gabled Ranch, windows altered and projecting bay window
ELMWOOD NO. 02	034 331 01	641 ELMWOOD DRIVE	1959	Gabled ranch, heavily altered
ELMWOOD NO. 02	034 332 02	646 ELMWOOD DRIVE	1970	Neo-colonial, moderately altered
ELMWOOD NO. 02	034 332 03	650 ELMWOOD DRIVE	1959	Originally ranch style, remodeled to neo- French c2000

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that radically transformed the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the "homegrown" Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis's transformation from agricultural school to full UC campus in 1959 began a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to grow beyond all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, "The City of Bicycles." Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis's attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Elmwood Subdivisions Development

John and Alice Simmons

John Simmons recorded Elmwood No. 1 in January, 1957, and Elmwood No. 2 in February, 1958. John Simmons was born in 1902 in Palo Alto, California, and came to Davis to study Animal Husbandry at the University Farm during the 1920s. Alice Gatgens was born in Germany in 1906, and settled in Davis with her father when she was sixteen. She graduated from business college, and went to work in the viticulture department of the University Farm. John Simmons and Alice Gatgens met through a mutual interest in gymnastics, and married in 1927. Their eldest daughter, Helen, was born in 1929. Two other children followed in the 1930s. The couple went into partnership with the Haussler family and formed a

*Recorded by: Kara Brunzell *Date: February 2, 2015 Continuation Update

dairy business, which they operated during the 1930s and 1940s. The Simmons' were active in the community. John served on the school board while Alice participated in clubs and charity organizations.¹

In 1949, the couple gave up dairy farming and formed Simmons Real Estate. The Simmons's appear to have been planning their first subdivision by the early 1940s, as a Chamber of Commerce publication from 1945 suggests expanding Davis city limits to encompass the portion of the Simmons Dairy that became East Acres No. 1. A few years later East Acres No. 1, the couple's first foray into real estate development, was the first of nine East Acres subdivisions that the Simmons family built between 1951 and 1966. They carved the subdivision out of the western portion of their dairy property, which was just inside Davis city limits. East Acres No. 1 was one of the first Davis subdivisions recorded in the 1950s.²

The Simmons's houses in East Acres were modest Minimal Traditional and Tract Ranch houses marketed to middle class people. After their successes of the early 1950s, they decided to branch out into more expensive real estate. In the early 1950s, developers constructed neighborhoods on all sides of what would become Elmwood, which the school district owned and had set aside for a new high school. In 1956, the Davis Joint Unified School district purchase a site for a new high school, and sold the Elmwood parcel to John Simmons. The parcel, already surrounded by residential development and adjacent to the University and prestigious neighborhoods like College Park, was ideal for a subdivision filled with custom houses. John Simmons recruited investors and filed a declaration of restrictions intended keep property values high. Simmons required garages, limited construction to single-family dwellings, and mandated that houses be a minimum of 1,200 square feet.³

Simmons laid out the neighborhood with four short cul-de-sacs and a loop street that connected to the existing street grid only at the north end of the neighborhood. The non-orthogonal street layout had been introduced to Davis only a few years before, but by 1958 was *de rigeur* for new developments. Although these features have their aesthetic roots in nineteenth-century suburbs, they became common in the second half of the twentieth century. One reason for the increased popularity of suburban-style neighborhood layout was that the Federal Housing Administration, which controlled the flow of capital to developers, promoted these features. Probably more important, however, was the fact that in an increasingly automobile-dependent culture, this type of design was viewed by the public as a safety feature.

Elmwood Development

After recording the subdivision, Simmons and his investors immediately began selling lots. Several of Simmons' investors realized how desirable the location of the neighborhood was, and purchased lots themselves. Purchasers began constructing houses in 1957, and most houses were complete by 1966. Many of the houses were designed by architects, while others were unique buildings designed by their first owners. Contemporary and Post-and-Beam were the favored architectural styles. A smaller number of Elmwood houses were based on standard plans or plans developed in builders' offices. Most of these were Custom Ranch style, although there are a small number of traditional house styles in the neighborhood. The development of Elmwood drew U.C. Davis faculty, and they have remained the dominant profession in the neighborhood over the decades. The neighborhood is known locally as "Professor's Row."⁴

Between 1957 and 1969, individuals purchased Elmwood lots and built a sophisticated collection of avant garde dwellings. Architects such as Cliff Jay, Richard Cramer, George Nagano, Carter Sparks, and Gale Sosnick designed dwellings in Elmwood. These architects liberally used Modernist-inspired features including bold roof forms and expressed structural elements in their designs for the neighborhood. Atria, center courtyards, clerestory windows, and large expanses of glass at the rear of many houses blurred the lines between indoors and out. Designers also brought the outdoors in with materials and features, (such as exposed structural beams), that crossed the boundary of exterior walls. The houses display the lack of ornament characteristic of Post-and-Beam and Contemporary architecture. Although inspired by the functionalism of the International Style movement, which produced the iconic mid-century steel and glass

¹ Yolo County CA Obituary Project Obituaries, SIMMONS, Alice Kate, July 27 2002, <http://files.usgwarchives.net/ca/yolo/obits/gob1127simmons.txt>, accessed March 5, 2015: U.S. Census Records, Davis, Yolo County, 1930.

² W.W. Robbins, "Facts Concerning Annexation," Chamber of Commerce, City of Davis, May, 1945, p.8- 9.

³ Edna McCoy and Shipley Walters, "Elmwood Drive, Davis, California: A Wonderful Neighborhood, 1958 – 2008, unpublished manuscript, p. 5 – 6.

⁴ McCoy and Walters, p. 6.

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skyscraper, these domestic designs stop short of the stark asceticism and formal purity associated with modernist commercial architecture. The functionalism of Elmwood's modernist houses is relieved by the use of brick, stone, and natural wood cladding. The occasionally lavish use of such natural materials, attention to landscape design, and the expressive deployment of features like projecting roof beams, massive chimneys, and deep eave overhangs, are examples of how architects softened modernism in order to adapt it to residential use.

Some Elmwood architects and builders were well-known throughout the region. Carter Sparks was an important regional architect who began designing Contemporary-style custom homes in the Sacramento valley in the mid-1950s. A committed modernist, Sparks insisted on functionalism while incorporating whimsical elements into his custom houses. He included Asian-inspired design elements and sculptural doors, and liked to incorporate rough natural stone into both exteriors and interiors. Though most famous for his domestic work, Sparks also designed institutional and commercial buildings in Sacramento. Sparks later had a major impact on Davis and the region by designing thousands of modernist tract houses for the Streng Brothers. Richard Cramer also had a broad impact. He taught art and architecture classes at UC Davis, chaired its art department, and designed houses in several Northern California communities. He was also influential in developing and disseminating passive solar design techniques and energy-efficient planning. George Edward Drake designed schools and commercial buildings around his home in Los Altos, and UC Berkeley Architecture graduate George Nagano designed a Buddhist temple in San Luis Obispo.⁵

Other architects who created distinguished domestic buildings in Elmwood, such as Cliff Jay and Gale Sosnick, worked primarily in Davis. Cliff Jay was the UC Davis campus architect during the late 1960s., working on Wellman Hall as well as at least two houses in Elmwood. Sosnick, who lived in Elmwood, probably put a stronger stamp on the neighborhood than any other single individual, although she is not well-known as an architect outside Davis. She designed at least three houses in Elmwood, and also remodeled houses in the neighborhood. Sosnick was born Galya Chernow in Atlantic City, New Jersey. She attended UC Berkeley school of architecture, graduating in 1951. Chernow married Stephen Sosnick, another recent UC Berkeley graduate, the same year. The young couple relocated to the Princeton, New Jersey before coming to Davis in 1957, where Stephen Sosnick became a professor. Gale started designing the Sosnick house, where the couple raised their four children, shortly thereafter. Like other notable Elmwood architects, Sosnick worked in the modernist idiom. She employed exposed structural elements, dramatic roof forms, and features such as screen walls and massive chimneys that were functional as well as decorative. Her Post-and-Beam dwellings fit perfectly into the contemporary environment created by Elmwoods non-orthogonal layout and irregular lots.⁶

Parcels in the desirable Elmwood neighborhood were more expensive than in many Davis subdivisions, and a custom-built house designed by an architect was of course more costly than a tract home. The nearby College Park neighborhood was as prestigious and convenient as Elmwood, however, so the choice of a unique Modernist house in Elmwood was more than an expression of upper-middle class status. For these homeowners, purchasing and living in a unique example of an innovative architectural style appear to have signaled openness to new ideas and an embrace of modern technology.

Elmwood's Custom Ranch houses, although more traditional in appearance than their Post-and-Beam and Contemporary counterparts, also exhibit elements of post-war modernism. Horizontal massing, wide eave overhang, and prominent garages or carports are ubiquitous. The lavish use of materials is consistent across styles in this neighborhood. In their original designs, the Custom Ranch houses used shake roofs, horizontal wood cladding, brick trim, and large chimneys to distinguish these large houses from the modest versions of Ranch architecture constructed in other neighborhoods during this period.

Elmwood also features a small number of houses that were built in traditional styles or outside the period of significance. Although not contributors to the historic district, they are similar in scale, massing, and materials to the other houses in the neighborhood, and do not detract from its overall character.

⁵ Justin Wood, Fava House: 1956, Carter Sparks Archive, copyright 2007 – 2015, <http://cartersparks.org/ongoing/fava--1956/>; Dave Weinstein, "Signature Singular Sparks," Eichler Network, 2014, <http://www.eichlernetwork.com/article/greater-sacramento-strengs-valley-atriums>, accessed June 2, 2015; UC Davis News and Information "UC Davis Art Professor Emeritus, Architect, Richard Cramer, 80, Dies", April 24, 2000, The Regents of the University of California, July 22, 2015, http://news.ucdavis.edu/search/news_detail.lasso?id=5059, accessed July 22 2015.

⁶ Davis Enterprise, "Stephen Sosnick, Obituary," August 24, 2014; McCoy and Walters, p. 21.

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The Elmwood neighborhood was in some respects an incubator for new ideas about residential construction that later were widely adopted in Davis. The most notable was passive solar design, which was incorporated into several Elmwood houses. These are early examples of a building feature that was used in Davis subdivisions on a much larger scale beginning in the mid-1970s, and which brought world-wide attention to Davis. Elm Lane, the bicycle and pedestrian pathway that connects the neighborhood to the University, can also be viewed as an early building block of Davis's renowned greenbelt system. Although Elm Lane was not planned by the developer but evolved from the neighbors' use of a private driveway as a walking path, it was later adopted as part of the city's official bike route.⁷

The presence of at least one bomb shelter in the neighborhood connects the Elmwood subdivisions to a more widespread and darker trend: the practice of building domestic shelters designed to allow residents to withstand nuclear attack. Although the Eisenhower administration was distributing pamphlets promoting shelter construction by 1953, construction of home shelters in the United States spiked after the Soviet Union launched its Sputnik satellite in 1957. The bomb shelter at 732 Elmwood Drive was probably constructed about 1959 when the house was built. By the mid-1960s, the practice of building bomb shelters (which was never widespread) ended in the U.S. as people questioned their utility in an attack.⁸

In addition to the notable architects that worked in Elmwood, several influential Davis builders were part of the neighborhood's development. The Simmons family was a driving force in Davis residential development for decades, but two other important Davis developers had their first Davis projects in Elmwood. Streng Bros., who eventually constructed hundreds of Contemporary and Post-and-Beam houses in Davis and the region, built their first Davis house in Elmwood in 1959. John Whitcombe, a builder who later constructed many apartment buildings and promoted the use of active and passive solar energy in Davis, constructed his first house in Elmwood in 1960.

Elmwood is eligible as a historic district under Criterion A/1. The neighborhood features important elements of suburban residential tract design that came to dominate neighborhood development in Davis and throughout California in the automobile oriented post-war period. These include a non-orthogonal street grid with loop street and cul-de-sacs that is inaccessible by car from nearby thoroughfares, irregular parcels, and carports or garages that are connected to houses and prominent elements of primary facades. Post-war subdivisions in Davis are almost universally characterized by rolled curbs, a lack of planter strips, and street trees planted immediately adjacent to the sidewalk, elements that add to the Elmwood neighborhood's suburban feeling. Although some of these neighborhood features are present in earlier Davis subdivisions such as Oeste Manor and Huntwood Park, none of the older tracts retain sufficient integrity for historic listing, therefore Elmwood is the best local example of a post-war residential neighborhood. In addition, the Elmwood neighborhood has early local examples of the passive solar residential design that later became an important aspect of development in Davis, so Elmwood can be considered groundbreaking in this regard. Elm Lane is also one of the earliest known pedestrian and bicycle routes in Davis that is closed to cars. Although this route appears to have arisen through neighborhood use rather than being planned by the developer, it nevertheless appears likely to have served as a model for the later development of Davis' extensive greenbelt and bike path network. For these reasons, the neighborhood is eligible under Criterion A/1 for its importance in Davis history.

Elmwood is not eligible as a historic district under Criterion B/ 2. Historic districts are rarely found eligible for their association with persons important to history. Although Davis developer John Simmons and several notable Davis architects and builders worked to develop the neighborhood, all are also associated with properties outside Elmwood. Therefore their connections to the neighborhood are not significant enough for historic eligibility.

Elmwood features a strong concentration of sophisticated examples of post-war residential architecture, including Contemporary, Post-and-Beam, and Custom Ranch style houses. Many were designed by architects, and others are unique buildings designed by non-professionals. Although other Davis neighborhoods feature modernist houses, many are tract houses, and architecturally significant houses are much more spread out. A high proportion of Elmwood houses possess high artistic values and/or unique methods of construction, and the neighborhood is therefore eligible as a historic district under Criterion C/3.

⁷ McCoy and Walters, p. 7.

⁸ California Department of Transportation, "Tract Housing in California, 1945 – 1973: A Context for National Register Evaluation," Prepared by California Department of Transportation, Sacramento, California, 2011, p. 37 – 41.

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The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible under Criterion D/4.

Integrity of Contributing Resources

Eligibility for listing on either the NRHP or the CRHR rests on significance and integrity. A property must have both factors to be considered eligible. Loss of integrity, if sufficiently great, would overwhelm the historical or architectural significance of a resource and render it ineligible. Contributing resources within the Elmwood neighborhood generally retain all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of setting is a particularly essential element of a historic district, and in this case allows the neighborhood to convey its theme of residential development as a postwar suburb with a strong concentration of modernist architecture styles. The Elmwood neighborhood retains its historic non-orthogonal street grid, as well as the proximity to the University and older Davis neighborhoods that spurred its early development. It features a high concentration of intact historic dwellings. In addition, the neighborhood has a concentration of mature street trees and other landscaping that either dates from the period of significance or conforms to the patterns established during that period.

Some buildings in the neighborhood have been altered, for example by an addition to the rear of the building, replacement of a garage door, or replacement of original windows; but most of these changes are considered minor alterations. Where the building's original form, style, and method of construction are plainly discernable, it retains integrity of design, materials, and workmanship. However, several historic-period resources are considered non-contributors to the historic district because they lack integrity due to substantial inappropriate alterations.

Because the majority of properties within Elmwood's boundaries are contributors that retain integrity, the district as a whole possesses integrity of design, setting, materials, workmanship, and feeling. It is eligible for designation as a NRHP, CRHR, and City of Davis historic district.

