

Attachment C

**CENTRAL DAVIS HISTORIC CONSERVATION DISTRICT, CITY OF DAVIS,
Context Statement, HISTORICAL RESOURCES SURVEY
AUGUST 2003**

Central Davis Historic Conservation District Historical Resources Survey 2003

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CONTEXT STATEMENT FOR THE CENTRAL DAVIS HISTORIC CONSERVATION DISTRICT

INTRODUCTION

The Central Davis Historic Conservation District encompasses the original City of Davis as it was incorporated in 1917. The purpose of the Conservation District is to provide a sense of neighborhood stability to modest, well-maintained neighborhoods, such as those within Davis' 1917 boundaries.¹ The Conservation District finds its basis in three key policy documents developed by the City over the past decade, *The Core Area Specific Plan*, *The Downtown Strategy Report* (2000) and the *Davis Downtown and Traditional Residential Neighborhoods Design Guidelines* (2001). Conservation District designation allows more flexibility in planning and renovation than might be typical of a traditional historic preservation district. Within the Davis Downtown Historic Conservation District four distinct neighborhoods, or “sub-areas,” have been defined: the Downtown-Commercial area, Old East Davis, Old North Davis and the University Area. These sub-district/neighborhoods were delineated in the *Design Guidelines* prepared by the City in conjunction with Racestudio and Winter & Co in 2001. The definition of the sub-districts reflects community perceptions derived through a series of charettes and public meetings, as well as evaluation by planning professionals regarding the areas differing and distinctive visual characteristics. The *Guidelines* developed design criteria for the entire District and for each of the “sub-areas” within it.

In Davis, historic buildings play a vital role in establishing the neighborhood identities delineated in the *Design Guidelines*. Each of the neighborhoods varies in its primary period of development, its historic land use, and to some extent in its dominant property types and architectural styles. Because the Conservation District concept encompasses a wide range of neighborhood characteristics of which historic presence and authenticity is only one, contributing historic elements include, but are not limited to, buildings and districts that are eligible for listing on an historic register. The Historic Conservation District derives its historic character and significance from individual buildings and groups of buildings that are eligible for listing on the National and California Registers, as well as from non-eligible older buildings that contribute to the physical and visual character of the City and of its diverse neighborhoods. The study that follows identifies individual buildings and historic districts that are eligible for listing as well as buildings that contribute to the character of a neighborhood and are worthy of consideration in City planning processes. Where concentrations of historic buildings do not retain sufficient continuity, linkage or integrity to qualify for district listing, but still play an important role in establishing neighborhood character, such groupings are referred to as “corridors of historic interest.” This terminology is used to indicate that special consideration in planning might be applied in decisions regarding alterations, demolition and in-fill. The distinction between properties that are eligible for listing and those that are solely of interest for planning purposes is clearly indicated on the individual DPR 523 property forms included in the report. Eligibility is indicated in both the property description and in the Historic Property Code assigned on the form.

Each of the historic surveys conducted by the City has been intended to supplement previous work by adding new contextual information and considering the potential historic significance of properties not previously recognized. Earlier City Historical Resource Inventory contexts, 1980 and 1996, chronicled the general economic and social development of the Davis community and delineated the principal period architectural styles that characterized the City prior to World War II. In response to direction from the City's Historic Resources Commission and the City Planning Department, this study seeks to focus more closely on the historic patterns and processes of individual neighborhood development. This focus is intended to expand the previous studies and add an historical dimension to the analysis provided in the *Design Guidelines*. While not ignoring the broader context of the City's economic and social history, it examines in greater depth than previous studies, the period and pace of neighborhood development, land use patterns within each neighborhood, and the predominant architectural styles and preferences which shape each of the areas.

PREVIOUS SURVEYS

Two historical surveys of Davis have been undertaken within the last twenty-two years. In 1980 Historic Environmental Consultants (HEC) of Sacramento prepared a survey that encompassed the central city, an area west of the central city that included College Park, and an area east of the central city to Mace Boulevard, which included some county properties. The survey included both urban and rural properties. It established a pre-1940 and a post-1940 Master List of Properties that were considered historically and/or architecturally significant. The pre-1940 property list included 130 properties that were either individually eligible, or, in the case of College Park, eligible as an historical district. This survey identified many of the city's oldest and largest buildings, as well as less prepossessing buildings that were excellent examples of important architectural styles and trends. A good deal of the survey work that resulted in the 1980 report was completed in 1978-9. Through out this report, survey evaluations completed by HEC are cited as 1980, the year in which the report was compiled and adopted by the City.

In 1996, Architectural Resources Group (HRG) of San Francisco undertook a survey confined within the city limits. They identified resources based on potential historic or architectural significance for further intensive evaluation, and utilizing the assistance of city volunteers, prepared DPR 523 forms for those properties. Ninety-seven residential and commercial properties, primarily within the Central Conservation District were identified and recorded. A larger number of Craftsman and Period Revival buildings were added to the survey as a result of this effort. In addition, three potential historic districts were also identified, College Park (also identified in 1980), Old North Davis, and an area along the route of the old Lincoln Highway.

The *2001 Design Guidelines*, although not an historical resources survey, should also be mentioned here. The *Guidelines* define the Conservation District sub-districts as "traditional neighborhoods," acknowledging the important role of historic fabric, not only in the form of surviving buildings, but in streetscapes, landscape plantings and land use in shaping the physical environment of Central Davis. **It is notable that many of the**

guidelines for new construction are based on historic building forms identified in each of the “traditional neighborhoods.” Many of the visual and design characteristics identified in the Guidelines are consistent with the historical and architectural characteristics that create continuity and linkage among the City’s historic buildings and potential districts.

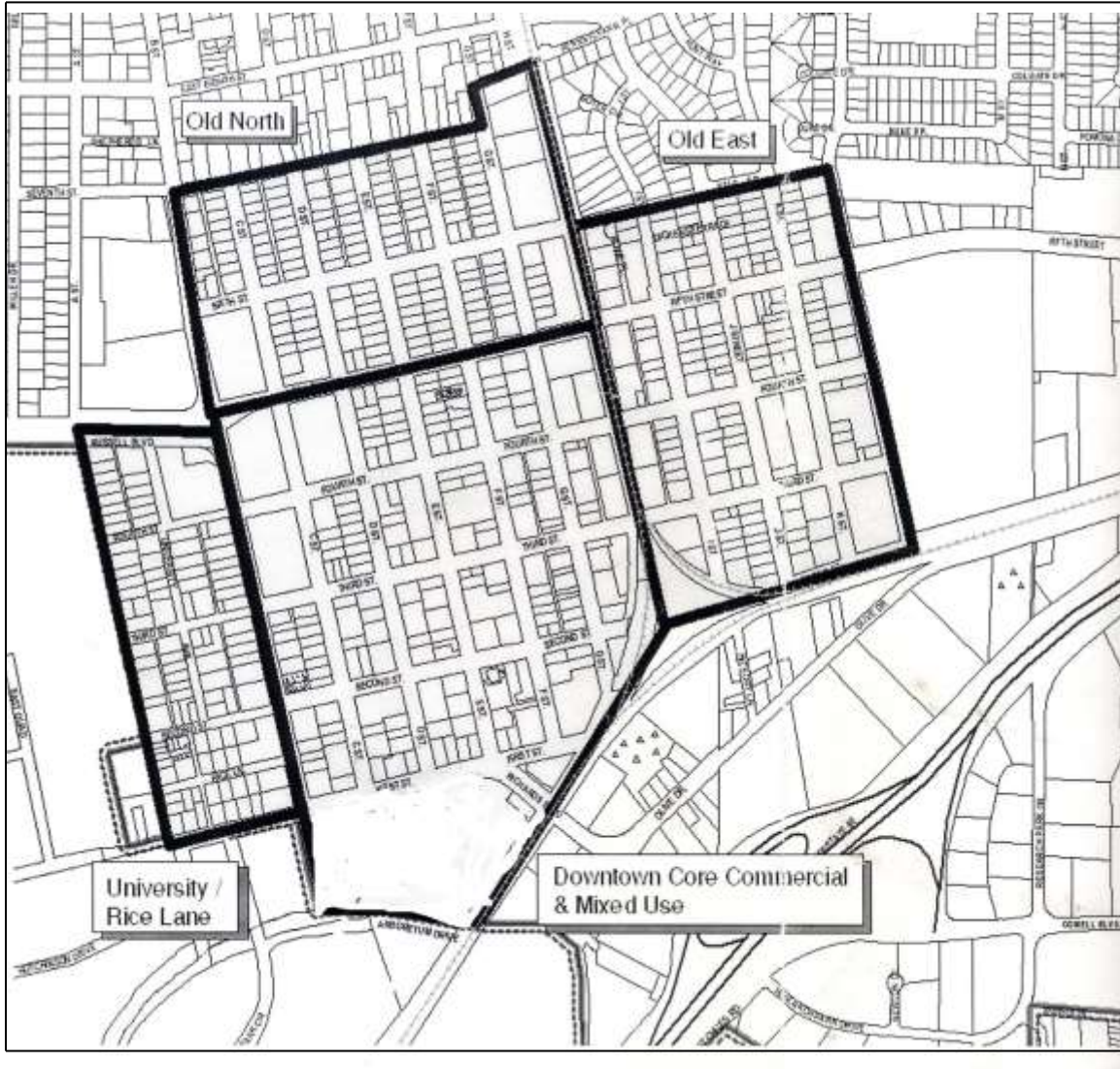


Figure 1 Davis Historic Conservation District and Identified Traditional Neighborhoods. *Courtesy City of Davis Planning Department*