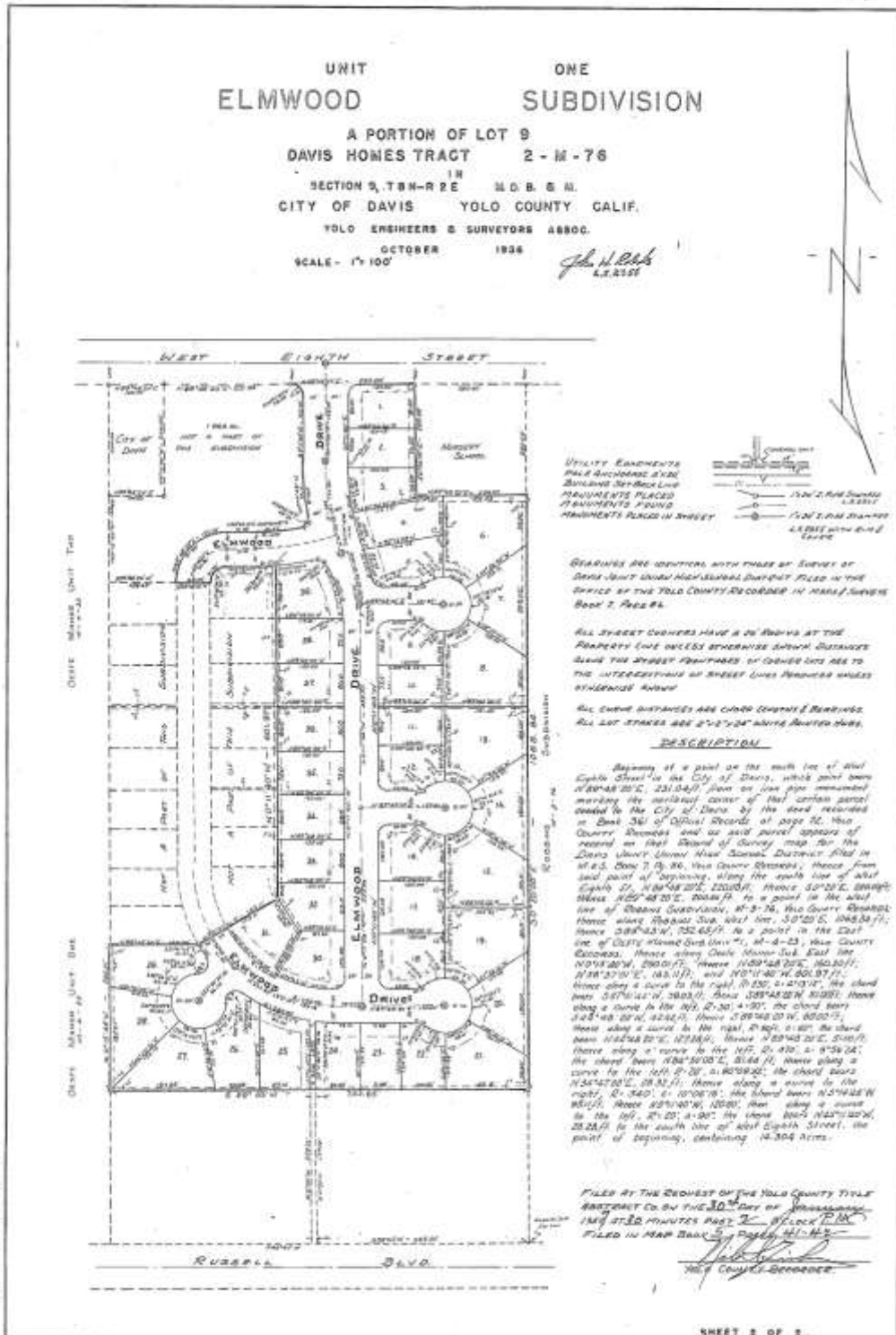
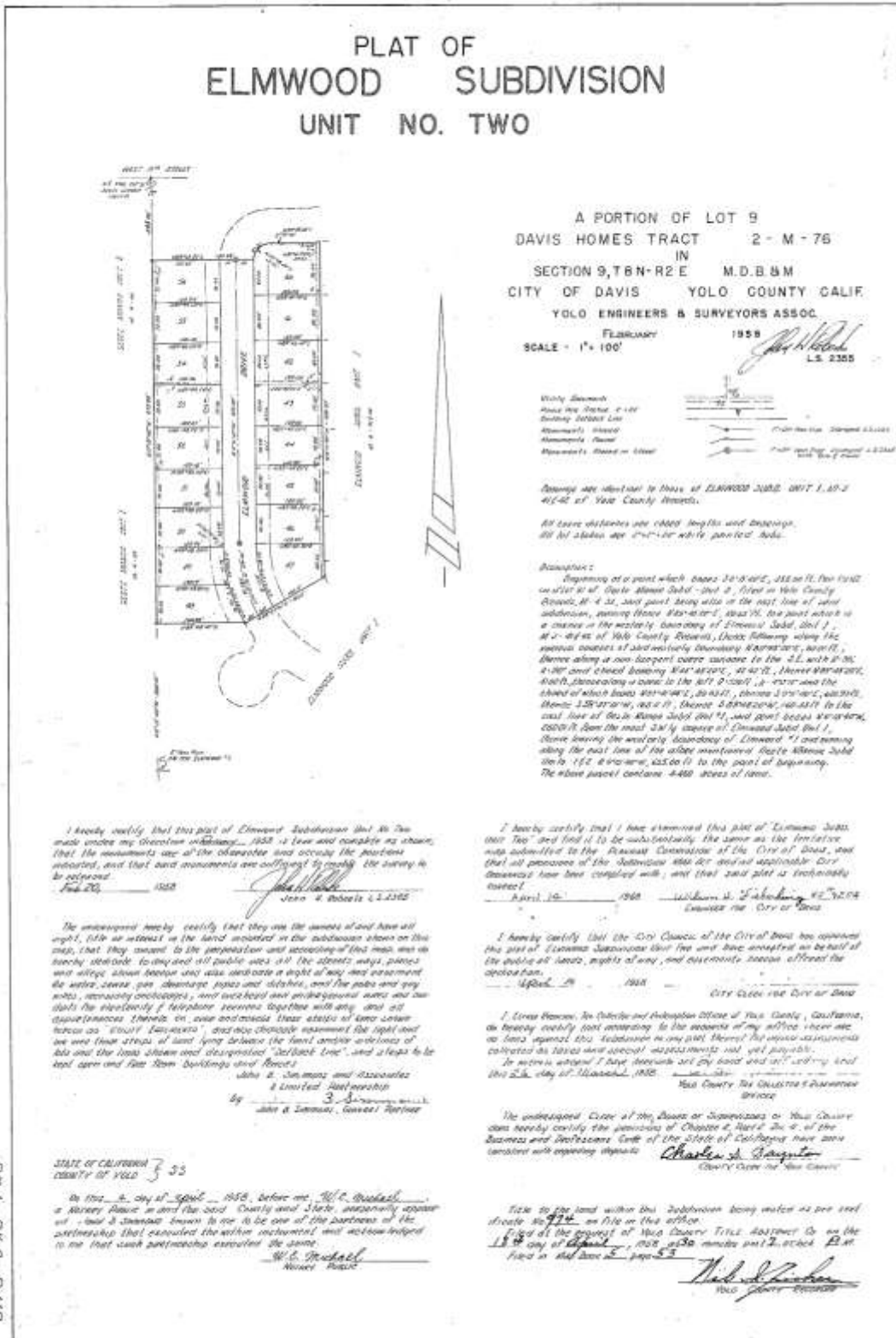


Figure 1: Plat of Unit One of the Elmwood Subdivision, October, 1956.



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 Elmwood 52

Figure 2: Plat of Elmwood Subdivision, Unit No. 2, February, 1958.

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Figure 3: U.S.D.A. Aerial Photograph of Elmwood Subdivision, 1957. Neighborhoods surrounding Elmwood were fully developed, and four houses had been constructed in Elmwood. The streets had been laid out but not yet paved.

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Figure 4: U.S.D.A. Aerial Photograph of Elmwood Subdivision, 1964. Most lots were developed at this point.

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*Date: February 2, 2015

Continuation

Update



Figure 5: U.S.D.A. Aerial Photograph of Elmwood Subdivision, 1971. By this time the neighborhood was fully developed and trees were substantial in size.

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*Date: February 2, 2015

Continuation

Update



Figure 6: Real estate brochure from c1950 that shows Elmwood parcel designated as a high school site.

Photographs:



Photograph 1: 617 Elmwood Drive, north and east elevations, Carter Sparks, 1966.



Photograph 2: 617 Elmwood Drive, west elevation, Carter Sparks, 1966.

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*Date: February 2, 2015

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Photograph 3: 618 Elmwood Drive, east elevation, Dale Warren, 1959.



Photograph 4: 621 Elmwood Drive, west elevation, Gale Sosnick, 1959.



Photograph 5: 621 Elmwood Drive, west and north elevations showing projecting carport, Gale Sosnick, 1959.



Photograph 6: 625 Elmwood Drive, west elevation with projecting carport, John Harvey Carter or Carter Sparks, 1959.

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Photograph 7: 626 Elmwood Drive, east and north elevations, Streng Brothers, 1959.



Photograph 8: 634 Elmwood Drive, south and east elevations, John Whitcombe, 1960.



Photograph 9: 637 Elmwood Drive, west elevations, Gale Sosnick, 1960.



Photograph 10: 638 Elmwood Drive, east elevation, Gale Sosnick, 1958.



Photograph 11: 642 Elmwood Drive, east elevation, Streng Brothers, 1959.



Photograph 12: 647 Elmwood Drive, west elevation, Cliff Jay, 1959.

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Photograph 13: 654 Elmwood Drive, east and southeast elevations, Glen Johnson, 1958.



Photograph 14: 658 Elmwood Drive, east elevation, camera facing southwest, designer unknown, 1958.



Photograph 15: 658 Elmwood Drive, east elevation showing flat-roofed carport, designer unknown, 1958.



Photograph 16: 665 Elmwood Drive, southwest and woutheast elevations, Don Gale, 1959.

*Recorded by: Kara Brunzell

*Date: February 2, 2015

Continuation

Update



Photograph 17: 666 Elmwood Drive, southwest elevation, camera facing southwest, George Nagano, 1961.



Photograph 18: 670 Elmwood Drive, north elevation, designer unknown, 1958.

*Recorded by: Kara Brunzell

*Date: February 2, 2015

Continuation

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Photograph 19: 700 Elmwood Drive, north elevation, designer unknown, 1959.



Photograph 20: 708 Elmwood Drive, north and east elevations, Dick Rohrbach/Gail Sosnick, 1958/1968.



Photograph 21: 712 Elmwood Drive, north elevation, Robert McFarland, 1959.



Photograph 22: 716 Elmwood Drive, west elevation, designer unknown, 1958.

*Recorded by: Kara Brunzell

*Date: February 2, 2015

Continuation

Update



Photograph 23: 720 Elmwood Drive, south elevation, Dick Rohrbach, 1960.



Photograph 24: 724 Elmwood Drive, west and south elevations, George Edward Drake, 1959.

*Recorded by: Kara Brunzell

*Date: February 2, 2015

Continuation

Update



Photograph 25: 727 Elmwood Drive, east elevation, camera facing west, designer unknown, 1958.



Photograph 26: 728 Elmwood Drive, west elevation, Dale Warren Tilger, 1958.



Photograph 27: 731 Elmwood Drive, south and east elevations, Carter Sparks, 1966.



Photograph 28: 731 Elmwood Drive, east elevation, Carter Sparks, 1966.



Photograph 29: 732 Elmwood Drive, west elevation, camera facing east, Jim Adams, 1932.



Photograph 30: 736 Elmwood Drive, northwest elevation, Dick Rohrback, 1959.

*Recorded by: Kara Brunzell

*Date: February 2, 2015

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Photograph 31: 736 Elmwood Drive, northwest and southwest elevations, Dick Rohrback, 1959.



Photograph 32: 739 Elmwood Drive, east elevation, Marian Hamilton, 1969.



Photograph 33: 747 Elmwood Drive, east elevation, designer unknown, 1958.



Photograph 34: 748 Elmwood Drive, east elevation, designer unknown, 1958.



Photograph 35: 751 Elmwood Drive, east elevation, designer unknown, 1963.



Photograph 36: 752 Elmwood Drive, east elevation, Spore and Van Dorn, 1958.

*Recorded by: Kara Brunzell

*Date: February 2, 2015

Continuation

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Photograph 37: 755 Elmwood Drive, north and east elevations showing atrium left of frame, Richard Cramer, 1960.



Photograph 38: 756 Elmwood Drive, west and north elevations, Richard Cramer, 1958.



Photograph 39: 756 Elmwood Drive, west and north elevations, Richard Cramer, 1958.

*Recorded by: Kara Brunzell

*Date: February 2, 2015

Continuation

Update



Photograph 40: 759 Elmwood Drive, east elevation, Dick Rohrback, 1960.



Photograph 41: 760 Elmwood Drive, north and west elevations, designer unknown, 1959.



Photograph 42: 764 Elmwood Drive, northeast and north elevations, Cliff Jay, 1959.



Photograph 43: 764 Elmwood Drive, north elevation showing double carport, Cliff Jay, 1959.

*Recorded by: Kara Brunzell
era facing south, April 13,

*Date: February 2, 2015

Continuation

Update



Photograph 44: 768 Elmwood Drive, west elevation, designer unknown, 1957.



Photograph 45: 772 Elmwood Drive, southwest elevation, designer unknown, 1961.



Photograph 46: 776 Elmwood Drive, south elevation, designer unknown, 1958.



Photograph 47: 780 Elmwood Drive, west elevation, designer unknown, 1960.

*Recorded by: Kara Brunzell

*Date: February 2, 2015

Continuation

Update



Photograph 48: 784 Elmwood Drive, west and south elevations, designer unknown, 1959.



Photograph 49: 788 Elmwood Drive, west and north elevations, designer unknown, 1959.

*Resource Name or # (Assigned by recorder): Gentry Greens No. 1 – 2

D1. Historic Name: Gentry Greens No. 1 – 2

D2. Common Name: Gentry Greens neighborhood

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

The neighborhood is characterized by curving streets and long cul-de-sacs. Streets feature a variety of species of mature trees. A network of greenbelts and parks winds through the neighborhood. The neighborhood has a small area of duplexes along its southern border, but otherwise consists of single-family dwellings. These houses, a large number of which are sited on large irregular lots, range in size from 1,400 square feet to 2,800 square feet for some of those that were built in the 1970s. The neighborhood features both Tract Ranch and custom-designed houses.

Duplex buildings have roughly the same range of square footage as single-family dwellings, so individual units are smaller. Architectural style, plan, and layout vary between examples, although many feature paired garages or carports between dwelling units. Duplex architectural styles include Shed, Mansard, and Post-and-Beam. Buildings include a variety of decorative features and multiple cladding materials.

The houses in the neighborhood are also characterized by variety. Although more stylistically diverse than other Post-war Davis neighborhoods, Gentry Greens nevertheless features a high proportion of Ranch style buildings. These include a large number of straightforward L-shaped Tract Ranch houses with double garages, as well as two-story versions of Tract Ranch houses. Custom Ranch examples include large rambling plans with traditional detailing, Spanish Ranch, and hybrids that combine Ranch plans with modernist details. Other twentieth-century architectural styles represented include Mansard, Contemporary, Post-and-Beam, and Shed. Houses have gabled, hipped, gable-on-hip, mansard, and shed roofs, as well as various combinations of the all these roof types. Flat-roofed garages are commonly paired with a house with a different roof form. Plans include rambling, U-shaped, and L-shaped. The unique custom houses in the neighborhood tend to be clustered at the end of cul-de-sacs and adjacent to greenbelts on large, irregular lots (continued, p. 2).

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

The Gentry Greens neighborhood consists of two non-contiguous subdivisions within a larger neighborhood. Their boundaries are outlined on the original plan maps (see Figures 1 and 2).

*D5. **Boundary Justification:**

The Gentry Greens neighborhood encompasses the first two Gentry Greens subdivisions, which were developed over a roughly 5-year period.

*D6. **Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Gentry Greens neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued, p. 10).

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

(See footnotes)

*D8. **Evaluator:** Kara Brunzell

Date: January 12, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

***D3. Detailed Description** (continued)

Projecting two-car garages are nearly ubiquitous throughout the neighborhood. Decorative details on houses include shake roofs, brick wainscoting, and decorative fixed shutters for Ranch houses. Spanish Ranch houses have architectural details that evoke a romanticized version of California’s colonial heritage including stucco cladding, tile roofs, walls that slope outward, projecting faux-vigas, and decorative wrought-iron. Most examples of modernist styles lack purely decorative elements, and rely on dramatic roof forms and exposed structural elements for visual interest. Often, these designs are softened by the utilization of materials like natural wood and stone.