HISTORICAL DESIGNATION/ CITY CULTURAL RESOURCE LIST

The City of Davis Historical Resource Commission, pursuant to its ordinance authority, has designated thirty-eight historical resources. Among these properties, fifteen have been designated as Landmarks. There are no historical district designations at the present time.

Landmarks

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

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

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

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

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

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

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

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

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

(2) A birthplace or grave may be designated a Landmark if it is that of a historical figure of outstanding importance within the history of Davis, the state or the nation and

there are no other appropriate sites or resources directly associated with his or her life or achievements.

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

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

Merit Resources

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

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

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

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

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

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

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

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

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

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

(3) A reconstructed building may be designated a Merit Resource if the reconstruction is historically accurate and is based on sound historical documentation, is

executed in a suitable environment, and if no other original structure survives that has the same historical association.

Historic Districts

The City zoning code defines a historic district as follows:

“Historic District” means a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a Historic District results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. Designated Historic Districts are included in the Davis Register of Historic Resources. Historic Districts can include Historical Resources that may be individually designated as Landmarks or Merit Resources.

It further defines the components of a district as follows:

“Historic District Contributor” means a building, site, structure, object, or cultural landscape identified in the Historic District Plan that possesses sufficient integrity to add to the historic architectural qualities, historic associations or patterns for which an Historic District is significant.

“Historic District Non-Contributor” means a building, site, structure, object, or cultural landscape identified in the Historic District Plan that does not add to the historic architectural qualities, historic association or patterns for which a Historic District is significant.

Zoning code provides that the Commission can designate districts of historical resources as follows:

Commission and approval of the City Council a group of historical resources may be designated a Historic District if the district meets any of the following significance criteria:

- (1) Associated with events that have made a significant contribution to the broad patterns in the history of Davis, California or the Nation; or
- (2) Associated with the lives of significant persons in the history of Davis, California or the Nation; or
- (3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represent the work of a master designer; or that possess high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- (4) Has yielded or may likely yield archaeological or anthropological information important in the study of history, prehistory, or human culture.

(f) Historic District factors to be considered. In determining whether to designate a group of resources as a Historic District, the following factors should be considered, if applicable:

(1) To be designated a Historic District a grouping of historical resources must meet one of the above four criteria at the local, state, or national level of significance and the majority of the Historic District contributors must retain historic integrity. The collective value of the district contributors may be greater than the individual resources within the Historic District;

(2) A Historic District Plan shall be developed and reviewed by the Historical Resources Management Commission simultaneously with designation. The Historic District Plan shall provide standards for review within that particular district to ensure that new development, renovation, and rehabilitation are compatible and complementary to the prevalent character-defining features, architectural style, historic context, and design elements within the Historic District;

(3) The Historic District contributors are identified in the designation materials and the District Plan including buildings, sites, structures, objects, or cultural landscapes that add to the historic architectural qualities, historic associations or patterns for which a Historic District is significant and that are located within the district boundaries;

(4) The Historic District non-contributors are identified in the designation materials and the District Plan including buildings, sites, structures, objects and landscapes within the district boundaries that do not add to the historic architectural qualities, historic association or patterns for which the Historic District is significant;

(5) The Historic District boundaries and period of significance are identified in the designation materials and the District Plan;

SCOPE AND METHODOLOGY OF CURRENT SURVEY

General and property-specific archival research was conducted from February through May, 2003. Previous context statements and survey evaluations were reviewed. Secondary literature on the history, architecture and neighborhoods of Davis, of which there is a substantial amount, also was reviewed. Of particular use were the several excellent works by John Lofland, including *Davis Heritage Buildings*, *Old North Davis: A Guide to Walking a Traditional Neighborhood*, and *Davis California 1910s-1940s*, with Phyllis Haig. Also important in understanding the early history of Davis was Joann Larkey's, *Davisville '68: The History and Heritage of the City of Davis, Yolo County, California*.

Research facilities used included the California Room of the California State Library, the Hattie Weber Museum, Shields Library Special Collections UC Davis, and numerous studies, planning documents and maps provided by the City Planning Department. Primary sources consulted included city and county maps, assessment maps and rolls, Sanborn Maps, county histories, local newspapers, and manuscript materials. Phyllis Haig, curator of the Hattie Weber Museum, was particularly helpful in locating materials relevant to this study and in facilitating their use and reproduction.

The Sanborn Maps proved to be particularly useful in understanding evolving land use patterns in Davis. While most maps of the city reflect the official and urban lot divisions, the Sanborns reveal actual building patterns. Many urban landowners, especially in the Downtown and Old East owned adjacent urban lots which they utilized in a semi-rural

fashion with a single house, several outbuildings, including barns, and large open space (probably used for garden or small scale farming). This pattern of consolidated land holding and limited development is confirmed in aerial photographs, which in the case of Davis began in the 1930s, with numerous aerials through the 1940s and 1950s. Sanborn Maps for Davis occur every decade beginning in 1888 and continuing until 1953. Maps and photographs, many of the latter from the excellent collection of the Hattie Weber Museum, proved a very useful tool in reconstruction neighborhood growth and development.

There is limited information on Davis' residents in either the form of City Directories, or US Census data. City Directories for Yolo County in 1914 and 1915 list Davis residents separately, but do not enumerate them prior to that date and stopped publication altogether after 1916. Census data for 1870 lists household in Davis including occupant, members of household, ethnicity and occupation, but does not give addresses. It is possible that a careful cross referencing of the census information with assessor records could yield interesting information regarding Davis' late 19th century residents, but such an effort was outside the scope of this study. After 1870, Davis census population information is grouped with that of North Putah Township and cannot be distinguished from it.

From February 1 - April 15, 2003, field survey was conducted in each of the neighborhoods within the Central Davis Historic Conservation District by Carol Roland, Ph.D. Buildings identified in previous surveys were field inspected, new photographs were taken and any alterations since 1996 were noted. Where appropriate an updated DPR 523 Primary form was completed. Buildings not previously identified were recorded and photographed. Each building was described, its major architectural features identified and possible alterations noted. A DPR 523 Primary form was completed for each new property considered potentially significant within the Downtown/Commercial, University Area, and Old East Davis areas. Early in the survey the Old North Davis area (which includes the Bowers Addition subdivision) was identified as a potential California Register eligible historic district. Following consultation with the State Office of Historic Preservation a District Nomination Form was completed and DPR 523 Primary forms were prepared for all properties, both contributing and non-contributing, within the potential district.

All historically significant properties within the Conservation District were photographed with Kodak Gold 200 film; photographic prints were scanned and converted to electronic files.

Construction dates are based on the Property Appraisal Records of 1933 whenever possible. These were cross checked with the Sanborn Insurance Maps for 1888, 1891, 1900, 1907, 1911, 1921, 1933, 1945 and 1953 which provide a record of existing properties for those years. For Old North Davis, John Lofland has provided the construction date of every property in his walking guide and this information supplemented that provided by the 1933 Property Appraisal forms, particularly for properties constructed between 1934-1950.

HISTORIC OVERVIEW

The 1980 Historical Resources Survey, the *Davisville 1968* publication, and the chronology prepared by John Lofland in his study of Old North have provided detailed information on the growth and development of the city since 1868. In addition, the 1980 City survey prepared by Historic Environmental Consultants, contains a good general history of the city.

Two events are crucial to the development of Davis. The first of these was the decision by partners of the California Pacific Railroad to run their proposed railroad from Vallejo to Sacramento and Marysville through the Jerome C. Davis ranch along Putah Creek. Jerome C. Davis, one of the first pioneers to settle the Davis area married Mary Chiles, the daughter of a prominent regional rancher in 1850. It is from this pioneer family that the town of Davis derives its name. ²

The railroad was surveyed in 1865-66 and completed in 1869. The decision to place a triangular junction and station where the present railroad station is located immediately created an important connector and potential shipping point. A few years later a branch line to Napa Valley was added, increasing the importance of the junction.

Recognizing the development potential of the area directly adjacent to the RR junction, the California Pacific partners, sometimes known as the “Big Five,” John Frisbie, William Roelofson, DeWitt Haskins, James Rydern and DeWitt Rice, purchased 3,000 acres of Jerome Davis’ ranch for \$78,000 in November, 1867 and proceeded to plat a town consisting of thirty-two square blocks, laid out on a grid plan³ (figure 2).



Figure 2 Original Plat Map of Davisville, California 1868; Streets 80' wide, lots 50X120. Courtesy of Hattie Weber Museum.

The western portion of Yolo County was a prosperous agricultural area of grain cultivation, livestock breeding, orchard and vineyards in the 1850s and 60s. The railroad junction provided a natural shipping point for this produce and in turn, the availability of transportation led to the establishment of processing and packaging plants that could make local ranch and farm production ready for the market. . In addition to the convenience of its

location, Davis had the advantage of being one of the first towns “on the line” and thus enjoyed a slight advantage over other agricultural towns that the railroad reached later. Attracting an initial population of approximately 350, Davis quickly stabilized into a small site for agricultural shipping, processing and storage.⁴ By the 1870s several warehouses lined the railroad tracks, testifying to the town’s importance as an agricultural shipping hub.⁵ A major exception to the dominance of food, principally grain, processing industry was the Schmeiser manufacturing plant, established just after the turn of the last century. Theodore Schmeiser, son of early Davis settlers, purchased the patent for the first automated almond huller and founded a business for its manufacture and distribution. At its height the Schmeiser enterprise had a payroll of \$30,000.⁶ Today there is little evidence of Davis’ importance as an agricultural processing site. With the exception of the lumber yard, still in the same location, but much altered, no industrial buildings survive.

Commercial establishments rapidly sprang up to serve the new town population as well as the surrounding farming community. By 1879 retail and service establishments included a hardware store, lumber yard, meat market, cigar and confectionery stand, blacksmith shop, livery stable, two Chinese laundries, as well as six saloons.⁷ All of this commercial development occurred along G Street, creating a tightly packed, linear business district not far removed from the railroad transportation corridor and the depot. Proximity to the railroad junction no doubt played a major role in the location of the city’s two hotels and restaurant near 2nd and G Streets (then named Olive Street). Financial services remained centered in Woodland, the county seat, until 1910 when the Bank of Yolo established the first bank, now a city Landmark. Although somewhat fragile, the City’s historic commercial district has fared better than its industrial corridor. There are nine buildings dating from the early 20th century. A disastrous fire in 1916 destroyed much of the original 19th century downtown. The oldest surviving building is the Bank of Yolo (1910), a sturdy masonry classical revival building. The other historic commercial buildings date from 1914-1954 and encompass a range of styles from Prairie Style office block to streamline moderne.

Once established the city grew slowly, adding a mere ten citizens per year; a growth rate that did not accelerate until after the turn of the century, when the second crucial economic event occurred in Davis’ history. In 1905 Davis’ economic future took a major turn when Governor George Pardee signed legislation creating a University Farm for the College of Agriculture of the University of California. The College of Agriculture, while associated with the Berkeley campus, was to be sited on a large parcel of land where practical agricultural education could be carried out. The ensuing competition among the state’s agricultural communities for the “Farm” was fierce with sixty-nine different sites originally considered by the site selection committee. Davis organized a citizens committee, soon to be known as the first Davis Chamber of Commerce, to promote Davis’ virtues as a future campus and university town. Martin Sparks, a major landowner to the west of the town plat, pledged to offer his property for a campus, while other members of the committee assembled a booklet describing the City’s advantages, not the least of which was the railroad junction that provided passenger service from the Bay Area. In 1906 Davis greatly enhanced its position by making a major contribution in underwriting the sale of property for the site and the purchase of water rights. Successful in the competition for the farm site, Davis welcomed the University Farm in 1908. In 1907, the first building was constructed,

a residence for the Farm Director (still extant). The campus grew rapidly with the construction of buildings and the addition of campus acreage. Comprising 778 acres in 1908, by 1930 it encompassed 1000 acres. In 1922 the “Farm” initiated its first four year degree program.⁸

The establishment of the University Farm initiated a period of growth that, if not spectacular by today’s standards, represented a steady increase in population and a trend to greater “urbanization”. More importantly, as John Lofland points out, in addition to adding to the City’s numbers, the University brought a new, educated population to the town and an influx of outside, non-agricultural money. Even as early as 1910, students began to constitute an ever increasing proportion of the population. In 1910, they accounted for 15% of the town’s population, a figure that increased to 50% by 1950, even before the dramatic expansion of the University system in the 1960s.⁹ The chart below (figure 3), developed by John Lofland, clearly illustrates both the modest strides in growth in the city and the university. Both housing and commercial facilities were generated to serve this new population, particularly, as discussed in detail below, in the development of the University neighborhood, closest to the campus.

Decade ↓	1 Davis popula- tion at start of decade*	2 Decade increase in popula- tion	3 Average yearly increase in popula- tion (rounded)	4 Farm/ UC Davis enroll- ment at start of decade**
1860s	0	500	50	
70s	500	100	10	
80s	600	100	10	
90s	700	0	0	
1900s	700	150	15	0
10s	850	190	20	125
20s	1,040	203	20	300
30s	1,243	429	50	500
40s	1,672	1,882	200	1,200
50s	3,554	5,356	500	1,700

Figure 3: Population and University Student Growth 1868-1950 as calculated by John Lofland¹⁰

Outside of the small commercial/industrial area concentrated along the railroad tracks and G Street, Davis was largely residential. However, the availability of land and the small

population combined to create a distinctly semi-rural residential landscape that did not disappear until the 1950s. It was not uncommon for a single individual to purchase adjacent town lots, construct a single house on one of the lots and then utilize the adjacent lots for garden, small crop agriculture and livestock. This pattern of land use was particularly noticeable as one moved further east and west away from the commercial district. Barns, outbuildings, henhouses, corrals and water tanks were frequently found within the city, especially in the late 19th and early 20th centuries. In many areas the streets remained unpaved until 1917 and in some areas as late as the 1930s. This pattern found exception in the Bowers Addition, the city's first 'suburb' which was laid out in 1910 and developed as side-by-side residential lots with sidewalks, curbs and gutters and landscape trees. However, even here many lots remained undeveloped into the 1940s and 1950s.

The development of urban residential blocks in Davis was characterized by a slow process of in-fill as multiple lot holdings were divided and sold off decade by decade. This pattern of land development gives the Downtown Conservation District neighborhoods a mixed architectural character with a few scattered Victorians, and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another. Even in the planned Bowers Addition and the smaller subdivisions initiated in the 1910s and 1920s in the University area, the architectural legacy is emphatically eclectic. The pattern of development specific to each of the neighborhoods and their architectural character are discussed in some detail in the following sections.

The establishment of the University, along with other events produced change in other aspects of Davis' commercial and civic life. Although earlier attempts at incorporation had failed, the fire in 1916 convinced citizens of the need for better civic services. In 1917 the city incorporated, a step which provided the political and administrative mechanisms to initiate important public works that included, over the next ten years, the establishment of a new water system, a sewer project, road improvements and beautification, street paving, the purchase of a municipal fire engine and the establishment of a Planning Commission. Although not a local project, the completion of the Yolo Causeway also in 1916 linked Davis directly to the capital in Sacramento. In the wake of these town improvements and the steady expansion of the University, the population grew to 1,040 by 1920.¹¹

During the 1930s Davis did not experience many of the major economic upheavals associated with the Great Depression and it benefited in some ways from the public works programs of the period. During the 1930s the city established a public park, and constructed a new City Hall with a fire department. Although construction slowed, it did not cease with houses continuing to be built. A number of residences were constructed during this period in the Old North neighborhood, and the University area, as well as outside the city boundaries. The College Park subdivision, located north of the campus, was the site of a number of 1930s revival style homes intended to cater to the University administration and professorial ranks.