Despite this diversity, Ranch houses are the most common style in the neighborhood, and it is clear that the many were built using standard plans rather than custom-designed.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor’s Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings’ architectural forms and level of integrity. Houses are Ranch style unless otherwise noted.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	Description
GENTRY GREENS NO. 01	12/10/71 0:00	035 148 03	2215 ALTO COURT	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 148 05	2203 ALTO COURT	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 146 06	2204 ALTO COURT	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 148 04	2209 ALTO COURT	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 146 07	2210 ALTO COURT	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 146 08	2216 ALTO COURT	1973	Gabled, heavily altered, wall
GENTRY GREENS NO. 01	12/10/71 0:00	035 148 02	2221 ALTO COURT	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 146 09	2222 ALTO COURT	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 146 05	2205 AMAR COURT	1973	Split gable, heavily altered, bay window
GENTRY GREENS NO. 01	12/10/71 0:00	035 144 01	2206 AMAR COURT	1973	Gabled, moderately altered, chimney
GENTRY GREENS NO. 01	12/10/71 0:00	035 146 04	2211 AMAR COURT	1973	Gabled, moderately altered

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GENTRY GREENS NO. 01	12/10/71 0:00	035 144 02	2212 AMAR COURT	1973	Shed, chimney, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 146 03	2217 AMAR COURT	1975	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 144 03	2218 AMAR COURT	1973	Front gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 146 02	2223 AMAR COURT	1973	Shed, chimney, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 144 04	2224 AMAR COURT	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 144 17	200 AURORA AVENUE	0	greenbelt
GENTRY GREENS NO. 01	12/10/71 0:00	035 145 02	220 AURORA AVENUE	0	Greenbelt
GENTRY GREENS NO. 01	12/10/71 0:00	035 146 10	240 AURORA AVENUE	0	Greenbelt
GENTRY GREENS NO. 01	12/10/71 0:00	035 147 02	260 AURORA AVENUE	0	Greenbelt
GENTRY GREENS NO. 01	12/10/71 0:00	035 148 06	270 AURORA AVENUE	0	greenbelt
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 16	203 AURORA AVENUE	1973	Gabled, 2-story, heavily altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 17	209 AURORA AVENUE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 18	215 AURORA AVENUE	1973	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 19	221 AURORA AVENUE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 20	227 AURORA AVENUE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 21	233 AURORA AVENUE	1973	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 22	239 AURORA AVENUE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 23	245 AURORA AVENUE	1973	Gabled, moderately altered

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GENTRY GREENS NO. 01	12/10/71 0:00	035 142 24	251 AURORA AVENUE	1973	Gabled, heavily altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 25	257 AURORA AVENUE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 26	263 AURORA AVENUE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 27	269 AURORA AVENUE	1973	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 28	275 AURORA AVENUE	1973	Gabled, 2-story, heavily altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 30	300 BAJA AVENUE	0	greenbelt
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 14	204 BAJA AVENUE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 141 01	205 BAJA AVENUE	1974	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 13	210 BAJA AVENUE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 141 02	211 BAJA AVENUE	1974	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 12	216 BAJA AVENUE	1973	Gabled, 2-story, heavily altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 141 03	217 BAJA AVENUE	1974	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 11	222 BAJA AVENUE	1973	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 141 04	223 BAJA AVENUE	1974	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 10	228 BAJA AVENUE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 141 05	229 BAJA AVENUE	1974	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 09	234 BAJA AVENUE	1973	Gabled, 2-story, heavily altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 141 06	235 BAJA AVENUE	1973	Gabled, 2-story, heavily altered

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GENTRY GREENS NO. 01	12/10/71 0:00	035 142 08	240 BAJA AVENUE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 141 07	241 BAJA AVENUE	1974	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 07	246 BAJA AVENUE	1973	Gabled, 2-story, heavily altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 141 08	247 BAJA AVENUE	1974	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 06	252 BAJA AVENUE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 141 09	253 BAJA AVENUE	1974	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 05	258 BAJA AVENUE	1973	Gabled, unaltered
GENTRY GREENS NO. 01	12/10/71 0:00	035 141 10	259 BAJA AVENUE	1974	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 04	264 BAJA AVENUE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 141 11	265 BAJA AVENUE	1974	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 03	270 BAJA AVENUE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 141 12	271 BAJA AVENUE	1973	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 02	276 BAJA AVENUE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 141 13	277 BAJA AVENUE	1974	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 141 14	283 BAJA AVENUE	1974	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 141 15	289 BAJA AVENUE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 142 29	2300 BUENO DRIVE	0	greenbelt
GENTRY GREENS NO. 01	12/10/71 0:00	035 144 15	2101 BUENO DRIVE	1972	Gabled, moderately altered

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GENTRY GREENS NO. 01	12/10/71 0:00	035 144 14	2107 BUENO DRIVE	1972	Split front gable, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 144 13	2113 BUENO DRIVE	1972	Shed, unaltered
GENTRY GREENS NO. 01	12/10/71 0:00	035 144 12	2119 BUENO DRIVE	1973	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 144 11	2125 BUENO DRIVE	1972	Front gable, heavily altered, shingles, many small windows
GENTRY GREENS NO. 01	12/10/71 0:00	035 144 10	2131 BUENO DRIVE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 144 09	2207 BUENO DRIVE	1973	Shed, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 144 08	2213 BUENO DRIVE	1973	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 144 07	2219 BUENO DRIVE	1973	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 144 06	2225 BUENO DRIVE	1975	Gabled, moderately altered
GENTRY GREENS NO. 01	12/10/71 0:00	035 144 18	2099 F STREET	0	greenbelt
GENTRY GREENS NO. 02	12/27/72 0:00	035 163 14	300 ENCINA AVENUE	1973	Crocker Homes, hipped, U-shaped, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 13	305 ENCINA AVENUE	1975	Walker Homes, gabled, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 163 13	306 ENCINA AVENUE	1975	Gabled, 1-story, U-shaped, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 12	311 ENCINA AVENUE	1975	Gabled, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 163 12	312 ENCINA AVENUE	1974	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 11	317 ENCINA AVENUE	1975	Gabled, 2-story, unaltered
GENTRY GREENS NO. 02	12/27/72 0:00	035 163 11	318 ENCINA AVENUE	1974	Gabled, 1-story, U-shaped, unaltered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 10	323 ENCINA AVENUE	1975	Gabled, 2-story, unaltered

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GENTRY GREENS NO. 02	12/27/72 0:00	035 163 10	324 ENCINA AVENUE	1973	Gabled, 2-story, unaltered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 09	329 ENCINA AVENUE	1975	Gabled, 1-story, unaltered
GENTRY GREENS NO. 02	12/27/72 0:00	035 163 09	330 ENCINA AVENUE	1973	Hipped, 1-story, unaltered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 08	335 ENCINA AVENUE	1975	Gabled, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 163 08	336 ENCINA AVENUE	1973	Gabled, 1-story, U-shaped, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 163 07	402 ENCINA AVENUE	1973	Combo, 2-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 07	403 ENCINA AVENUE	1975	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 163 06	408 ENCINA AVENUE	1973	Gabled, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 06	409 ENCINA AVENUE	1975	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 163 05	414 ENCINA AVENUE	1974	Hipped, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 05	415 ENCINA AVENUE	1975	Gabled, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 163 04	420 ENCINA AVENUE	1973	Combo, 2-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 04	421 ENCINA AVENUE	1975	Gabled, 1-story, unaltered
GENTRY GREENS NO. 02	12/27/72 0:00	035 163 03	426 ENCINA AVENUE	1974	Gabled, 1-story, U-shaped, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 03	427 ENCINA AVENUE	1975	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 163 02	432 ENCINA AVENUE	1974	Gabled, 1-story, L-shaped, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 02	433 ENCINA AVENUE	1975	Combo, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 163 01	438 ENCINA AVENUE	1974	Hipped, 1-story, moderately altered

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GENTRY GREENS NO. 02	12/27/72 0:00	035 162 01	439 ENCINA AVENUE	1975	Flat, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 09	333 FIESTA AVENUE	1976	Combo, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 14	303 FIESTA AVENUE	1976	Combo, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 14	308 FIESTA AVENUE	1975	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 13	309 FIESTA AVENUE	1976	Combo, 2-story, heavily altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 15	314 FIESTA AVENUE	1975	Combo, 2-story, heavily altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 12	315 FIESTA AVENUE	1976	Gabled, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 16	320 FIESTA AVENUE	1975	Gabled, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 11	321 FIESTA AVENUE	1976	Combo, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 17	326 FIESTA AVENUE	1975	Gabled, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 10	327 FIESTA AVENUE	1976	Gabled, 1.5-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 18	332 FIESTA AVENUE	1975	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 19	338 FIESTA AVENUE	1975	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 08	339 FIESTA AVENUE	1976	Gabled, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 20	404 FIESTA AVENUE	1975	Gabled, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 07	405 FIESTA AVENUE	1975	Gabled, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 21	410 FIESTA AVENUE	1975	Combo, 1-story, unaltered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 06	411 FIESTA AVENUE	1975	Flat, 1-story, moderately altered

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GENTRY GREENS NO. 02	12/27/72 0:00	035 162 22	416 FIESTA AVENUE	1975	Gabled, 2-story, unaltered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 05	417 FIESTA AVENUE	1975	Gabled, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 23	422 FIESTA AVENUE	1975	Gabled, 2-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 04	423 FIESTA AVENUE	1975	Flat, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 24	428 FIESTA AVENUE	1975	Gabled, 1-story, U-shaped, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 03	429 FIESTA AVENUE	1975	Flat, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 25	434 FIESTA AVENUE	1975	Gabled, 1-story, heavily altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 02	435 FIESTA AVENUE	1975	Gabled, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 162 26	440 FIESTA AVENUE	1975	Gabled, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 01	441 FIESTA AVENUE	1976	Gabled, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 15	304 GRANDE AVENUE	1977	Combo, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 16	310 GRANDE AVENUE	1976	Combo, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 17	316 GRANDE AVENUE	1976	Combo, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 18	322 GRANDE AVENUE	1977	Gabled, 1-story, unaltered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 19	328 GRANDE AVENUE	1976	Hipped, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 20	334 GRANDE AVENUE	1976	Gabled, 1.5-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 21	340 GRANDE AVENUE	1976	Combo, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 22	406 GRANDE AVENUE	1976	Flat, 1-story, moderately altered

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GENTRY GREENS NO. 02	12/27/72 0:00	035 161 23	412 GRANDE AVENUE	1976	Flat, 1-story, moderately altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 24	418 GRANDE AVENUE	1977	Hipped, 1.5-story, heavily altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 25	424 GRANDE AVENUE	1976	Gabled, 1-story, unaltered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 26	430 GRANDE AVENUE	1976	Flat, 1-story, unaltered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 27	436 GRANDE AVENUE	1976	Combo, 1.5-story, heavily altered
GENTRY GREENS NO. 02	12/27/72 0:00	035 161 28	442 GRANDE AVENUE	1976	Flat, 1-story, moderately altered

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to grow beyond all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” By the early 1970s, development was becoming controversial in Davis. Expansion continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Gentry Greens Subdivision Development

Gentry Greens No. 1 and 2 were subdivided in 1971 and 1972, respectively, by Gentry Development Co., which had been acquired that year by Foremost-McKesson Inc. and was operating under the Ditz-Crane Division of the Foremost-McKesson Property Co. Dean B. Wise was vice president.¹

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the Gentry Greens neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Gentry Greens does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. Research has not revealed an association with any persons important to history.

¹ *The Miami News*, Mar 2, 1971.

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The houses and duplexes in the neighborhood are common examples of Ranch and Contemporary architectural styles and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

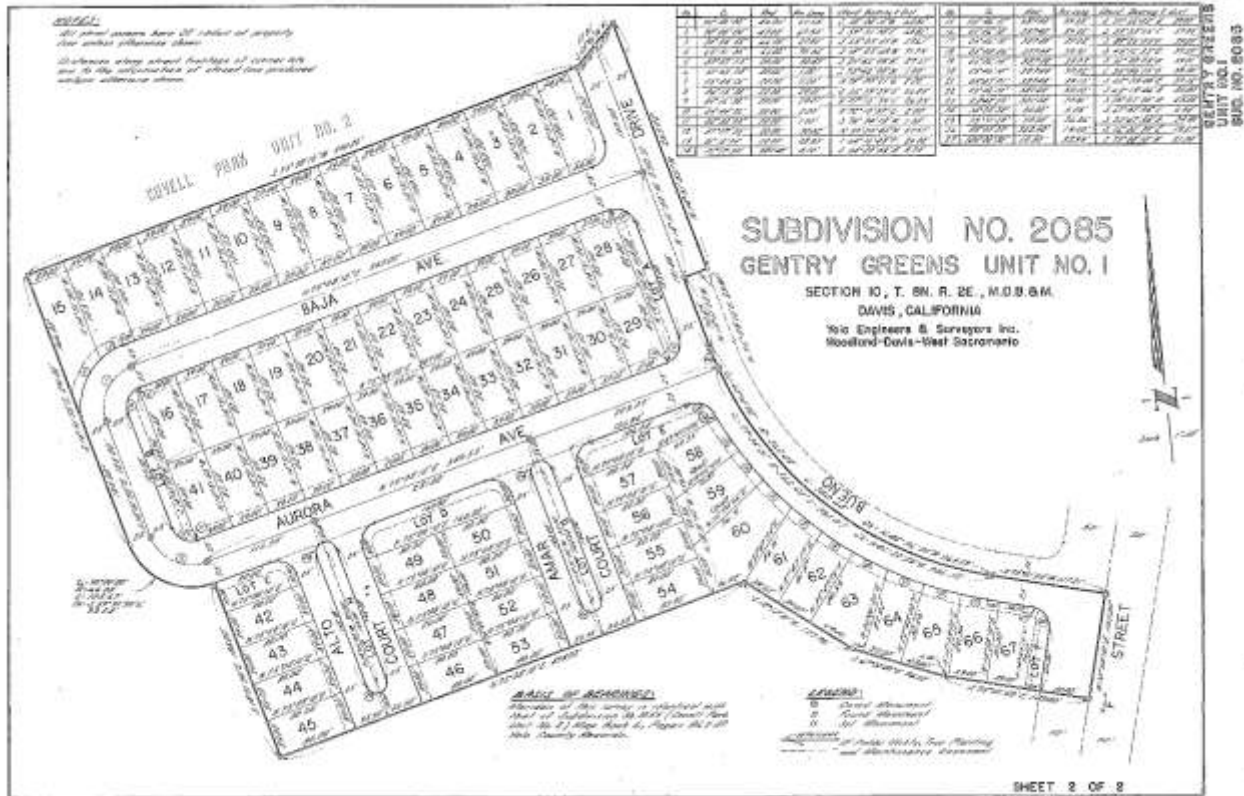


Figure 1: Plat of Gentry Greens No. 1, City of Davis, December, 1971.