During WWII the Western Signal Corp established a school on the University campus and from 1943-1945 the University suspended regular classes as a part of war-time effort. The end of World War II brought a resumption of University classes and the expansion of the campus to include a Veterinary School (1949) and a College of Letters and Sciences in

1951. Although still not large in absolute numbers, the University enrollment expanded at a rapid rate, jumping from 500 in the 1930s to 1200 at the end of World War II. This was the beginning of a major university expansion program that in the 1960s that made Davis one of the several independent campuses under the University of California master plan.

Between 1940 and 1950 the population of the city doubled, and by 1960 it had more than doubled again, driven largely by the University expansion. By the 1970s the University had over 12,000 students, growth that created faculty and staff employment, and generated businesses related to research and development tied to the University. Substantial growth in government bureaucracy in neighboring Sacramento in the 1960s also contributed to residential growth in Davis. Often perceived as a charming, University town with excellent schools, it was only a short commute from the capitol.

The University expansion and the accompanying population growth were accompanied by a vast expansion of commercial facilities in the downtown, as well as in new suburban neighborhoods. Commercial enterprise expanded well outside the traditional two to three block area of the “downtown” into areas that had previously been exclusively residential. In some cases, older homes were converted to commercial uses, but far more frequently they were leveled to make room for new construction. At the same time, residential expansion spilled outside the old City boundaries with sixty-five subdivisions recorded in the decade of the 1960s.

This rapid transformation from small rural community, to moderate size city was met with a number of planning efforts on the part of local government. An ambitious Core Area Plan (1961) envisioned the transformation of the traditional neighborhoods of the older city with mega-block commercial-business developments and apartment housing to serve the University population.¹² But this proposed type of transformation brought a reaction, particularly from those loath to lose Davis’ small town rural ambiance. Contributing to this backlash was the drop of the voting age, the expanded student population, and student interest in community affairs which brought students, as well as older community residents, into a lively debate on the future. Growth, and the fate of the traditional neighborhoods was part of a large discussion of growth policies, housing, downtown development and suburban expansion into rural land. This in turn has led to a greater awareness of the historic environment, an effort to recognize and save the City’s significant buildings and landscapes, and to preserve the character of long existing neighborhoods.

INDIVIDUAL NEIGHBORHOODS

Downtown /Commercial District

Development and Land Use Patterns

The Downtown/Commercial area represents the oldest developed portion of the city. It also is the portion of the central core that has changed the most in the last forty years and experienced the most significant loss of historic building stock.

The Town Plat recorded in November, 1868 shows a distinctly urban grid with eight east/west and five north/south streets. The original town encompassed the area between A and I Streets and between 1st and 5th Streets.¹³ Between these streets lay 26 full, and six partial, double loaded blocks, each subdivided into sixteen, 50x120 foot lots.¹⁴ The only deviation from this geometric pattern was on the eastern side of the plat where the railroad tracks split, forming a ‘Y,’ with one track heading north, the other east to Sacramento. The tracks effectively split the “downtown” from what is now known as Old East Davis, an area that in 1868 consisted of a single street, but was expanded to incorporate two additional blocks (east to L Street) in 1871.¹⁵ While the city existed on paper as a series of linear blocks with small, tightly connected lots, it would be years before this urban/suburban pattern would be clearly visible in the organization of buildings and landscape features.

The downtown/commercial area was historically, and remains today, the area with the most diverse built environment. As its name implies, it encompassed the city’s historic industrial and commercial, as well as a substantial portion of its residential buildings. The physical organization of the downtown into industrial, commercial and residential zones fell into place very early and changed little for the first hundred years of the City’s history. Agricultural-industrial structures stretched along on either side of the railroad tracks for approximately three blocks. One block to the west, commercial establishments aligned themselves along G Street. Another block west, the residential section commenced becoming increasingly denser as the decades passed.

The agricultural/industrial sites and buildings along the tracks were primarily concerned with the processing and subsequent transport of grain. In addition to grain processing there were two manufacturing enterprises. The Sinclair Windmill Company, with six employees, operated during the 1890s. Longer lasting and more important, the Schmeiser Manufacturing Company was located on the east side of the tracks from 1904 through the 1950s. Schmeiser designed and manufactured agricultural equipment, specifically a state of the art almond huller that was used throughout California and other almond growing areas. During the 1910s a stockyard was located between 4th and 5th Streets for shipping cattle. The only industrial activity located outside the railroad corridor was the Davisville Brewery at the corner of 1st and C Street which was abandoned by the turn of the century.

From what can be derived from photographs and drawings, these industrial buildings were all similar, unadorned, functional buildings, one-and two story, rectangular in plan, usually with gable roofs. This concentration of industrial buildings remained relatively stable through the 1950s. In 1961, the Davis *Core Area Plan*, called for the conversion of the industrial strip to stores, offices and commercial services with extensive parking facilities. Although the area was not transformed precisely according to the 1960s plan, it is now integrated into the city’s shopping area along the western side of the tracks. The only remaining building that recalls the earlier industrial zone is Davis Lumber which still operates in a location continuously occupied by a lumber business since 1888, although its buildings retain little integrity.

The downtown core also contains the city’s earliest commercial area. Although today commercial establishments extend all the way to A Street at the edge of the University campus, the original downtown G Street “strip” remains at the heart of an active office,

retail and entertainment district. Like the early industrial district, the city's original commercial zone took a linear form, with buildings closely arrayed along G. Until 1891 the majority of this development was confined between 1st and 3rd Streets, with the densest development on the west side of the street. In the last decade of the century, commercial buildings began to make inroads above 3rd Street, creating a mixed block of businesses and homes between 3rd and 4th Streets. Interestingly, one of the few early businesses not located on G Street was the "skating rink" at the corner of 2nd and F Streets that was not demolished until the late 1890s.

Despite the ready availability of land, the early commercial district was densely built with closely abutting and joint side walls. Original buildings were wood, but by 1920 the commercial strip between 2nd and 3rd Streets had acquired its share of stately, masonry buildings. In part this may have been due to the large fire of 1916 that destroyed many of the original commercial buildings, providing an impetus to build with more enduring, fireproof materials. Whatever the reasons for the shift, the preference for masonry construction lent an air of permanence and solidity to the business district. Important in creating this new environment of urbanity was the construction of the Bank of Yolo (1910), the

Anderson Bank Building (1914), the Masonic Lodge (1917), and the brick café adjacent to it (c.1920s). The city's first movie theater was located in an existing building on G Street in the early 1920s, then relocated to the corner of F and 2nd Streets in the 1930s where it remained until the construction of Davis' premier classical movie house, the Varsity. The retail spaces at the Anderson Building began moving commercial enterprise west onto 2nd Street, a trend that was enhanced in the mid-1920s with the construction of the single-story, brick, row of small shops (1926-28) on the south side of the street (Brinley Block). Although G Street continued to be the principal commercial avenue, by 1945 its exclusive hold on commercial development was broken. The construction of the stucco Mediterranean Revival Style City Hall and Fire Station (1938) and an adjacent medical and dental building (ca.1950) on F Street, combined with the commercial growth along 2nd Street, to create the first full city block dedicated solely to public and private commerce.

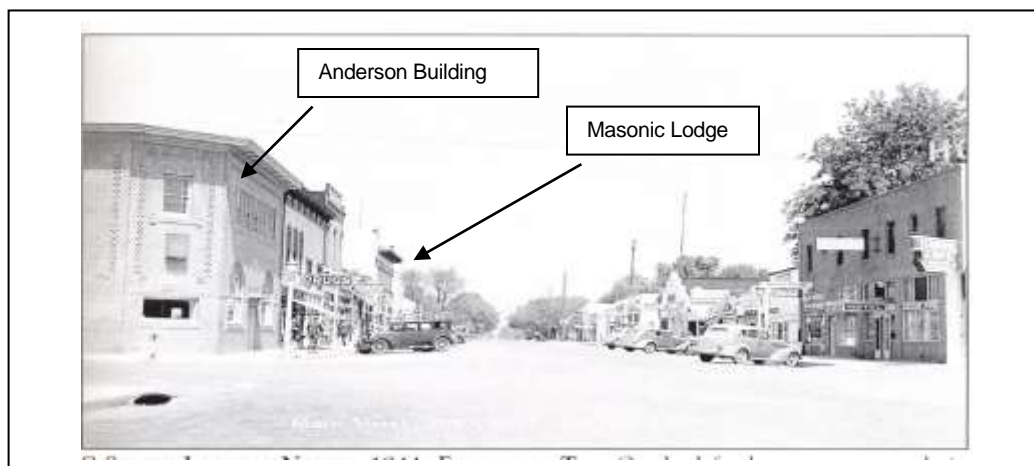


Figure 4 G Street in 1944 (view north). *Courtesy Hattie Weber Museum.*

The architectural styles of the downtown buildings varies and includes Classical Revival (Yolo Bank), Prairie Style Commercial Block (Anderson Bank), Renaissance Revival (Masonic Lodge), as well as the single-story parapeted commercial storefront (G Street café and 714-25 2nd Street). Two excellent examples of Streamline Moderne are also found in the business district, the Anderson Lumber Building on the southeast corner of 3rd and G Streets and the Varsity Theater on 2nd Street. All of these buildings are still extant and contribute to the character of the downtown area. This commercial development on G and F Streets remained at the core of the City's commerce until the 1960s.