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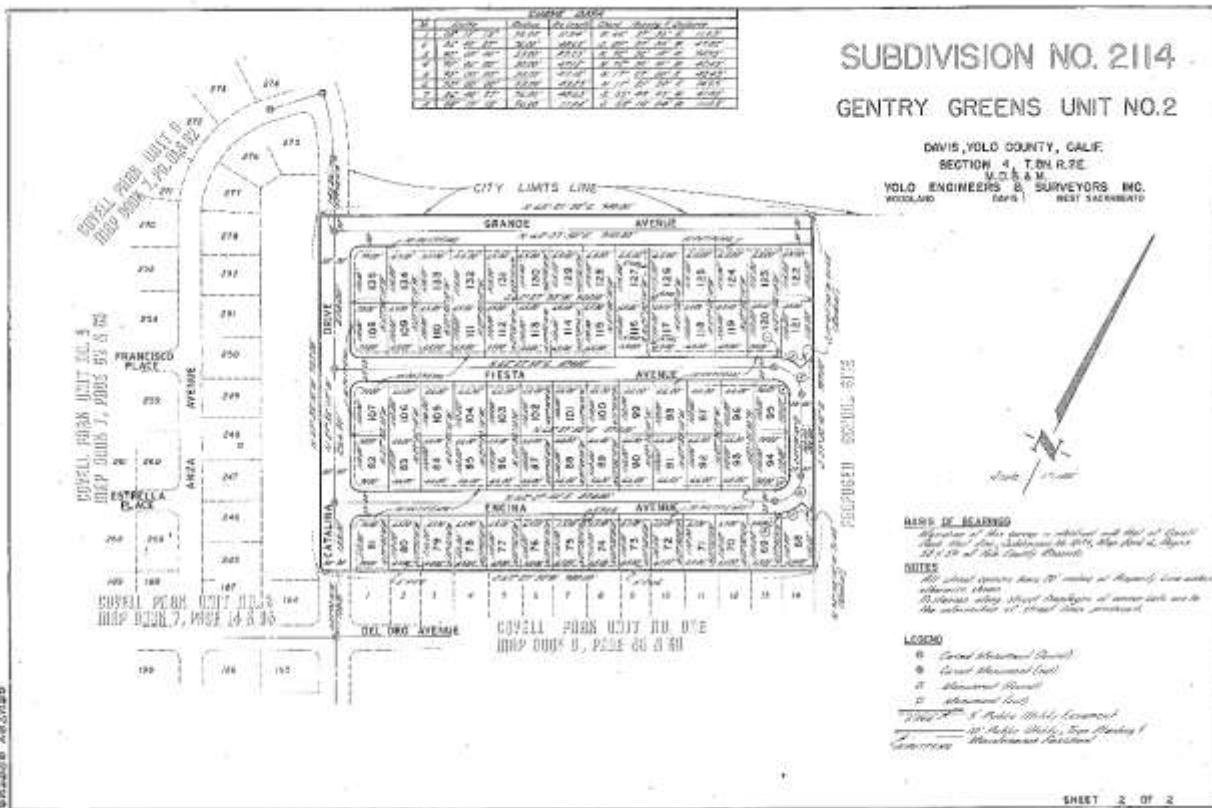
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Figure 2: Plat of Gentry Greens No. 2, City of Davis, December, 1972.



Figure 3: Oblique aerial photograph of Gentry Greens area, *The Davis Enterprise*, July 21, 1967.



Figure 4: U.S.D.A. Aerial photograph of Gentry Greens neighborhood, 1971.



Figure 5: U.S.D.A. Aerial photograph of Gentry Greens neighborhood, 1973.

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Figure 6: U.S.D.A. Aerial photograph of Gentry Greens neighborhood, 1984.

Photographs:



Photograph 1: 234 Baja Avenue, Example of heavily altered 2-story house with gabled roof, 1973.



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*Resource Name or # (Assigned by recorder) Gentry Greens No. 1 – 2

*Recorded by: Kara Brunzell

*Date: January 12, 2015

Continuation

Update

Photograph 2: 314 Fiesta Avenue, Example of heavily altered 2-story house with combination roof, 1975.



Photograph 3: 309 Fiesta Avenue, Example of heavily altered 2-story house with combination roof, 1976.



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*Resource Name or # (Assigned by recorder) Gentry Greens No. 1 – 2

*Recorded by: Kara Brunzell

*Date: January 12, 2015

Continuation

Update

Photograph 4: 418 Grande Avenue, Example of heavily altered 1.5 story house with hipped roof, 1977.



Photograph 5: 436 Grande Avenue, Example of heavily altered 1.5 story house with combination roof, 1976.



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*Resource Name or # (Assigned by recorder) Gentry Greens No. 1 – 2

*Recorded by: Kara Brunzell

*Date: January 12, 2015

Continuation

Update

Photograph 6: 215 Aurora Avenue, Example of moderately altered rowhouse with gabled roof, 1973.



Photograph 7: 305 Encina Avenue, Example of moderately altered gabled house, 1975.



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*Resource Name or # (Assigned by recorder) Gentry Greens No. 1 – 2

*Recorded by: Kara Brunzell

*Date: January 12, 2015

Continuation

Update

Photograph 8: 311 Encina Avenue, Example of moderately altered gabled house, 1975.



Photograph 9: 415 Encina Avenue, Example of moderately altered gabled house, 1975.



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*Resource Name or # (Assigned by recorder) Gentry Greens No. 1 – 2

*Recorded by: Kara Brunzell

*Date: January 12, 2015

Continuation

Update

Photograph 10: 440 Fiesta Avenue, Example of moderately altered gabled house, 1975.



Photograph 11: 435 Fiesta Avenue, Example of moderately altered gabled house, 1975.



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*Resource Name or # (Assigned by recorder) Gentry Greens No. 1 – 2

*Recorded by: Kara Brunzell

*Date: January 12, 2015

Continuation

Update

Photograph 12: 439 Encina Avenue, Example of moderately altered flat-roofed house, 1975.



Photograph 13: 417 Fiesta Avenue, Example of moderately altered gabled house, 1975.





Photograph 15: 327 Fiesta Avenue, moderately altered 1.5 story house with gabled roof, 1976.



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*Resource Name or # (Assigned by recorder) Gentry Greens No. 1 – 2

*Recorded by: Kara Brunzell

*Date: January 12, 2015

Continuation

Update

Photograph 16: 2113 Bueno Drive, Example of unaltered rowhouse with shed-roofed garage, 1972.



Photograph 17: 318 Encina Avenue, Example of unaltered U-shaped house with gabled roof, 1974.



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*Resource Name or # (Assigned by recorder) Gentry Greens No. 1 – 2

*Recorded by: Kara Brunzell

*Date: January 12, 2015

Continuation

Update

Photograph 18: 421 Encina Avenue, Example of unaltered gabled house, 1975.



Photograph 19: 410 Fiesta Avenue, Example of unaltered house with combination roof, 1975.

*Resource Name or # (Assigned by recorder): Holly Acres

D1. Historic Name: Holly Acres

D2. Common Name: Holly Acres neighborhood

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

Holly Acres is located east of Anderson Road and is bounded. The subdivision was recorded in 1969, and the houses were built one at a time between 1970 to 1984. The square subdivision is characterized by a single short cul-de-sac with large irregular lots. Mature trees are adjacent to the sidewalk, which has rolled curbs. Each property was constructed individually, and all are relatively large custom-designed houses. Styles include Tract Ranch, Custom Ranch, Post-and-Beam, and Contemporary, and there is little continuity between the houses. They are similar to the larger custom-designed houses in Anderson Place, which wraps around Holly Acres on the north and east.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity (continued, p. 2).

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

Holly Acres consists of the six parcels south end of Holly Lane.

*D5. **Boundary Justification:**

The Holly Acres neighborhood encompasses all of the Holly Acres subdivision, which is only six parcels that were developed over a roughly 15-year period.

*D6. **Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Holly Acres neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district.

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the "homegrown" Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area (continued, p. 2).

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

(See footnotes)

*D8. **Evaluator:** Kara Brunzell

Date: November 10, 2014

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

*Recorded by: Kara Brunzell

*Date: November 10, 2014

Continuation

Update

***D3. Detailed Description** (continued)

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
HOLLY ACRES	5/12/69 0:00	034 132 10	1607 HOLLY LANE	1972	Gabled/Flat Streng Post-and-Beam, double garage, unaltered
HOLLY ACRES	5/12/69 0:00	034 132 11	1608 HOLLY LANE	1984	Not age eligible
HOLLY ACRES	5/12/69 0:00	034 132 09	1613 HOLLY LANE	1971	Custom Shed house with detached flat garage, moderately altered
HOLLY ACRES	5/12/69 0:00	034 132 12	1614 HOLLY LANE	1973	Flat/Shed contemporary, heavily altered
HOLLY ACRES	5/12/69 0:00	034 132 08	1619 HOLLY LANE	1971	Custom Ranch house with "Oriental" details, unaltered
HOLLY ACRES	5/12/69 0:00	034 132 13	1620 HOLLY LANE	1970	Gabled, U-shaped Tract Ranch, moderately altered

***D6. Significance** (continued)

UC Davis's transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself "The City of Bicycles." Growth continued in the 1970s, even after a change in city leadership in 1972 began an era of growth control. Although Davis's attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Holly Acres Subdivision Development

Holly Acres was subdivided in 1969 by Tesla Properties, Inc. Maxine T. Maciel was president and her husband Gary Maciel was Director of Tesla Properties. Gary Maciel was an Assistant, Associate, and then full Professor at U.C. Davis between 1960 and 1971. In 1971, he was hired by Colorado State University, where he was a Professor until at least 2006. The tiny subdivision is the couple's only known real estate development. Six custom houses were constructed on the cul-de-sac between 1970 and 1984. The history of each individual property is incomplete, although they appear to have been constructed by Robert Powell and Streng Brothers, like the surrounding subdivisions, which were developed during the same era.

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the Holly Acres neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

*Recorded by: Kara Brunzell

*Date: November 10, 2014

Continuation

Update

Holly Acres does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2.

Two houses in Holly Acres may be individually eligible for historic designation based on their architecture. 1607 Holly Lane is a typical Carter Sparks design constructed by the Streng Brothers, and displays Sparks' signature Post-and-Beam style. The house at 1619 Holly Lane, with its unique Oriental details, may also be eligible for its architecture. The other houses, however, are either common examples or have been altered. The tiny subdivision was developed one property at a time over a roughly fifteen-year period, and lacks the cohesiveness required for a historic district. Holly Acres is therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3.

The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

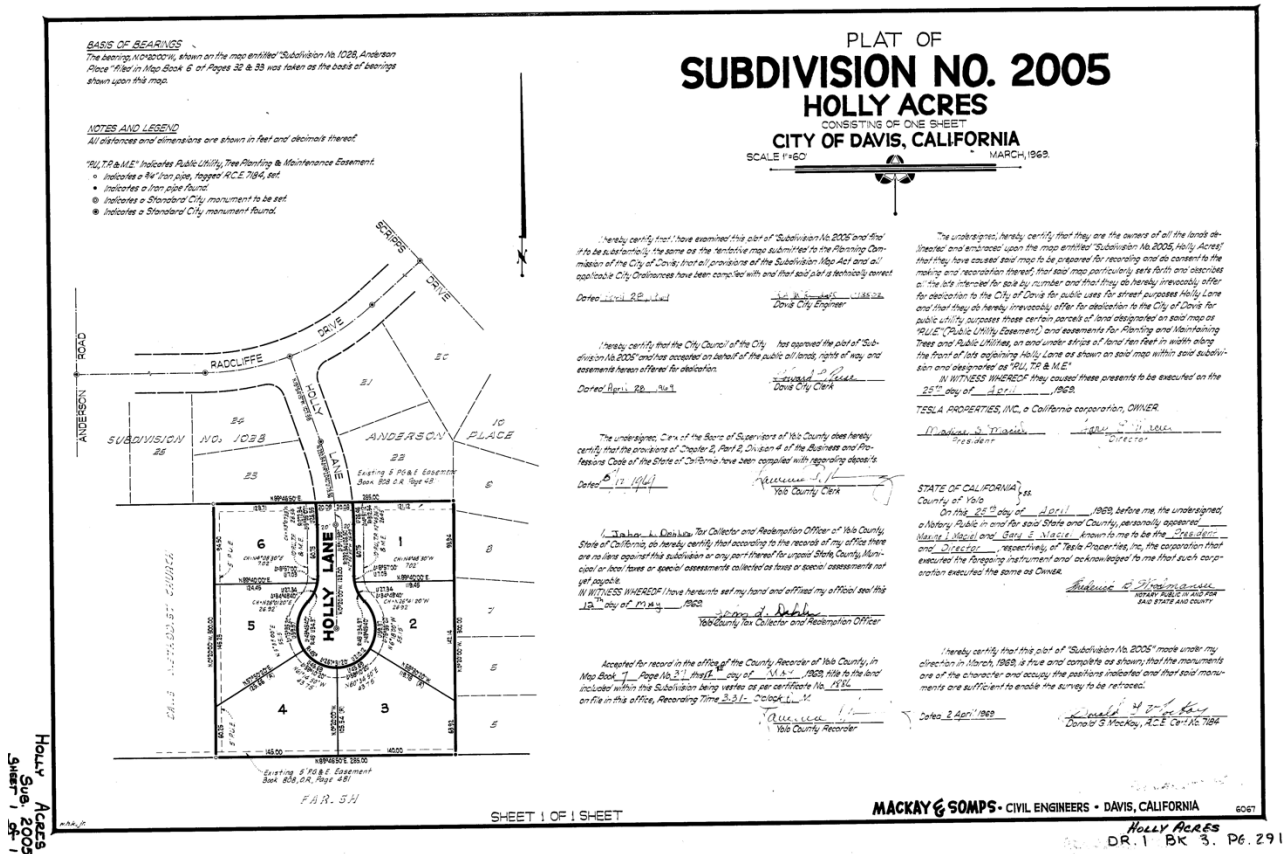


Figure 1: Plat of Holly Acres, City of Davis, June, 1969.

*Recorded by: Kara Brunzell

*Date: November 10, 2014

Continuation

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Figure 2: U.S.D.A. Aerial photograph of Holly Lane, 1969.



Figure 3: U.S.D.A. Aerial photograph of Holly Lane, 1971.

*Recorded by: Kara Brunzell

*Date: November 10, 2014

Continuation

Update



Figure 4: U.S.D.A. Aerial photograph of Holly Lane, 1973.

Photographs:



Photograph 1: Custom Ranch house with "Oriental" details including moon gate-style entryway at 1619 Holly Lane, 1971.

*Resource Name or # (Assigned by recorder): Huntwood Park

D1. Historic Name: Huntwood Park

D2. Common Name: Huntwood Park neighborhood

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

Huntwood Park is a small subdivision located just northeast of Davis's historic core. Its curving roads form two "Y"s with irregularly shaped lots. Originally subdivided in May of 1951, it is one of a handful of pre-1955 Davis subdivisions. Its non-orthogonal street layout, large irregular lots, and sidewalks directly adjacent to the street give the neighborhood a rural-suburban feeling. The neighborhood features mature trees, including street trees that create a canopy over the streets in some places, which are located on the lawns near the sidewalk. Almost all of its houses were constructed in 1951 and 1952. The original houses were 1,000 – 1,500 square feet, a fairly typical size for the immediate post-war period, although many have subsequently been expanded. The houses were developed one street at a time and almost all fit a fairly narrow template: Minimal Traditional style, L-shaped plan with an integral porch and a slightly projecting garage. There are examples of both one- and two-car garages. Original examples feature steel casement windows, with a multiple light steel frame picture window at the center of the main façade. Designed to be affordable houses for soldiers returning from the war (see Figures 4 and 5) and other working- and middle-class people, ornamental features are limited to ladder-shaped porch supports and vertical wood siding at front gable-ends. Original examples are clad in horizontal wood siding or a combination of wood and smooth stucco. The two main variations are a cross-gabled roof version and a multi-hipped roof version with virtually identical floor plans. Most examples have been moderately or heavily altered over the years, although a few are virtually unaltered. (continued, p. 2).

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

The Huntwood Park neighborhood is a modified square, roughly twenty-acre area. East Eighth Street, which becomes Pennsylvania Place near the western border of the subdivision, forms its northern boundary. It extends as far as the length of Pennsylvania Place to the west and is bounded to the west by the Southern Pacific railroad track. Its southern boundary is a line corresponding to 6th Street and Yale Drive, and it is bounded to the east by Cedar Park and the rear parcel boundaries of the properties along east K Street.

***D5. Boundary Justification:**

The Huntwood Park neighborhood consists of the Huntwood Park subdivision, which is contiguous and was developed over a roughly two-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Huntwood Park neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued, p. 5).