The remainder of the Downtown/Commercial area between 1st and 4th and F and B Streets developed as a residential area which became denser and more urban in form with each passing decade. Although the city blocks were platted into relatively narrow deep lots, it was not until the 1930s that a clear pattern of side-by-side houses began to be discernable. In 1900 no residential block had been completely built out. This in part reflected the practice of multiple adjacent lot ownership by one individual. This resulted in houses, whether large or not, set on relatively palatial piece of ground, surrounded by trees, gardens and, frequently, a variety of large and small outbuildings. The presence of large lots, sometimes a full quarter or half of a block, gave the residential area a semi-rural appearance. This was enhanced by the fact that a large number of properties had barns, sheds and, frequently, windmills or tank houses to supply water. A typical example of this pattern was found on the second block of D Street (between 2d and 3d) where the six houses fronting the street on the west looked across to a single residence located in the middle of the block with four large barns and south to a corral on the corner.¹⁶ For the sixty-two residential buildings that the Sanborn Map recorded in the Downtown Commercial district in 1900, there were thirty-two identified agricultural buildings, some of substantial size. The further one moved west, away from the major commercial thoroughfare on G Street, the sparser and more rural the settlement pattern became. Most of these evidences of a rural lifestyle were gone by the 1950s. Each decade saw the removal of additional outbuildings and the re-subdivision and sale of lots for houses. Demolished outbuildings were increasingly replaced with garages, sited to both the rear and side of yards. In this part of town, these new structures were accessed by means of driveways that had to be cut from the street. Today only two tank houses (non-functioning) remain, one in conjunction with the Dresbach Home on 2nd Street and one near the University that has been converted into a living unit (Barovetto Tank House).

Setting and Streetscape

The grid layout of the City has already been described above. This rectilinear pattern of street and block organization has remained unvaried within the city's original boundaries. Until 1923 the streets remained unpaved, although after incorporation in 1917, they were regularly watered by the City Marshal to reduce dust.¹⁷ Although the streets were not paved, photographs indicate that sidewalks and gutters, probably cement, had been installed along the principle commercial block from the Anderson Bank to 3rd Street as early as 1915.

With incorporation in 1917, a more formal structure was created for carrying out public work projects and civic improvements. In addition to paving the streets with Macadam,

beginning in 1923, a municipal sewer system was laid in 1920 with mandatory hook-up required by 1922.¹⁸ In addition to government efforts, the 1920s was a period in which there was a general and growing interest in city planning, civic betterment and beautification in towns and cities throughout the country. In Davis this national trend was reflected in the organization in 1922 of a “Citizen’s Class” which met at the Community Church to hear speakers on topics of civic improvement and to discuss matters related to city development and beautification. This group brought together businessmen and professionals with university faculty to consider if “it [is] advisable to undertake now a program that in years to come will result in the growth of a city that will combine more of the artistic and pleasurable conveniences.”¹⁹ This kind of public interest no doubt played a role in the city’s employment in 1927 of noted urban planning pioneer, Charles Cheney, to prepare a plan that better integrated the town and the university.

The planting of an urban tree canopy was encouraged from the earliest founding of the town. The *Davisville Advertiser* urged private initiative in this area and in 1870 indicated that Mr. Million, an express agent in town, had set out over 100 trees. This effort was no doubt facilitated by the ready availability of extensive tree stock at the Jerome Davis farm.²⁰ The first government initiative in this area came in 1879 when the legislature initiated a program to help pay for plantings of roadside trees. Hugh LaRue, State Senator, and owner of the large Arlington Farm just north of Jerome Davis’ ranch, planted the alley of walnut trees along Russell Boulevard that are now a City Landmark. Evidence from historic photographs indicates that by the early 1920s the Downtown Commercial area had a substantial and maturing tree canopy, testimony to the efforts of the city’s early residents.²¹

Although there does not appear to have been any city plan or regulation governing the placement of trees, most blocks have a significant concentration of street trees which shade the front of residential yards and pedestrian walk ways. These are supplemented by both front and rear yard plantings. The general uniformity of the street plantings may have been influenced by the set back on residences, which generally placed houses close to the front of the lot, leaving only a limited area for planting. The shade canopy, besides its practical effect in mediating the sometimes extreme summer heat of the Central Valley, creates an ambiance of domestic comfort, serenity and aesthetic beauty. It functions to visually tie streets and blocks into unified entities. A large portion of the downtown tree canopy is composed of London Plane trees (*platanus x acerifolia*)

The exception to this landscape pattern is along the commercial strip of G Street. The few trees that appear in a 1910 photograph were gone by 1915. Considerations of access, the installation of sidewalks and later, the accommodation of automobile parking appear to have discouraged landscaping. On G Street, the common tree canopy does not begin until 4th Street which has remained a mixed commercial-residential block.

A major focus of the civic beautification movement of the 1920s was the establishment of city parks and open space. By the 1920s the idea that parks promoted health, recreation and democracy had gained wide currency. Pioneer planner Charles Cheney’s 1927 *City Plan for Davis* proposed the creation of both a centrally located park and a park-like streetscape between the Railroad Depot and the University Farm (figure 5). A classic

Beaux Arts plan it proposed a formal allée along 2nd Street culminating in a classical quadrangle entry to the University Farm, and, to the north east along B Street, an oval shaped public park/garden.²² Although this plan was never realized, Cheney’s proposal to locate the park directly across from the Davis elementary school on B between 3rd and 4th Streets was eventually realized in the 1930s. The park was designed by Harry Shepard, a professor at both UC Berkeley and the University Farm, who also had worked with Fredrick Law Olmsted Jr. on the plan for a California State Park system in the late 1920s.

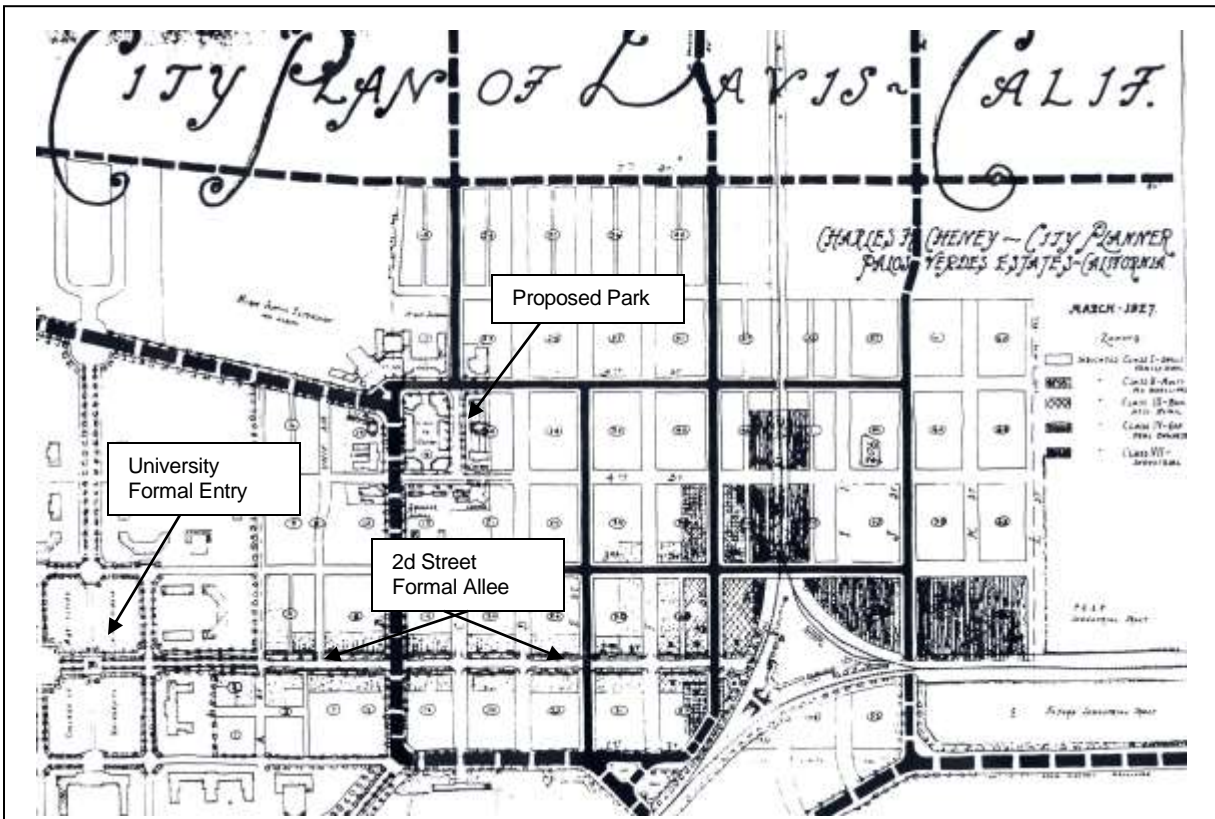


Figure 5: The proposed Cheney City Park and 2nd Street Entry to University. This 1927 plan was never implemented. *Courtesy of the Hattie Weber Museum.*

The original plan of the park has been obscured by a number of recent additions, including the market canopy, a children’s playground, and the museum. The park, established in the 1930s occupied a full city block. When the elementary school directly to the south was demolished, 3rd street was closed off and the school site was incorporated into the park. In the 1980s the original free public library was moved to northeast corner of the park. A grove of sycamores at the north end of the park is one of the few original design elements remaining, in addition to the oak trees which pre-date the park, but were incorporated into its landscape plan.

Property Types and Predominant Architectural Styles

Three major property types are present in the Downtown/Commercial district: commercial, civic and residential.

The only reminder of Davis' industrial past is the Davis Lumber Company building at 815 3rd Street. A utilitarian structure of corrugated metal and uncertain date, it has undergone a number of changes. Most of the structures in the yard are recent in origin. Despite a lack of integrity, the lumber yard has a strong association with the site, where a lumber business has been carried on since at least 1888.

Although few in number, the historic civic buildings are very significant within the community. Both the City Hall and the Davis Community Church are products of the 1930s and are excellent examples of the Mediterranean Revival style popular in the period. Both have excellent integrity. The Church has had more than one addition, but these have been confined to the rear of the original building or, in the case of the classroom wing, are separated by an intervening courtyard space. The other historic civic building is the 1911 Free Library Building which was originally sited in the first block of G Street, but was moved in the 1980s to its current site in Central Park. A small Colonial Revival building, it retains the same orientation (facing east) that it had at its original site, but its setting bears little similarity to its original location in the commercial district. It is the oldest surviving public building in the city.

The City's commercial history is represented by several buildings on G Street, already enumerated above. Of these the Anderson Bank Building, Masonic Lodge, Yolo Bank and the retail shops known as the Brinley Block, on the corner of 2d and G, have all been previously surveyed. The Anderson Bank Building has been designated as a Landmark. The Yolo Bank, the Brinley Block and the Masonic Lodge are recognized as Resources of Merit. All of these four buildings appear to be individually eligible for listing on the California Register of Historical Resources. In addition, there are two buildings not previously identified, that are associated with the city's early commercial development, the Louie Young Restaurant (217 G Street; c.1915) and 238 G Street, originally part of the Davis Lumber Company (c.1935) and one of the city's two examples of Streamline Moderne architecture.

These six buildings plus the Varsity Theater are the only remaining examples of Davis' pre-World War II historic commercial development. Although they represent an eclectic grouping in terms of architectural styles (see above), they are representative of the diverse styles of commercial buildings that made up small town "downtowns" in the early 20th century. They also are united by their close physical relationship to one another, and their visual unity as a commercial enclave. They present an almost iconic image of the pre-World War II All-American town. The buildings make a significant contribution to the historic feeling and association of the Downtown/Commercial district, and are individually good, in the case of 238 G Street, excellent, examples of their architectural styles. The commercial district which now extends over a much larger area is primarily made up of post-1950s construction or adaptively reused residence buildings. In addition to their historic significance, these seven buildings are the precedents in terms of style, massing, form, and design that maintain a consistent visual identity in the old commercial district.

In retaining a sense of historic continuity and setting the intersection of 2nd and G Streets deserves special attention. Second Street, from the railroad depot to the University, has always been a significant corridor within the city. Historically this was recognized by the placement of the short-lived arch here in the 1920s (now demolished) and by the prominence that Charles Cheney gave it in his unrealized plan for a “City Beautiful” approach to the University. The visual linkage of the Anderson Bank Building, the Brinley Block and the Mission Revival Depot makes this corner a pivotal axis representing the City’s historic commercial development. The recent demolition of the Terminal Hotel on the east corner of 2nd and G Streets substantially affected the integrity of this important historical intersection. Further demolition or alternation of this historic intersection would seriously degrade the historic character of the remaining commercial district.

Because of its early and denser development, the Commercial/Downtown area was the site of much of the city’s Victorian period architecture. In the 1960s and 1970s large numbers of residential buildings in the downtown were demolished. In some cases, whole blocks, such as the 300 and 400 blocks of E, the 200 hundred block of F, and the 400 block of G were cleared, removing much of the limited stock of Victorian buildings. Of the approximately sixty-two pre-1900 dwellings that were standing in 1953, only eight remain in the Downtown/Commercial area today. All of these have been surveyed and previously evaluated.

Only one of the Victorians can be characterized as high style. The Dresbach house, associated with one of the town’s founders, is a good example of an 1870s Italianate and, along with its surviving water tower, is one of the oldest buildings in the City. Although its original semi-rural setting on a quarter block lot has long ago disappeared, it otherwise retains its integrity and does not appear to have undergone any major change since the 1996 historical resources survey. The 1890 cottage at 113 D Street, now a restaurant, and the prominent cottage at 305 E Street are best described as Queen Anne Cottages. Although the E Street house was built after the turn of the century (1905), it is Victorian in its concept and design. Unlike most of the other early houses in the Downtown/Commercial area, it retains its setting on a large lot. The remaining examples of this period, 609 4th Street, 509 3rd Street, and 337 D Street, are vernacular. These are very simple traditional house forms adapted to the period with a few simple details such as the fish scale gable trim on 509 3rd Street. In the case of the Pena house (337 D) there is not even an attempt at Victorian embellishment. It is an excellent example of a working class, vernacular home constructed in an urban environment. The original buildings at 129 E Street (Orange Court) and at 222 D Street (Park Place) have been incorporated into commercial complexes. The 222 D Street building, while altered, continues to retain sufficient integrity of design, materials, workmanship, setting and location to contribute to the character of the Downtown/Commercial area of the Conservation District. On the other hand, the original building at 129 E Street, although identified in the 1996 survey, has compromised setting, feeling, design, materials, and association and has not been judged to be a contributor at this time. Therefore, no inventory form for 129 E Street has been prepared at part of the 2003 study.

The most active period of building in Davis prior to the 1950s was the 1920s and early 1930s. The general prosperity of the period, changes in home mortgages lending, and

population growth all pushed a “boom.” The larger number of homes constructed in this period, as well as their location further from the commercial district, tends to account for the greater surviving numbers of historic structures from this period. Two predominate residential styles characterize this area: Craftsman Bungalow and Period Revival.

Most of the residences in the downtown area are modest homes. Craftsman Bungalows are generally one or one-and-one-half story with low pitched, wide spreading roofs with pronounced overhangs and prominent porches. There are no houses in the Craftsman or its related Prairies Style that appear to be architect designed or that could be termed high style.

The Period Revivals fall into two time periods. The earliest are Colonial Revivals and date from the 1910s. Sometimes known as Four-Squares, a reference to their two-story square massing, the two surviving examples, 137 C Street (1913), now a sorority house, and 505 2nd Street, are prepossessing houses and good examples of their type. The later Revival Styles found their precedent in English and European vernacular domestic architecture. In Davis the Tudor Cottage, Mediterranean, and Colonial Revival were the favored sub-types. There are a few large houses of these styles, mainly grouped along 1st and 2nd Streets, but the majority are small houses. These houses are generally constructed of brick or stucco, although Colonials tend to be clapboard or are clad with novelty siding. Roof lines, fenestration patterns and window types and small decorative embellishments are used to establish the stylistic provenance of the different types.

North of 3rd Street and west of E Street, and on 1st Street, a number of residences have been converted into offices and restaurants, some of these conversions have been carried out without significantly affecting the historic integrity of buildings, while others are less successful.