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

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: March 4, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

*Recorded by: Kara Brunzell

*Date: March 4, 2015

Continuation

Update

***D3. Detailed Description** (continued)

Changes range from fairly common replacement of windows and garage doors to more extreme alterations, including garage conversions and large front additions.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity. Plans are compact/linear and architectural style is Minimal Traditional unless otherwise noted.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
HUNTWOOD PARK	5/2/51 0:00	070 351 09	701 BOYER CIRCLE	1952	Hipped Roof, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 351 10	705 BOYER CIRCLE	1951	Gable, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 351 18	711 BOYER CIRCLE	1951	Hipped, heavily altered
HUNTWOOD PARK	5/2/51 0:00	070 355 09	1214 E 8TH STREET	1951	Gable, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 353 14	1010 E 8TH STREET	1957	Gable, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 354 05	1110 E 8TH STREET	1951	Gable, heavily altered
HUNTWOOD PARK	5/2/51 0:00	070 354 06	1118 E 8TH STREET	1952	Hipped, heavily altered
HUNTWOOD PARK	5/2/51 0:00	070 353 21	647 HUNT WAY	1951	Hipped, heavily altered
HUNTWOOD PARK	5/2/51 0:00	070 353 20	655 HUNT WAY	1951	Hipped, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 353 19	701 HUNT WAY	1952	Hipped, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 354 01	702 HUNT WAY	1951	Gable, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 353 18	709 HUNT WAY	1951	Hipped, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 354 02	712 HUNT WAY	1952	Hipped, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 353 17	713 HUNT WAY	1951	Hipped, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 354 03	720 HUNT WAY	1951	Gable, heavily altered
HUNTWOOD PARK	5/2/51 0:00	070 353 16	721 HUNT WAY	1951	Gable, heavily altered
HUNTWOOD PARK	5/2/51 0:00	070 354 04	730 HUNT WAY	1952	Gable, heavily altered
HUNTWOOD PARK	5/2/51 0:00	070 353 15	731 HUNT WAY	1952	Gable
HUNTWOOD PARK	5/2/51 0:00	070 342 01	542 I STREET	1973	Outside Huntwood Park according to subdivision map
HUNTWOOD PARK	5/2/51 0:00	070 352 01	548 I STREET	1951	Gabled, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 351 01	549 I STREET	1952	Hipped, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 351 02	601 I STREET	1952	Hipped, heavily altered, photographed
HUNTWOOD PARK	5/2/51 0:00	070 352 02	602 I STREET	1952	Hipped, moderately altered, photographed
HUNTWOOD PARK	5/2/51 0:00	070 352 03	608 I STREET	1952	Gable, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 351 03	611 I STREET	1980	Hipped, moderately altered

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*Resource Name or # (Assigned by recorder) Huntwood Park

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HUNTWOOD PARK	5/2/51 0:00	070 352 04	614 I STREET	1952	Gable, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 351 04	617 I STREET	1951	Gable, unaltered, photograph
HUNTWOOD PARK	5/2/51 0:00	070 352 05	620 I STREET	1951	Hipped, heavily altered (2 story addition)
HUNTWOOD PARK	5/2/51 0:00	070 351 05	623 I STREET	1952	Gable, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 352 06	628 I STREET	1952	Gable, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 351 06	629 I STREET	1951	Gable, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 351 07	635 I STREET	1952	Hipped, moderately altered (replacement windows)
HUNTWOOD PARK	5/2/51 0:00	070 352 07	636 I STREET	1952	Hipped, heavily altered (garage conversion)
HUNTWOOD PARK	5/2/51 0:00	070 351 08	643 I STREET	1952	Gable, moderately altered, photograph
HUNTWOOD PARK	5/2/51 0:00	070 352 08	644 I STREET	1952	U-shaped gable, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 351 17	717 I STREET	1951	Gable, unaltered, photograph
HUNTWOOD PARK	5/2/51 0:00	070 342 14	539 J STREET	1989	Outside Huntwood Park according to subdivision map
HUNTWOOD PARK	5/2/51 0:00	070 352 18	549 J STREET	1955	Gable, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 352 17	601 J STREET	1952	photograph
HUNTWOOD PARK	5/2/51 0:00	070 353 01	602 J STREET	1952	Hipped, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 352 16	609 J STREET	1951	Gable, moderately altered, photograph
HUNTWOOD PARK	5/2/51 0:00	070 353 02	610 J STREET	1952	Gable, heavily altered, photograph
HUNTWOOD PARK	5/2/51 0:00	070 352 15	615 J STREET	1952	Gable, moderately altered, 1-car garage
HUNTWOOD PARK	5/2/51 0:00	070 353 03	616 J STREET	1952	Hipped, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 352 14	621 J STREET	1951	Gable, moderately altered, 1-car garage
HUNTWOOD PARK	5/2/51 0:00	070 353 04	622 J STREET	1952	Hipped, heavily altered
HUNTWOOD PARK	5/2/51 0:00	070 352 13	627 J STREET	1951	Gable, moderately altered, 1-car garage
HUNTWOOD PARK	5/2/51 0:00	070 353 05	628 J STREET	1951	Hipped, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 352 12	633 J STREET	1951	Gable, moderately altered, 1-car garage, photograph
HUNTWOOD PARK	5/2/51 0:00	070 353 06	634 J STREET	1951	Hipped, moderately altered, photograph
HUNTWOOD PARK	5/2/51 0:00	070 352 11	639 J STREET	1952	Hipped, heavily altered
HUNTWOOD PARK	5/2/51 0:00	070 353 07	640 J STREET	1951	Gable, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 352 10	645 J STREET	1952	Not age eligible
HUNTWOOD PARK	5/2/51 0:00	070 353 08	646 J STREET	1952	Gable, heavily altered,
HUNTWOOD PARK	5/2/51 0:00	070 353 09	652 J STREET	1952	Hipped, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 352 09	655 J STREET	1952	Hipped, moderately altered

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*Resource Name or # (Assigned by recorder) Huntwood Park

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HUNTWOOD PARK	5/2/51 0:00	070 353 10	702 J STREET	1952	Gable, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 353 11	710 J STREET	1951	Hipped, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 353 12	720 J STREET	1951	Gable, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 351 16	723 J STREET	1951	Gable, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 353 13	730 J STREET	1951	Gable, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 351 15	731 J STREET	1952	Hipped, heavily altered,
HUNTWOOD PARK	5/2/51 0:00	070 355 10	646 K STREET	0	Cedar Park
HUNTWOOD PARK	5/2/51 0:00	070 353 27	601 K STREET	1952	Gable, moderately altered, garage conversion, photograph
HUNTWOOD PARK	5/2/51 0:00	070 353 26	611 K STREET	1951	Hipped, heavily altered,
HUNTWOOD PARK	5/2/51 0:00	070 353 25	619 K STREET	1952	Hipped, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 353 24	627 K STREET	1952	Hipped, heavily altered, photograph
HUNTWOOD PARK	5/2/51 0:00	070 353 23	633 K STREET	1952	unaltered
HUNTWOOD PARK	5/2/51 0:00	070 353 22	639 K STREET	1951	Hipped, moderately, photograph
HUNTWOOD PARK	5/2/51 0:00	070 355 02	648 K STREET	1951	Gable, heavily altered
HUNTWOOD PARK	5/2/51 0:00	070 355 03	664 K STREET	1951	Hipped, unaltered, photograph
HUNTWOOD PARK	5/2/51 0:00	070 355 04	702 K STREET	1951	Hipped, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 355 05	710 K STREET	1951	Hipped, heavily altered
HUNTWOOD PARK	5/2/51 0:00	070 354 09	713 K STREET	1951	Hipped, moderately altered, photograph
HUNTWOOD PARK	5/2/51 0:00	070 355 06	716 K STREET	1951	Gable, heavily altered
HUNTWOOD PARK	5/2/51 0:00	070 354 08	721 K STREET	1952	Gable, unaltered
HUNTWOOD PARK	5/2/51 0:00	070 355 07	722 K STREET	1980	Hipped, heavily altered
HUNTWOOD PARK	5/2/51 0:00	070 355 08	730 K STREET	1951	Gable, heavily altered
HUNTWOOD PARK	5/2/51 0:00	070 354 07	731 K STREET	1951	Hipped, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 351 11	902 PENNSYLVANIA PLACE	1945	L-shaped Minmal Traditional w/ detached garage, built earlier than other houses. Layout is similar but has detached garage, tall double-hung windows.
HUNTWOOD PARK	5/2/51 0:00	070 351 12	910 PENNSYLVANIA PLACE	1951	Gable, heavily altered
HUNTWOOD PARK	5/2/51 0:00	070 351 13	916 PENNSYLVANIA PLACE	1951	Hipped, moderately altered
HUNTWOOD PARK	5/2/51 0:00	070 351 14	922 PENNSYLVANIA PLACE	1951	Gable, moderately altered

*Recorded by: Kara Brunzell

*Date: March 4, 2015

Continuation

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***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the "homegrown" Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis's transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself "The City of Bicycles." Growth continued in the 1970s, even after a change in city leadership in 1972 began an era of growth control. Although Davis's attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Huntwood Park Subdivision Development

In March 1951, Huntwood Development Company recorded the Huntwood Park subdivision. Huntwood Development's president, Oliver Rousseau, was born in San Francisco in 1891. Following in the footsteps of his father and older brother, Rousseau became an architect and worked as a draftsman as a young man. He became an important San Francisco builder during the Great Depression, and is well-known for the quirky Spanish-Eclectic houses he built in San Francisco's Sunset neighborhood during that era. Rousseau went on to build over 20,000 houses in Northern California during his long career. He served on the San Francisco Planning Commission, and designed the San Francisco Airport. He was known as a pioneer in adding features such as shake roofs, central heating, and two-car garages to his mid-century subdivisions. Huntwood Park was Rousseau's only Davis development. He died in 1977.¹

Huntwood Park was one of the first Davis neighborhoods developed using industrialized construction methods, along with East Acres and Oeste Manor near the University. These neighborhoods also pioneered the local use of a non-orthogonal street grid, which later became the dominant form of neighborhood layout. Although the other two neighborhoods were subdivided earlier, Huntwood Park appears to have been the first completed, probably due to Rousseau's extensive experience with subdivision development. The development was originally planned in the late 1940s by Ernest Smith, a developer who, like Rousseau, had experience in California's urban centers. Smith originally planned to call the neighborhood "Eastwood" rather than Huntwood Park. It is not known why he did not carry out his plan. Rousseau called the neighborhood Huntwood Park in honor of the prominent Hunt farming family that owned the parcel prior to development.²

Some of Rousseau's signature subdivision elements are evident in these houses, most notably the two-car garages most examples have. During this era, most new houses had a garage or carport, but it was almost always single. Rousseau was advertising in the Sacramento Bee by May of 1951. He promoted the quality features of his houses (such as the two-car garages) and the proximity to Sacramento. Rousseau's ads also used his long reputation as a builder as a selling point.

The neighborhood does not appear to be significant to the NRHP under Criterion A or the CRHR under Criterion 1. The neighborhood, which was recorded in 1951 and constructed between 1951 and 1952, is potentially historically significant

¹ U.S. Census, San Francisco, California, 1920; The Fremont Argus, "Local Developer Rousseau Dies at the Age of 86," June 1, 1977; Dave Weinstein, "Brightening the Sunset," August 7, 2004;

² Ernest Smith, "Davis Townhouse, Davis, California," Davis Townhouse, Inc., undated brochure.

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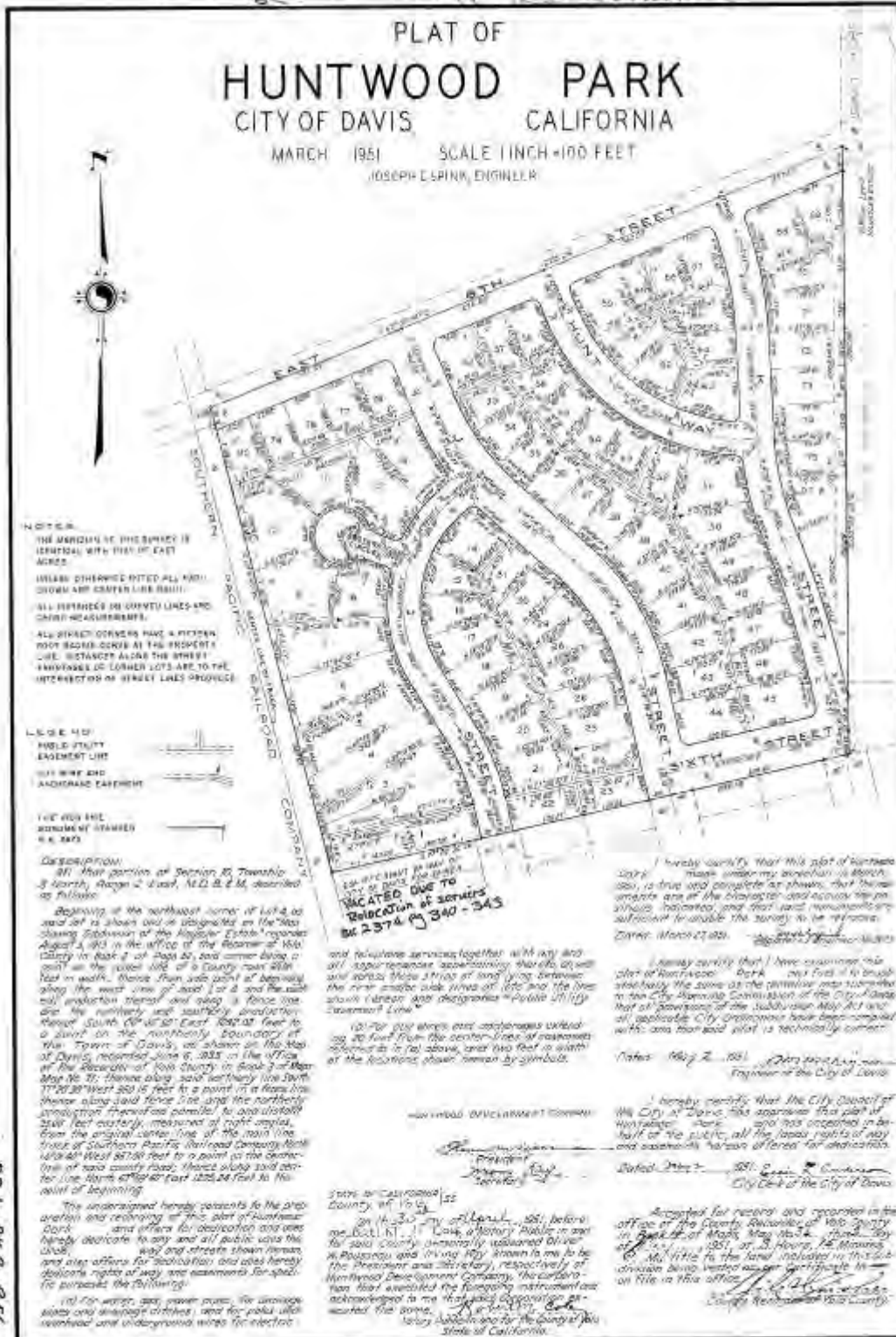
as one of the first three Davis neighborhoods developed in the 1950s as repetitive suburban tracts. It is one of the first neighborhoods east of the railroad tracks in Davis, and with features like branching curved streets and a cul-de-sac, is one of the earliest Davis neighborhood to exhibit the characteristic features of a typical post-war suburban tract. It also appears to be the first Davis subdivision to advertise in the Sacramento Bee and the first to feature two-car garages, an element of post-war houses that would not become common until the end of the decade.

Huntwood Park does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. Although Oliver Rousseau was an important California merchant-builder, historic districts are rarely eligible for listing based on association with a builder or other important person.

The houses and duplexes in the neighborhood are common examples of Minimal Traditional dwellings, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3.

The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

Historic eligibility relies on integrity as well as significance. Loss of integrity, if significantly great, overwhelms historic significance, rendering a group of resources ineligible as a historic district. Most of the houses in Huntwood Park neighborhood have been altered, many drastically, resulting in a substantial loss of integrity. Despite its local historic significance under the context of post-war residential development, the neighborhood does not retain a sufficient concentration of contributing resources to be eligible as a historic district.



DR 1 - BK 2 - P 56
 Huntwood Park

Figure 1: Plat of Huntwood Park, City of Davis, March, 1951.



Figure 2: Map of Davis Townhouse showing Ernest Smith's plan for the "Eastwood" neighborhood, 1949.



Figure 3: Oblique aerial photograph of Huntwood Park area, 1946.

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Figure 4: U.S.D.A. Aerial photograph of Huntwood Park neighborhood, 1952.

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Figure 5: Oblique aerial photograph of Huntwood Park neighborhood with East Acres No. 1 left of frame, 1952.



Figure 6: U.S.D.A. Aerial photograph of Huntwood Park neighborhood, 1957.

**\$300
DOWN
To Veterans**
PLUS CLOSING COSTS
**80 NEW
3 BEDROOM HOMES
HUNTWOOD PARK
DAVIS, CALIF.**
DIRECTIONS: From town go
north on G St. to East 5th St.
Turn right 2 blocks.
**Oliver Rousseau
Construction Co.**

Figure 7: Huntwood Park Advertisement, May 5 Sacramento Bee, 1951.

FULLY INSULATED

15°

COOLER IN SUMMER
WARMER IN WINTER

**CUSTOM BUILT
3 BEDROOM HOMES**

Beautiful **HUNTWOOD PARK**
in the "University City" of Davis

Country living in the university atmosphere of California's campus at Davis...yet...only 15 minutes by car from downtown Sacramento.

SO MUCH LIVING COMFORT FOR SO LITTLE!

- Big, roomy landscaped lots for fun and privacy
- 2-car garage with overhead doors
- Steel casement windows and sliding screens
- 3 large, airy bedrooms
- Spacious wrap-around closets... lots and lots of storage space
- Handmade brick fireplace
- Panneled living rooms
- Large brick planting boxes
- Picture windows
- Party-size dining area, with door to future patio
- Finest hardwood floors
- Easy-to-clean oven built-in in kitchen
- Large breakfast nook
- Real tile kitchens and baths
- Take-over combinations
- Royal Jet-Flite heating—even heat and no fumes
- 30-gallon water heaters
- All utilities in and paid for—no assessments

Your Choice of Many Smart Looking Exteriors

In "Huntwood Park," you'll find the home of your dreams—priced to make your dreams come true. Here is the answer to all your home-buying problems, combined into one charming, easy-to-own home. The location of "Huntwood Park" is perfect for pleasant family living. In the beautiful "University City" of Davis, you'll enjoy the gracious surroundings of a college town, plus all the conveniences of a metropolitan area. Sacramento is just a breeze away—a 15-minute drive at peak traffic hours. For years to come, you'll be glad you chose country living in the university atmosphere of beautiful "Huntwood Park."

VETERANS...

\$300 DOWN PLUS CLOSING COSTS

Full Price... \$10,850

\$6,500 Home Equity Loan

R. M. A. FINANCING TO NON VETERANS

MODEL HOME OPEN DAILY 10 A.M. TILL 9 P.M.

FURNISHED BY **Bruner's**

Oliver Rousseau DEVELOPERS
 CONSTRUCTION CO.

A NOTE ABOUT OLIVER ROUSSEAU

It is no accident he has the background of the builder, as any other phase of your home. Oliver Rousseau has been in the contracting business for over 40 years, specializing in fine homes and apartment buildings. He has developed many of the Bay Area's finest residential districts, with a building background of over one hundred million dollars. It is with pride that we salute whenever the owner of a home built by Oliver Rousseau decides to sell that home, they invariably advertise "An Oliver Rousseau Built Home." You have to see these homes to appreciate the quality, skillfulness and charm in each of them.

In the Beautiful City of Davis!

From Davis, out E Street to E. 4th Street, turn right to E Street, turn left, 2 blocks to "Huntwood Park."

Figure 8: Huntwood Park Advertisement, June 2 Sacramento Bee, 1951.

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*Date: March 4, 2015

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Photographs:



Photograph 1: 639 K Street, Example of moderately altered Minimal Traditional house with original windows and hipped roof, 1951.



Photograph 2: 916 Pennsylvania Place, Example of moderately altered Minimal Traditional house with hipped roof, 1951.

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*Date: March 4, 2015

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Photograph 3: 610 J Street, Example of heavily altered 2-story Minimal Traditional house with gabled roof, 1952.



Photograph 4: 633 J Street, Example of moderately altered Minimal Traditional house with gabled roof and 1-car garage, 1951.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

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Photograph 5: 645 J Street, Example of anomalous heavily altered house.



Photograph 6: 723 J Street, Example of heavily altered Minimal Traditional house with gabled roof and converted garage, 1951.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

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Photograph 7: 717 I Street, Example of unaltered Minimal Traditional house with gabled roof, 1951.



Photograph 8: Neighborhood setting showing street trees and rolled curbs.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

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Photograph 9: 664 K Street, Example of unaltered Minimal Traditional house with hipped roof and two-car garage, 1951.



Photograph 10: 712 Hunt Way, Example of moderately altered Minimal Traditional house with hipped roof, 1952.

*Resource Name or # (Assigned by recorder): Ivy Town No. 1 – 3

D1. Historic Name: Ivy Town No. 1 – 3

D2. Common Name: Ivy Town neighborhood

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

Ivy Town 1, 2, and 3 are small subdivisions located northeast of Davis's historic core. The area is characterized by curving roads leading to cul-de-sacs of varying lengths, with a number of large irregular lots. Like other post-war subdivision in central Davis, sidewalks with continuously sloped curbs are directly adjacent to streets. Many houses feature mature street trees, which are a wide variety of species planted adjacent to the sidewalks. Some areas, notably Pecan Place, have had street trees recently replaced and lack mature vegetation. The neighborhood has the feeling of an area that developed over a period of decades because of its variety of building types, architectural styles, and non-uniform lots.

Streng Bros. subdivided the area between February, 1962 and May, 1964. A handful of buildings were constructed in 1962 – 1963, but most of the neighborhood was built in 1964 – 1966. At least a third of houses are Ranch style. Most are fairly standard examples that feature 2-car garages and lack strong decorative elements, although a variety of layouts and roof types are used. A few unaltered examples remain, but most have been moderately altered, commonly with vinyl replacement windows and metal garage doors. About 40% of all the houses in the neighborhood are in this group of somewhat altered buildings. More extreme alterations, which have been performed on roughly a third of the neighborhood's buildings, include enlarged window openings and addition of faux-historic decorative features.

The non-Ranch houses are all Post-and-Beam style houses that feature the Mid-century Modern architectural elements that are associated with the houses designed for Streng Bros. by architect Carter Sparks. Many are what the company called the Carter Sparks Classic: a low-pitch front-gabled roof with large projecting beams, a façade under half the gable that is blank except for clerestory windows, recessed entryway, and a carport under the other half of the gable. Many examples of this house retain a high degree of integrity, although some have been altered beyond recognition, for example with second story additions. Most also have windows or doors added to the original blank façade for egress, which has occasionally been performed quite sympathetically but often mars the original design (continued, p. 2).

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

Ivy Town is a roughly square area with included borders formed by streets at the edges of the neighborhood: Alice Street to the north, K Street to the east, East Eighth Street to the south, and J Street to the west.

***D5. Boundary Justification:**

The Ivy Town neighborhood encompasses all the Ivy Town subdivisions, which are contiguous and were developed consecutively over a roughly four-year period.

***D6. Significance: Theme:
Period of Significance:**

Applicable Criteria:

Area:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Ivy Town neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although the Streng Bros. built architecturally significant subdivisions using designs by architect Carter Sparks in Davis and the Sacramento area, Ivy Town is not the best example of a Streng subdivision. In addition, because many buildings have been altered, it does not appear to retain a sufficient concentration of contributing resources for listing as a historic district (continued, p. 5).

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

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: March 4, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

*Recorded by: Kara Brunzell

*Date: March 4, 2015

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***D3. Detailed Description** (continued)

The J-Street corridor is dominated by multi-family housing. The entire west side of the street is large, two-story apartment buildings, which appear to have been altered over the years and lack architectural distinction. Duplexes on the east side of J Street, while modest, have Streng design hallmarks such as low-pitch roofs and large projecting beams.

In addition to the Classic, the neighborhood features other floor plans that Carter Sparks designed. Two of these plans are variations on the Classic: a flat-roofed version with double carport bay and a house with gable and clerestory attached to a flat-roofed double bay carport. At least two examples of Sparks' boldest tract design, "Plan 524," are also located in Ivy Town. This dramatic house has a larger two-story plan and a carport topped by a soaring, asymmetrical gable. Some examples also have enclosed garages. Although the Strengs did build houses with garages, they are unusual, and most houses with garages in Ivy Town probably originally had carports.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity. Houses are Post-and-Beam style unless otherwise noted.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
IVY TOWN NO. 1	2/21/1962 0:00	070 383 09	1100 DARTMOUTH PLACE	1964	L-shape gable ranch, moderately altered
IVY TOWN NO. 1		070 383 10	1101 DARTMOUTH PLACE	1964	U-shape gable ranch, unaltered
IVY TOWN NO. 1		070 383 08	1108 DARTMOUTH PLACE	1964	Post-and-Beam, unaltered
IVY TOWN NO. 1		070 383 11	1109 DARTMOUTH PLACE	1964	? Heavily altered, lacks integrity
IVY TOWN NO.		070 383 07	1116 DARTMOUTH PLACE	1964	Post-and-Beam, heavily altered
IVY TOWN NO.		070 383 12	1117 DARTMOUTH PLACE	1964	U-shape gable ranch, heavily altered
IVY TOWN NO.		070 383 06	1124 DARTMOUTH PLACE	1964	U-shape hipped ranch, moderately altered
IVY TOWN NO.		070 383 13	1125 DARTMOUTH PLACE	1964	Post-and-Beam, moderately altered
IVY TOWN NO.		070 383 05	1132 DARTMOUTH PLACE	1964	Post-and-Beam, moderately altered
IVY TOWN NO.		070 383 14	1133 DARTMOUTH PLACE	1965	Post-and-Beam w/ projecting beams at side elevations, heavily altered
IVY TOWN NO.		070 383 04	1140 DARTMOUTH PLACE	1963	Linear hipped ranch w/ side garage entry, unaltered, photograph
IVY TOWN NO.		070 383 15	1141 DARTMOUTH PLACE	1963	Post-and-Beam, heavily altered
IVY TOWN NO.		070 383 03	1119 E 8TH STREET	1964	L-shaped Ranch, moderately altered
IVY TOWN NO.		070 383 02	1127 E 8TH STREET	1963	Not visible
IVY TOWN NO.		070 383 01	1135 E 8TH STREET	1964	Post-and-Beam, moderately altered
IVY TOWN NO.		070 384 02	1213 E 8TH STREET	1962	Post-and-Beam, heavily altered
IVY TOWN NO.		070 384 01	1221 E 8TH STREET	1962	L-shaped Ranch, moderately altered
IVY TOWN NO.		070 384 03	800 K STREET	1964	Hipped roof ranch, moderately altered
IVY TOWN NO.		070 384 04	808 K STREET	1963	Post-and-Beam, heavily altered, photograph
IVY TOWN NO.		070 384 05	816 K STREET	1964	Post-and-Beam, heavily altered
IVY TOWN NO.		070 383 16	817 K STREET	1964	Linear hipped ranch w/ side garage entry, moderately altered
IVY TOWN NO.		070 384 06	824 K STREET	1964	Post-and-Beam, moderately altered
IVY TOWN NO.		070 383 17	825 K STREET	1964	Moderately altered, photograph
IVY TOWN NO.		070 384 07	832 K STREET	1963	Hipped ranch, moderately altered

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IVY TOWN NO.		070 384 08	840 K STREET	1964	Hipped ranch, unaltered, photograph
IVY TOWN NO.		070 384 09	902 K STREET	1963	Post-and-Beam, moderately altered
IVY TOWN NO.		070 384 10	910 K STREET	1962	Post-and-Beam, unaltered
IVY TOWN NO.		070 383 29	917 K STREET	1964	Post-and-Beam, moderately altered
IVY TOWN NO.		070 384 11	918 K STREET	1963	Linear hipped ranch, moderately altered, photograph
IVY TOWN NO.		070 383 30	925 K STREET	1964	Gable ranch, moderately altered
IVY TOWN NO.		070 384 12	926 K STREET	1963	Post-and-Beam, heavily altered
IVY TOWN NO.		070 383 31	933 K STREET	1964	L-shaped Hipped ranch, moderately altered
IVY TOWN NO.		070 384 13	934 K STREET	1963	Post-and-Beam, moderately altered, photograph
IVY TOWN NO.		070 383 23	1119 PRINCETON PLACE	1964	Post-and-Beam, heavily altered
IVY TOWN NO.		070 383 22	1120 PRINCETON PLACE	1964	Post-and-Beam, heavily altered
IVY TOWN NO.		070 383 24	1121 PRINCETON PLACE	1964	U-shaped gable ranch, heavily altered, photograph
IVY TOWN NO.		070 383 21	1128 PRINCETON PLACE	1963	Post-and-Beam, unaltered, 1-bay carport, photograph
IVY TOWN NO.		070 383 25	1135 PRINCETON PLACE	1964	Post-and-Beam, moderately altered, (façade fenced)
IVY TOWN NO.		070 383 20	1136 PRINCETON PLACE	1964	L-shaped gable ranch, heavily altered (side carport)
IVY TOWN NO.		070 383 26	1143 PRINCETON PLACE	1964	Post-and-Beam, heavily altered, (garage)
IVY TOWN NO.		070 383 19	1144 PRINCETON PLACE	1963	Post-and-Beam, moderately altered, photograph
IVY TOWN NO.		070 383 27	1151 PRINCETON PLACE	1964	L-shaped hipped ranch, moderately altered
IVY TOWN NO.		070 383 18	1152 PRINCETON PLACE	1964	Hipped ranch, heavily altered
IVY TOWN NO.		070 383 28	1159 PRINCETON PLACE	1964	Linear multi-hipped ranch, moderately altered
IVY TOWN NO. 2	5/21/1963 0:00	070 393 30	1138 ALICE STREET	1964	Post-and-Beam, heavily altered
IVY TOWN NO.		070 392 14	1143 ALICE STREET	1965	Post-and-Beam, unaltered, excellent example
IVY TOWN NO.		070 393 31	1144 ALICE STREET	1964	Post-and-Beam, w/ projecting beams at side elevations, heavily altered Or possible original garage version
IVY TOWN NO.		070 392 15	1149 ALICE STREET	1964	U-shaped gable ranch, unaltered
IVY TOWN NO.		070 392 16	1201 ALICE STREET	1964	L-shaped hipped ranch, moderately altered
IVY TOWN NO.		070 392 17	1207 ALICE STREET	1964	Post-and-Beam, photograph
IVY TOWN NO.		070 392 18	1235 ALICE STREET	1960	Experimental, may not be age-eligible, photograph
IVY TOWN NO.		070 383 51	904 J STREET	1965	Hipped ranch duplex, unaltered
IVY TOWN NO.		070 383 39	1004 COLUMBIA PLACE	1966	Hipped ranch duplex, heavily altered
IVY TOWN NO.		070 383 50	1009 COLUMBIA PLACE	1964	Linear hipped ranch, moderately altered
IVY TOWN NO.		070 383 40	1010 COLUMBIA PLACE	1964	Post-and-Beam, heavily altered
IVY TOWN NO.		070 383 49	1015 COLUMBIA PLACE	1965	L-shaped hipped ranch, side entry, photograph
IVY TOWN NO.		070 383 41	1016 COLUMBIA PLACE	1965	Post-and-Beam, unaltered
IVY TOWN NO.		070 383 48	1021 COLUMBIA PLACE	1964	Post-and-Beam, heavily altered