Previously Identified Resources

Both the 1980 and the 1996 surveys identified the majority of Victorian buildings, both commercial and residential. In the 1996 survey more attention was focused on later residential buildings, particularly those constructed during the Craftsman period (1910s and 1920s) as well as some of the more outstanding examples of period revival (1920s-1930s).

Below is a list of previously identified buildings in the Downtown/Commercial District. Buildings determined by the City to be Historical Landmarks are listed in bold face type and marked with an asterisk; those that are determined to be Resources of Merit are in bold face type.

Address	Identifier	Survey
122 B Street		1996
212 B Street		1996
232 B Street	Wilson House	1996
137 C Street	Clancy House	1996/1980
231 C Street		1996
316 C Street		1996
322 C Street		1996

412 C Street*	Davis Community Church	1996/1980
445 C Street	Hattie Weber Museum	1996/1980
113 D Street	Café Mediterranee	1996/1980
222 D Street	Park Place	1996/1980
305 D Street		1996
307 D Street		1996
337 D Street	Pena House	1996/1980
129 E Street	Orange Court (no longer qualifies)	1996/1980
305 E Street		1996/1980
418 E Street		1996
226 F Street *	Old City Hall	1996/1980
433 F Street		1996/1980
513 F Street		1996/1980
203 G Street *	Anderson Building	1996/1980
225 G Street	Masonic Lodge Building	1996/1980
301 G Street	Bank of Yolo	1996/1980
403 G Street		1996/1980
503 1 st Street		1996
509 1 st Street		1996
515 1 st Street		1996
521 1 st Street		1996
616 1 st Street	Boy Scout Cabin	
505 2 nd Street	Hammel House	1996
604 2nd Street *	Dresbach Mansion	1996/1980
616 2nd Street *	Varsity Theater	1996/1980
716-26 2nd Street	Brinley Building	1996/1980
840 2nd Street *	Southern Pacific Depot	1996/1980
503 3 rd Street		1996/1980
509 3 rd Street		1996/ 1980
515 3 rd Street		1996
509 4 th Street		1996/1980
603 4 th Street		1996/1980
619 4th Street	Presbyterian Mansion	1996/1980
Richards Underpass*	Davis Subway	1996

Newly Identified Resources

The current survey effort has concentrated on re-examining resources from the ca. 1910 to 1953 period to evaluate if some of the more modest examples of these genres might also be contributing elements within specific neighborhood contexts.

Below is a list of all buildings, not previously identified, that have been evaluated in this survey as contributing to the historical and architectural character of the neighborhood.

Some of these may also be eligible for listing on the California Register: 232 B Street, 137, 412, and 445 C Street, 226 F Street, 203, 225, and 301 G Streets.

Address	Identifier	Survey
228 B Street		2003
118-20 C Street		2003
117 D Street		2003
307 D Street		2003
315 D Street		2003
114 E Street		2003
401 2 nd Street		2003
413 F Street		2003
423 1 st Street		2003
217, 219 G Street		2003
238 G Street		2003
423 1 st Street		2003
409 2 nd Street		2003
403 3 rd Street		2003
405 3d Street		2003
409 3 rd Street		2003
621 4 th Street		2003

Historic District Evaluation

Because the Downtown/Commercial area of the Conservation District has undergone such extensive change in the past fifty years, there is no single block or group of blocks that retain a cohesive and coherent group of buildings that clearly represent a specific period, a concentration of related architectural styles or are related by virtue of a development plan or design. The commercial corridor along G and 2nd Streets includes many fine individual examples of commercial buildings and presents a range of commercial styles common in small pre-World War II rural town business districts. With further analysis and more intensive research on the individual buildings it is possible that there might be a locally eligible or California Register eligible commercial district. The commercial area, as indicated in the discussion above, is certainly an area for special planning consideration. Further loss of historic commercial buildings or inappropriate remodels would render a district ineligible.

The Downtown/ Commercial area also has a good selection of middle and working class turn-of-the-century residences, as well as a good representation of both Craftsman and Period Revivals, these buildings are scattered throughout the area. The continued presence of these buildings makes a strong statement about the city's past and contributes to the visual and architectural character of the downtown area, but there is no single grouping that constitutes an historic district.

The Victorian (that is, pre-1900), residences in this area should be given special consideration in planning decisions. There are very few examples of this period available anywhere in the city. Although often not recognized, the vernacular, “farm house” homes from this period are particularly valuable as examples of ordinary housing of which very few examples remain. At the present time the Historical Society is conducting a study to confirm construction dates for buildings presumed to be 19th century. When this study is completed consideration should be given to the potential for a multiple property district.

Old East Davis Development and Land Use Patterns

Old East Davis, along with the downtown, was part of the original city grid. The 1868 plat included the blocks immediately east of the railroad tracks, with the four blocks between J and K Street added in 1871. The tracks created a physical and visual demarcation between the downtown and Old East, separation that set it off as a well identified neighborhood almost immediately. It was one of the earliest portions of the city to be developed and today retains some of the city's oldest remaining residence buildings.

Although there were never as many industrial buildings east of the tracks as there were on the west, the east area had its share of grain warehouses and served as home to the Schmeiser plant, which occupied the lower half of the block between 2nd and 3rd Streets (Figure 6). East and south of the tracks, raisin drying and packing operations were carried through the first decades of the 20th century. From the 1910s through the 1950s a stockyard between 4th and 5th remained in business. Historian Laurie Welch, who conducted interviews with early residents of Old East, found some, like Jean Stanford, who remembered herds of cows being driven down neighborhood streets in the 1930s.²³ The yards and the Schmeiser plant, along with a few other agricultural/industrial processors persisted into the 1950s, but there are no historic industrial buildings that have been preserved in this part of town, although the Schmeiser house, at 334 I Street, remains a major historical resource.



Figure 6: This highly idealized drawing of the Schmeiser Manufacturing Plant, one of Davis' most important non-University related businesses c. 1915. The recently constructed Schmeiser home is seen in the background. The drawing illustrates the close proximity of Old East manufacture and residential.

The first two blocks east of the tracks were bisected by a wide alley. This functioned to separate the industrial operations near the tracks from the rest of the neighborhood. The only residential uses within the industrial corridor were two buildings noted on the Sanborn Maps in the 1880s as "Chinese Dwellings." From the alley east, the area was entirely

residential, and to all appearances, quite bucolic. The land use pattern was similar to that of the early downtown; one owner holding multiple, adjacent properties, and constructing a single house on the large aggregated lot. This pattern was more pronounced, and persisted longer, in Old East than elsewhere in town. The 1921 Sanborn (the first map to show all of the buildings in the area) indicates that fifty years after the town was platted, there were only thirty-five residences within the entire district. In some cases a single owner held an entire city block, or all of the lots on one side of the street.²⁴



Figure 7
The railroad corridor and alley that separate the downtown and the Old East area.



Figure 8

A multitude of small outbuildings and fourteen barns still dotted the landscape during the 1920s. Tank houses and windmills were not uncommon and long, commercial poultry houses were found along K Street. A 1920 aerial shows large open fields, particularly toward K which then fade into the adjacent fields outside the city limits.

By the 1930s the disappearance of many agricultural out-buildings, and a slight increase in the number of houses, began the transition to a more densely developed and urban environment. By the 1940s, I and J Streets between 3rd and 5th Streets presented a fairly uninterrupted line of residences. Aerials confirm a relatively dense core of houses in the center of the neighborhood, but one that rapidly thinned toward the edges where poultry shed and barns still persisted. Although barns and agricultural buildings continued to diminish in numbers during the next decades, the eastern periphery of the neighborhood remained sparsely populated even in the mid-1950s. This was especially the case in the southeastern corner of Old East. There were only four houses on the block between J and K/2nd and 3rd Streets and only two in the block directly to the north, between 3rd and 4th Streets.

In the 1960s and 1970s a number of multiple unit buildings were constructed in Old East. In part as a result of the large open parcels and minimally built up blocks in the area. Many

of these newer buildings are large, monolithic structures which abut the lot line and are focused inward toward a central swimming pool or courtyard. These more recent buildings break strongly with the generally small scale of the older built environment, and the traditional pattern of set backs and street landscape. Their insertion into the neighborhood visually breaks up and segregates enclaves of traditional housing stock, disrupting the linkage and continuity between blocks and architecturally similar properties.