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IVY TOWN NO.		070 383 42	1022 COLUMBIA PLACE	1965	U-shaped hipped ranch, heavily altered
IVY TOWN NO.		070 383 47	1027 COLUMBIA PLACE	1965	Post-and-Beam, heavily altered
IVY TOWN NO.		070 383 43	1028 COLUMBIA PLACE	1964	Post-and-Beam, moderately altered
IVY TOWN NO.		070 383 46	1033 COLUMBIA PLACE	1965	Post-and-Beam, heavily altered
IVY TOWN NO.		070 383 44	1034 COLUMBIA PLACE	1965	Post-and-Beam, moderately altered
IVY TOWN NO.		070 383 45	1040 COLUMBIA PLACE	1965	Post-and-Beam, heavily altered
IVY TOWN NO.		070 383 35	1011 E 8TH STREET	1966	U-shaped hipped ranch, moderately altered
IVY TOWN NO.		070 383 34	1017 E 8TH STREET	1969	Post-and-Beam, heavily altered
IVY TOWN NO.		070 383 33	1105 E 8TH STREET	1968	Post-and-Beam, flat-roof carport adjacent to gable/clerestory, unaltered, photograph
IVY TOWN NO.		070 383 32	1111 E 8TH STREET	1965	Post-and-Beam, unaltered
IVY TOWN NO.		070 382 01	801 J STREET	1966	Large apartment complex, multiple 2-story flat-roofed Buildings, heavily altered
IVY TOWN NO.		070 383 36	802 J STREET	1965	Post-and-Beam duplex, side-gabled, moderately altered, photograph
IVY TOWN NO.		070 383 37	808 J STREET	1966	Post-and-Beam duplex, front gabled, moderately altered
IVY TOWN NO.		070 383 38	814 J STREET	1965	Post-and-Beam duplex, side-gabled, unaltered, photograph
IVY TOWN NO.		070 393 33	939 K STREET	1964	L-shaped hipped ranch, moderately altered, photograph
IVY TOWN NO.		070 394 01	940 K STREET	1964	Post-and-Beam, flat roof, moderately altered, photograph
IVY TOWN NO.		070 393 32	945 K STREET	1965	L-shaped hipped ranch, moderately altered
IVY TOWN NO.		070 394 02	946 K STREET	1965	Post-and-Beam, heavily altered, photograph
IVY TOWN NO.		070 394 03	952 K STREET	1964	Post-and-Beam, moderately altered
IVY TOWN NO.		070 394 04	960 K STREET	1965	Post-and-Beam duplex, heavily altered
IVY TOWN NO.		070 381 01	911 PENNSYLVANIA PLACE	1966	Large apt building, 2-story flat-roofed, heavily altered
IVY TOWN NO. 3	5/18/1964 0:00	070 392 01	1001 ALICE STREET	1965	Post-and-Beam duplex, front-gabled, oriental, unaltered,
IVY TOWN NO.		070 392 02	1007 ALICE STREET	1965	Post-and-Beam, Moderately altered
IVY TOWN NO.		070 393 09	1008 ALICE STREET	1965	2-story Post-and-Beam, possible landmark, unaltered, photograph
IVY TOWN NO.		070 392 03	1013 ALICE STREET	1966	L-shaped gable ranch, moderately altered
IVY TOWN NO.		070 392 04	1019 ALICE STREET	1965	2-story Post-and-Beam, heavily altered
IVY TOWN NO.		070 393 17	1020 ALICE STREET	1965	Post-and-Beam, unaltered
IVY TOWN NO.		070 392 05	1025 ALICE STREET	1965	U-shaped gable ranch, moderately altered
IVY TOWN NO.		070 393 18	1026 ALICE STREET	1965	Post-and-Beam, heavily altered
IVY TOWN NO.		070 392 06	1031 ALICE STREET	1965	U-shaped hipped ranch, moderately altered
IVY TOWN NO.		070 392 07	1101 ALICE STREET	1966	Post-and-Beam, unaltered
IVY TOWN NO.		070 392 08	1107 ALICE STREET	1965	U-shaped hipped ranch, unaltered
IVY TOWN NO.		070 393 19	1108 ALICE STREET	1965	U-shaped hipped ranch, moderately altered
IVY TOWN NO.		070 392 09	1113 ALICE STREET	1966	Post-and-Beam, heavily altered
IVY TOWN NO.		070 393 20	1114 ALICE STREET	1964	Gable ranch, heavily altered
IVY TOWN NO.		070 392 10	1119 ALICE STREET	1965	Gable ranch, unaltered, side garage entry, photograph

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IVY TOWN NO.		070 392 11	1125 ALICE STREET	1966	Gable ranch, heavily altered
IVY TOWN NO.		070 392 12	1131 ALICE STREET	1964	U-shaped gable ranch, heavily altered (2 nd story, c 1994 per neighbor)
IVY TOWN NO.		070 393 29	1132 ALICE STREET	1965	Post-and-Beam, moderately altered
IVY TOWN NO.		070 392 13	1137 ALICE STREET	1965	Hipped ranch, moderately altered
IVY TOWN NO.		070 393 08	952 J STREET	0	Post-and-Beam duplex, shed, unaltered
IVY TOWN NO.		070 391 02	917 J STREET	1966	Large apartment complex, multiple 2-story flat-roofed buildings, heavily altered
IVY TOWN NO.		070 391 01	945 J STREET	1966	Large apartment complex, multiple 2-story flat-roofed buildings, heavily altered
IVY TOWN NO.		070 393 01	910 J STREET	1965	Post-and-Beam duplex, front gabled, unaltered
IVY TOWN NO.		070 393 02	914 J STREET	1966	Post-and-Beam duplex, side gabled, unaltered
IVY TOWN NO.		070 393 03	922 J STREET	1966	Post-and-Beam duplex, shed, unaltered
IVY TOWN NO.		070 393 04	928 J STREET	1966	Post-and-Beam duplex, oriental, moderately altered
IVY TOWN NO.		070 393 05	934 J STREET	1966	Post-and-Beam duplex, flat roof, moderately altered
IVY TOWN NO.		070 393 06	940 J STREET	1966	Post-and-Beam duplex, shed, moderately altered
IVY TOWN NO.		070 393 07	946 J STREET	1966	Post-and-Beam duplex, front gabled, moderately altered
IVY TOWN NO.		070 393 25	932 PECAN PLACE	1965	L-shaped hipped ranch, moderately altered
IVY TOWN NO.		070 393 24	933 PECAN PLACE	1964	Post-and-Beam, not visible
IVY TOWN NO.		070 393 26	938 PECAN PLACE	1965	Post-and-Beam, moderately altered
IVY TOWN NO.		070 393 23	939 PECAN PLACE	1965	Post-and-Beam, moderately altered
IVY TOWN NO.		070 393 27	944 PECAN PLACE	1965	L-shaped gable ranch, moderately altered
IVY TOWN NO.		070 393 22	945 PECAN PLACE	1966	L-shaped gable ranch, heavily altered
IVY TOWN NO.		070 393 28	950 PECAN PLACE	1964	Linear hipped ranch, moderately altered
IVY TOWN NO.		070 393 21	951 PECAN PLACE	1965	Linear gable ranch, unaltered
IVY TOWN NO.		070 393 14	930 PONDEROSA PLACE	1964	Post-and-Beam, moderately altered
IVY TOWN NO.		070 393 13	931 PONDEROSA PLACE	1965	Post-and-Beam, flat-roof, carport, unaltered, photograph
IVY TOWN NO.		070 393 15	936 PONDEROSA PLACE	1966	Post-and-Beam, moderately altered
IVY TOWN NO.		070 393 12	937 PONDEROSA PLACE	1964	Post-and-Beam, heavily altered
IVY TOWN NO.		070 393 16	942 PONDEROSA PLACE	1965	Post-and-Beam w/ projecting beams at side elevations, unaltered
IVY TOWN NO.		070 393 11	943 PONDEROSA PLACE	1965	L-shaped hipped ranch, moderately altered
IVY TOWN NO.		070 393 10	949 PONDEROSA PLACE	1966	L-shaped hipped ranch, heavily altered

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business

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after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Ivy Town Subdivision Development

George William (Bill) Steng was born in Scranton, Pennsylvania in 1927, and his brother James (Jim) was about two years younger. Their father, George William Steng, Sr., was a veteran of the U.S. Navy, in which he had enlisted during the last months of World War I. When the Steng brothers were young, their father worked in insurance, was a commercial paper salesman and later an investment banker. Marian Heraty Steng was a homemaker. In 1944, after graduating from high school in Pennsylvania, Bill Steng enlisted in the U.S. military. He served until the end of the war in 1945, and was stationed briefly in Europe as the war was ending before returning to civilian life.¹

George William Steng, Sr. died in 1945, around the time Bill was finishing military service and while Jim was still in high school. After the war, both brothers attended college at Dartmouth in Hanover, New Hampshire. Bill graduated in 1950 and Jim in 1952. While he was still in school, Jim Steng began spending summers in California, where he worked for maternal Uncle Philip Heraty. Heraty was Marian Heraty Steng’s older brother. After graduation, both brothers moved to Northern California to work in Heraty’s construction business. Like the Steng brothers’ father, their uncle had served in World War I, volunteering for the Pennsylvania Ambulance Corps. In his late twenties, he married a woman named Elinor who was eleven years his junior. By 1930, the couple was living in Oakland, California with their young daughter, June. Heraty worked as a real estate agent, and began building houses in Alameda County in the 1930s. By the start of the 1950s, Heraty and his partner William Gannon were major developers in Contra Costa and Alameda Counties. In 1951, Heraty & Gannon expanded to the Sacramento Valley with a subdivision near McClellan Air Force Base.²

In 1957, Phil Heraty retired and Jim and Bill formed their own company and began selling houses in Sacramento under the Steng Brothers name. When their uncle retired, he offered subdivisions already underway to his staff members, and the Steng Brothers inherited those in the Sacramento area. They also got his office’s house plans, which were mostly Ranch style. The Evergreen Estates subdivision, the brothers’ first, consisted of Ranch-style houses with shake roofs. The early houses, which Bill Steng has referred to as “typical garage-dominant Sacramento Valley” dwellings, were priced in the \$11,700 - \$12,600 range. Although the houses did not sell particularly well, the Steng Brothers began building in the Barrett Hills subdivision in Carmichael shortly after Evergreen Estates. This was the first time the Steng Brothers worked with architect Carter Sparks, in what would become a long and fruitful partnership.³

In the early 1950s when they first relocated to California, Jim and Bill Steng lived in the San Francisco Bay Area. Jim Steng and Mary Karr married in San Francisco in 1958. During the early 1960s, Jim and Bill Steng both moved to Sacramento, Bill with his first wife, Joanne, and Jim with Mary. The brothers’ widowed mother, Marian, moved to California with her sons, living near Bill in Oakland in the early 1950s, and later moving to Sacramento where Jim lived.⁴

¹ Polk City Directory, Scranton, Pennsylvania, 1927, U.S. Census Records, Scranton, Pennsylvania, 1930, 1940; Kara Brunzell, Personal Interview with Bill Steng, December, 2014.

² U.S. Census Records, Alameda, California, 1930, 1940; Sacramento Bee, “Homes Project Near McClellan Based Will Open,” March 10, 1951, p. 13, “Heraty and Gannon start Homes Job,” February 16, 1952, p. 16.

³ Dave Weinstein, “Greater Sacramento Stengs: Valley of the Atriums,” Eichler Network, 2014, <http://www.eichlernetwork.com/article/greater-sacramento-stengs-valley-atriums>, accessed June 2, 2015; Steven M. Avella, *The Good Life: Sacramento’s Consumer Culture*, Charleston, SC, Arcadia Publishing: 2008, p. 115 – 116.

⁴ Polk City Directory, Sacramento, California, 1960 – 1974.

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After their difficulty making a profit in their first subdivisions, the brothers realized that to really sell houses they would need to distinguish themselves from the rest of the housing market. Both Jim and Bill admired famed Bay Area modernist builder Joe Eichler, but they did not feel Eichler knock-offs would be profitable in the Sacramento Valley. Jim Streng met architect Carter Sparks at a childbirth class both were attending with their wives in 1958, and after discovering that they shared an interest in modernist architecture, the Strengs asked Sparks to design a house for them. Already working as a custom architect of contemporary houses, Sparks was reluctant to design a tract house. He designed a house for the Barrett Hills subdivision, however, which got positive feedback from a group of Sacramento residents who had relocated from the Bay Area.⁵

Carter Earl Sparks, who was born in Utah in 1923, was a few years older than the Strengs. Like Bill Streng, Sparks was a World War II veteran, having served as an air navigator in the Navy after the war interrupted his pursuit of an engineering degree. Sparks was the only son of Faye and Cecil Sparks, a housewife and master mechanic for the Southern Pacific Railroad. His given name was his mother's maiden name. The little family followed Cecil Sparks' railroad jobs around the west, leaving Utah for Dunsmuir, California before ending up in Klamath Falls, Oregon. After attending Klamath Union High School, where he played in band and on the football team, Sparks went on to Oregon State University, but joined the navy after the U.S. entered World War II. After three-and-a-half years of military service, he married Billie Dare White of Durham, North Carolina in 1946. White was a WAVE, and the couple met while both were in the Navy. The Sparks' only child, Jennifer, was born in 1959. The couple divorced in 1979. Carter Sparks later married Dolores "Dodi" Hernandez. He died in 1996.⁶

Sparks resumed his education after the war, studying architecture at UC Berkeley, while Billie Sparks pursued a Liberal Arts degree. In the early 1950s, he worked briefly in the San Francisco Bay Area in architect Mario Corbett's office and also for Anshen and Allen, a firm that worked on Eichler subdivisions. The couple relocated to Sacramento in 1953, where Sparks was initially a draftsman in Gordon Stafford's office. After earning his state certification as an architect, Sparks started a firm with partner Donald Thaden in 1954. He formed firm of his own in 1957 and ran his own office for the rest of his career.⁷

Sparks' first known work is a house constructed for the Mahan family in Roseville in 1951. A fairly typical ranch house with L-shaped plan, projecting two-car garage and hipped roof, the building exhibits little of Sparks' trademark modernist flair. The house appears to have been a young architect's concession to a conservative client, because by the mid-1950s, while still in partnership with Thaden, he was regularly producing blueprints for unique Post-and-Beam style houses in the Sacramento area. By this time, Sparks was using exposed structural beams, dramatic roof angles, and incorporating natural wood exterior cladding and large expanses of glass into his houses. He blended indoors with out by having materials such as exposed concrete floors extend beyond exterior walls. Sparks, who loved the challenge of an idiosyncratic client and site, was well-suited for custom work. Some of his 1950s houses show a forward-thinking concern with practical matters such as passive solar design. Others, such as the Fava house constructed in Fair Oaks in 1956, display how Sparks' wildly creative nature led to some early designs that may have been aesthetically appealing but less than livable. Sparks' was a committed modernist who hated adding purely decorative features to his houses, but his architecture avoids the stark and austere extremes of academic modernism. Despite an insistence on functionalism, Sparks incorporated whimsical elements into his custom houses. He was a fan of Asian art and architecture, and he built a Japanese teahouse for one house and designed Asian-inspired light-fixtures in many others. He often created sculptural or over-scaled front doors, and liked to incorporate rough natural stone into both exteriors and interiors.⁸

⁵ Weinstein, 2014; Avella, 2008, p. 116.

⁶ U.S. Census Records, Dunsmuir, 1930, Klamath Falls, 1940; Sacramento Bee, "Placer Ensign Marries," July 27, 1946, p. 12; Polk City Directory, Sacramento, 1953; Sacramento Bee, "Carter Sparks Known for 'Warm' Homes," November 2, 1996.

⁷ Gretchen Steinberg, "About Carter Sparks," Carter Sparks Archive, copyright 2007 – 2015, <http://cartersparks.org/changes/>, accessed June 2, 2015.

⁸ Justin Wood, Fava House: 1956, Carter Sparks Archive, copyright 2007 – 2015, <http://cartersparks.org/ongoing/fava--1956/>; Dave Weinstein, "Signature Singular Sparks," Eichler Network, 2014, <http://www.eichlernetwork.com/article/greater-sacramento-strengs-valley-atriums>, accessed June 2, 2015;

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Although he is known today to his avid following primarily for his domestic architecture, he worked on institutional and commercial designs starting in the late 1950s. By 1956, he was the architect for the Del Paso Heights Elementary School District, and he designed the Del Paso Heights and Fairbanks Avenue elementary schools in the early 1960s, both of which are extant. Sparks and Thaden designed the Arcade Baptist church (1957), and Blomberg Window Systems' Sacramento headquarters the following year. In 1959, Sparks designed a Sacramento office complex of four two-story buildings. His Rancho Cordova Parks and Recreation Center building was constructed in 1963, and he designed a Sacramento Bank of America in 1969. The following year Sparks and John Mar designed the copper pagoda-roofed Hong Kong Bank in Sacramento.⁹

The Steng Brothers began constructing Sacramento subdivisions with Carter Sparks designs in 1959. Over the next thirty years, the brothers constructed over 4,000 houses, three-quarters of which were Carter Sparks designs. The Carter Sparks "Classic" was the most widely built. With its wide gabled roof, expressed Post-and-Beam construction, clerestory windows, and integral carport, the efficient and stylish house is the iconic prototype of the Steng house. "Plan 524," features a larger two-story plan under a soaring, asymmetrical gable. Sparks also designed a flat-roofed model, a gabled house combined with flat-roof carport, and later an atrium plan and a "transitional" that featured a ranch-style plan with two-car garage with Post-and-Beam construction and a prominent front gable with clerestory. The materials they used were much more humble than the expanses of redwood and natural stone Sparks was fond of utilizing in custom designs. Fireplaces were plain brick or modular steel hanging units rather than massive stone creations. Instead of natural redwood exterior siding, the Stengs used Weldwood vertical-groove plywood with color permanently affixed. Kitchens had all-electric appliances and vinyl floors, and doors and windows were Blomberg aluminum sliders. Although these were materials chosen with cost control in mind, they were also fashionable and technically sophisticated products. And Sparks' functionalist instincts allowed him to deploy these humbler materials in the same straightforward manner he used for the expensive components of custom houses, giving the houses an elegance and dignity that belied their affordability. Steng houses ranged from 1,300 to 2,200 square feet, although most hovered in the middle of that range. Although inspired by Eichler, Steng houses were not Eichler knock-offs. In addition to unique aesthetic elements, they had several important differences, most notably that they were designed with the Sacramento Valley's hot climate in mind. Forced air rather than radiant heat, wide overhanging eaves, and atriums covered with translucent plastic domes were important adaptations to the valley climate.¹⁰

Although the Stengs and Sparks were in many respects opposites in terms of temperament and philosophy, their differences allowed them to complement one another's strengths. The Stengs have described Sparks as the creative genius and give him design credit for their modern houses. Sparks pushed the Stengs to use building practices normally associated with custom designs, such as finishing the rear elevation with the same materials and details as the main façade. Although Sparks insisted on more expensive fixtures at times, Post-and-Beam construction saved money on materials. But the artistic Sparks, who built about 50 custom houses as well as commercial and institutional buildings, could never have had 3,000 houses he designed constructed without the practical and business-minded Stengs. Bill had been educated as an accountant, and the brothers kept an eye on the bottom line, pushed Sparks to meet deadlines, and reined in some of his excesses. The Steng Brothers operation never had a money-losing year.¹¹

The Stengs built 100 – 200 houses a year, and were not nearly as prolific as the largest merchant builders of the era, who sometimes built a thousand units in a year. This pace was a pragmatic solution to the fact that neither brother wanted to commute to far-flung building sites, but it was another factor that enhanced quality control. It also allowed for an unusual degree of customization, with many purchasers buying houses prior to construction and working with the Stengs to make alterations to Sparks' basic designs.¹²

⁹ Sacramento Bee, "PERSONAL SPACE ARCHITECTS CREATE CUSTOM WORKS OF ART DESIGNED FOR LIVING," January 24, 1988, "Del Paso Heights Schoolboard Plans Election Confab," January 11, 1956, p. 34, "Building and Development," November 16, 1957, p. A-11, "Four Office Buildings will go up on Howe," August 16, 1959, p. A12; ed. John F. Gane, A.I.A., *American Architects Directory: 3rd Edition, 1970*, R.R. Bowker Co., New York: 1970, p. 74.

¹⁰ Weinstein, 2014, p. 2; Steng Bros., Builder, Carter Sparks, Architect, "Plan 524", undated real estate brochure; California Department of Transportation, "Tract Housing in California, 1945 – 1973: A Context for National Register Evaluation," Prepared by California Department of Transportation, Sacramento, California, 2011, p. 108.

¹¹ Weinstein, 2014, p. 2.

¹² Weinstein, 2014, p. 2.

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Although the Streng Brothers loved modern architecture (Bill Streng and his wife Karmen have lived in a Davis “Classic” since 1975) they were businessmen at heart, and knew that modernism was not to everyone’s taste. Estimating that modern architecture appeals to only ten percent of the population, Jim Streng acknowledged that they were marketing towards this niche. However, they were astute salesmen, and always offered traditional plans alongside the bolder Post-and-Beam houses. Their Ivy Town subdivisions, the earliest Davis Streng neighborhoods, are only about two-thirds Post-and-Beam. As time passed and the Strengs gained confidence, however, they constructed a higher percentage of modern houses. The Federal Housing Administration (FHA) effectively held sway over many aspects of subdivision design during this period, as they could refuse to finance projects that did not fit their guidelines, effectively preventing would-be buyers from obtaining mortgages. FHA administrators were not among the rarified group that appreciated modern architecture, and expressed skepticism that the Carter Sparks-Streng houses could retain value over the years. Jim Streng responded by taking a door-to-door poll in an Eichler-built neighborhood, and presented the FHA with results stating that almost all residents would buy Eichler another home. The FHA relented, and agreed to fund Streng subdivisions.¹³

Despite the fact that houses are constructed to last decades or even centuries, styles in domestic architecture come and go on a regular cycle. Although the Streng houses have held their value over the years in the face of FHA fears (fetching \$400,000 - \$600,000 in the mid-2000s), twentieth-century modernism fell deeply out of favor near the end of the century. Many owners of Streng houses continued to appreciate the carefully-designed dwellings, but others attempted to “modernize” and “update,” often destroying character-defining features in the process. Streng Brothers Classics have also suffered from changing building department requirements, which have left many examples in Davis with doors disrupting the original blank main façade. In the 1990s, newspaper stories lauded Sacramento-area renovators’ efforts to make over their Carter Sparks houses. After 2000, however, the passage of time appears to have allowed for more widespread appreciation of Sacramento Valley modernism. The Strengs are now credited with having constructed Contemporary houses in the Sacramento Valley than any other builder. In 2004, Davis architect Gail Sosnick wrote to the Sacramento Bee responding to an article about Eichler and the Strengs. Sosnick lauds architects as “the star of the houses” and Sparks as a genius. Her passion for modernism is shared by many Streng fans, who by this time had formed clubs and newsletters to express their enthusiasm. Longtime Streng homeowner Jon Siler was quoted as saying, “For me, Streng is a way of life.” By 2010, the pendulum had swung back completely, and local fans of modernism founded a group called SacModern that offered an architectural tour of Carter Sparks houses and other mid-century landmarks. “Tract Housing in California, 1945 – 1973: A Context for National Register Evaluation,” lists Streng Bros. as one of the state’s nine most-important regional builders, and calls their tracts more “refined” than those that featured more traditional-style houses.¹⁴

Subdivision History

Ivy Town 1, 2, and 3 were the Streng Brothers’ first Davis subdivisions. The brothers had been working on Sacramento subdivisions since the late 1950s, and started building custom houses in Davis about 1959. The Ivy Town neighborhood was subdivided between 1962 and 1964, and most houses were constructed in 1963 and 1964. The Strengs’ first new street was named Dartmouth after the brothers’ alma mater, with subsequent streets named after other colleges and trees, in accordance with a 1964 city ordinance regulating street names. The brothers started with a mixture of about half Post-and-Beam and half Ranch houses, gradually increasing the proportion of Post-and-Beams as the decade progressed. In 1966, after most of the houses were complete, they constructed several apartment buildings. The subdivisions had been part of the expansive agricultural holdings of the prominent Hunt family through the 1940s. Although it was within Davis city limits by the late 1940s, other parts of the neighborhood were developed first, and by the late 1950s there were fully-developed subdivisions to the west, south, and east. The development was originally planned in the late 1940s by Ernest Smith, a developer who had experience in California’s urban centers. Smith originally planned to call the neighborhood “Eastwood.” It is not known why he did not carry out his plan. But by the early 1960s, with a new elementary school nearby and more new schools planned for the neighborhood, the land was a prime location for residential development.¹⁵

¹³ Weinstein, 2014, p. 3.

¹⁴ Sacramento Bee, “Ranch Dressing – Transforming a Contemporary one-story into a Traditional Home,” November 16, 1991, “An Original Work – East Sacramento Remodel Frames a Home Around Art,” July 10, 1993, “In Folsom, It’s a Family Affair,” May 28, 1994, “Letter,” December 4, 2004, “Distinctive Design,” November 13, 2004, “Mid-century Modern, half-century later,” June 19, 2010; California Department of Transportation, 2011, p. 83, 105, 117.

¹⁵ Ernest Smith, “Davis Townhouse, Davis, California,” Davis Townhouse, Inc., undated brochure.

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The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. The Streng Brothers were important regional developers who had a major impact on Davis, introducing the use of modernist architecture in mass-produced houses. Unlike better-known builders of modernist tracts in California, the Streng Brothers constructed houses in more traditional styles alongside the Post-and-Beam buildings they favored, creating a unique blend of property types. However, the Sparks-Streng team had not yet achieved the form that characterized the more confident later years of their collaboration, when they built a higher proportion of modernist dwellings. Although the Ivy Town subdivisions are of interest as the Streng Brothers' first Davis subdivision, there are other neighborhoods in Davis that better represent their work. In addition, many buildings in the neighborhood have been substantially altered and lack integrity. Therefore the neighborhood lacks the combination of historic significance and integrity required for historic listing.

Ivy Town does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. Although Carter Sparks and the Streng Brothers were historically significant for their role in the post-war residential development of Davis, these subdivisions do not have the strength of association with any of the three men required for significance under Criterion 2/B.

Many of the houses and duplexes designed by Carter Sparks and built by the Streng Brothers are excellent examples of mass-produced Post-and-Beam and Contemporary houses. Although Ivy Town has a number of such buildings, it features a larger number of architecturally undistinguished houses than some later Davis neighborhoods built by the Strengs. Several apartment buildings that lack architectural distinction further dilute the architectural character of the neighborhood. Due to these factors, the concentration of potential contributing resources in the neighborhood is insufficient for listing as a historic district, and therefore Ivy Town is not eligible to the NRHP under Criterion C or the CRHR under Criterion 3.

The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

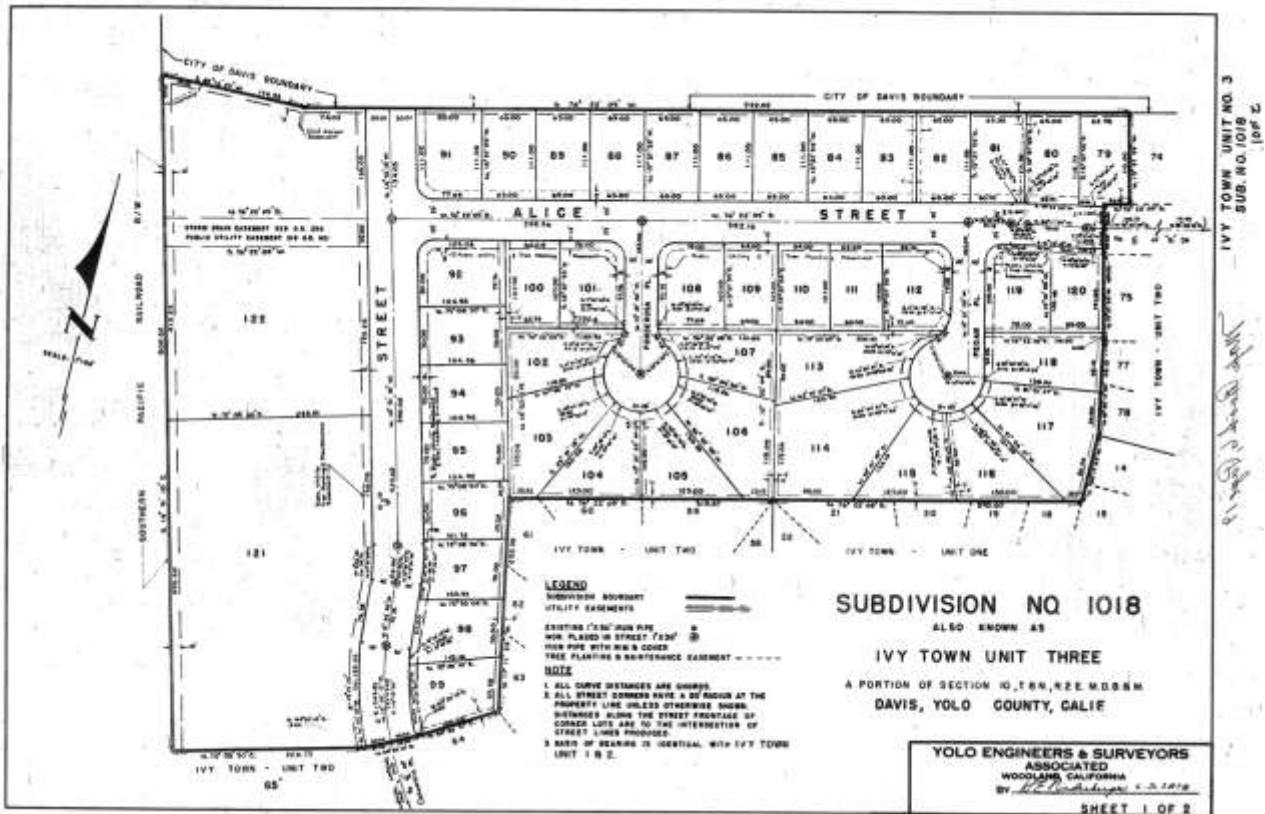


Figure 2: Plat of Ivy Town No. 3, City of Davis, May, 1964.

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Figure 3: U.S.D.A. Aerial photograph of Ivy Town neighborhood, 1957.

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Figure 4: U.S.D.A. Aerial photograph of Ivy Town neighborhood, 1964.

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Figure 5: U.S.D.A. Aerial photograph of Ivy Town neighborhood, 1969.

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Figure 6: U.S.D.A. Aerial photograph of Ivy Town neighborhood, 1971.

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Photograph 1: 911 Pennsylvania Place, Large 2-story apartment building with flat roof, 1966.



Photograph 2: 946 K Street, Example of heavily altered house, 1965.

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Photograph 3: 1144 Princeton Place, Example of moderately altered Post-and-Beam "Classic" with double carport, 1963.



Photograph 4: 1128 Princeton Place, Example of unaltered Post-and-Beam "Classic" with 1-bay carport, 1963.

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Photograph 5: 1105 East 8th Street, Unaltered Post-and-Beam house with flat-roof carport, 1968.



Photograph 6: 931 Ponderosa Place, Example of unaltered flat-roof house with carport, 1965.

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Photograph 7: 802 & 804 J Street, Example of moderately altered side-gabled duplex, 1965.



Photograph 8: 928 & 930 J Street, Example of moderately altered oriental Streng duplex, 1966.

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Photograph 9: 814 & 816 J Street, Example of unaltered side-gabled duplex, 1965.



Photograph 10: 1008 Alice Street, unaltered 2-story Streng house, 1965.

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Photograph 12: 1019 Alice Street, Example of heavily altered 2-story house, 1965.



Photograph 13: 1119 Alice Street, Example of unaltered gabled ranch house with side garage entry, 1965.

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Photograph 14: 1101 Dartmouth Place, Example of unaltered U-shaped ranch house with gabled roof, 1964.



Photograph 15: 1022 Columbia Place, Example of heavily altered U-shaped ranch house with hipped roof, 1965.

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Photograph 16: 1140 Dartmouth Place, unaltered linear ranch house with hipped roof and side garage entry, 1963.



Photograph 17: 939 K Street, Example of moderately altered L-shaped ranch house with hipped roof, 1964.

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*Date: March 4, 2015

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Photograph 18: 1235 Alice Street, Experimental house, 1960.