Setting and Streetscape

Old East's original grid pattern, like that of the downtown, has remained unchanged. Unpaved streets were the norm into the 1920s, a factor which no doubt added to the semi-rural ambience of the neighborhood. An idealized drawing of the Schmeiser house on I Street shows the ingenuity of its owner in extending their own cement walkway and step out into the street, allowing motorists to alight without stepping into the dusty or muddy street.²⁵ But by the early 1940s, photographs of the Gordon home at the corner of 3d and J Street reveal cement curbs, gutters and sidewalks, with a parking strip separating the street and pedestrian traffic. It is probable that these improvements were added during the 1930s, nearly a decade later than in the downtown. Laurie Welsh's interviewees recalled unpaved streets during the depression years and lamented the constant presence of dust from the roads in the summer and fall and the ineffectiveness of the oil used to reduce it.²⁶

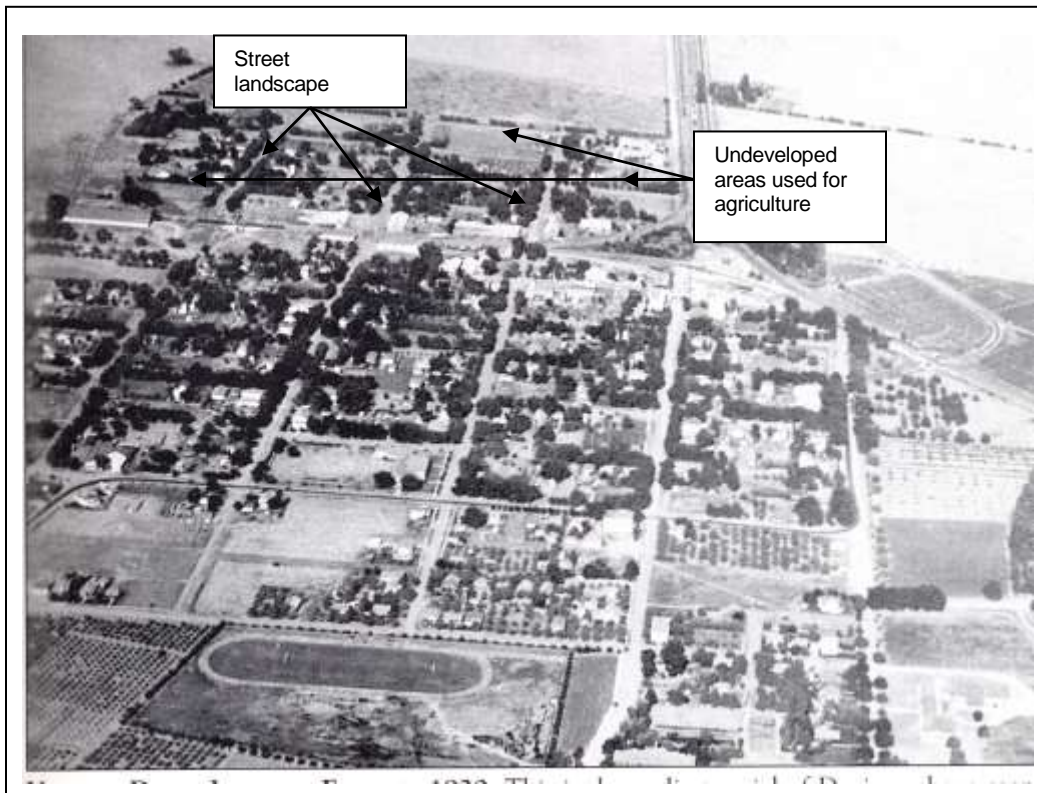


Figure 9: This 1920 aerial photograph clearly illustrates the streetscape and block pattern of Old East. Development is centered in the middle of J and I streets with the periphery increasingly open and agricultural.

The planting of an urban tree canopy was less comprehensive in Old East than in the downtown. An aerial photograph from the 1920s indicates that the east-west streets, 3rd, 4th and 5th, had been well planted and they display an almost unbroken, informal allee of large, maturing trees (figure 9). North-south plantings along the streets, while still substantial, were less consistent. A dense concentration of shade trees is noticeable toward the center of the neighborhood, which would be consistent with the greater density of housing along I and J streets. Particularly toward K Street, open fields become much more frequent.

There are no parks in this neighborhood, but many large lots remain with only a single house, creating a sense of open space. Many of these larger lots have gardens, a feature of Old East houses that was often noted in earlier decades.²⁷

Property Types and Predominant Architectural Styles

The east area is a repository of some of the city's finest examples of late 19th century residential architecture. Old East's scattered and more rural pattern of development may have been a factor in creating the mix of large and small houses that were constructed here. Far from presenting a homogeneous social and economic landscape, the east area contains an interesting mix of high style mansions and ordinary rural/working class cottages (fig. 9a-d). Among the areas most prominent and outstanding residences is the Williams-Drummond house (320 I Street), an 1870s example of the Italianate Style built by an early pioneer Davis family. It is one of the oldest surviving homes in the city. Far more flamboyant, the slightly later Tufts house (434 J Street), is a transitional building that incorporates both elements of Eastlake Stick Style and the late 19th century Queen Anne. It is notable that the Tufts house, still set on a double or larger lot, retains its setting. The Williams Drummond house also originally was set on a large lot (approximately one-third block), but has since been constrained between later residences in a denser pattern of lot division. 1121 4th Street, although showing evidence of alteration, is another surviving two-story East Lake "farmhouse" which was originally sited on a large lot with a water tank and several outbuildings.²⁸ Smaller Victorian residences encompass both the Queen Anne cottage and the vernacular styles. The Queen Anne residences (327 I Street and 221 J Street) are modest middle class homes with half porches and projecting, prominent front gables.

The other few surviving 19th-century homes fall distinctly into the category of unadorned vernacular. The house at 923 3rd Street is dated to the 1890s, and is associated with the Andrew Montgomery family, early pioneers in the Putah Creek region. Another example, at 336 I Street, was estimated by the tax appraiser in 1933 as more than fifty years old. In all, there are seven surviving vernacular Victorians in the neighborhood. While not outstanding for their architectural style, these simple houses are representative of the rural and semi-rural house type that was once common in the agricultural areas of the Valley. Although several of these houses are not in good condition, their age and vernacular origins make them important contributors to the area.



Figure 10 a



Figure 10b



Figure 10c



Figure 10d

These figures illustrate the range of Victorian house types and styles that are represented in Old East, from high style East Lake (10a. Tufts House 434 J Street); to the vernacular and modified vernacular of the Williams-Drummond house (10b. 320 I Street) and Montgomery house (10c. 923 3rd Street) and (10d. 231 K Street).

Although the Old East area did not experience the same rate of growth as the Downtown, University and Old North areas in the 1910s and 1920s, this active period of building did have an impact on the neighborhood's built environment. At least four large, prominent homes were added to the area in this period, all four of which have been recognized by the City; the Four Square/Colonial Revival style Schmeiser home (1911), The Craftsman Bungalow style McBride home (1915), the Chalet Bungalow style Roos home (1915), and the Craftsman Bungalow at 234 J Street (1924). Like the Victorian mansions of a few decades earlier, these houses are not only good examples of their respective architectural styles, but they are testimony to the continued mixed social and economic composition of the neighborhood.

In addition to these prominent residences, the Old East area added a number of more modest bungalows during this period. Predominantly front gable house types, with wide spanning porches, these homes are straight forward in conception and design, and with the exception of eaves and purlins, are characterized by a minimum of detailing. Some have been substantially modified, but there are several which retain their integrity and contribute a distinctive architectural element to the neighborhood. They, along with the Victorian and

vernacular cottages of the late 19th century, play an important role in establishing a scale and form to the built environment of the neighborhood.

The Old East has a small number of Cottage Revival and Minimalist Traditional residences built in the period between 1935 and 1950. Like their bungalow predecessors, they tend toward simplicity and functionalism. Their siting and massing are consistent with other houses in Old East, and while they do not constitute a significant architectural element in the neighborhood, they also do not intrude on the streetscape and rhythm of the traditional neighborhood. However, while these styles are visually prominent types in the downtown residential blocks, and in the University and Old North areas, they play a lesser role in establishing the architectural character of Old East. There is a less concentrated presence of these types, they are scattered as in-fill throughout the district, and they are generally individually less architecturally distinctive than their counterparts elsewhere in town.

Previously Identified Resources

Both the 1980 and the 1996 surveys identified the majority of Victorian buildings in the area, although there are a small number of vernacular cottages that have been added as a result of this most recent survey effort. Buildings constructed in the 1910s and 1920's were generally not included in the survey, except for the larger, more architecturally distinguished examples.

Below is a list of previously identified buildings in the area and their date of survey. The four buildings determined by the City to be Landmarks and Merit Resources are listed in bold face type; those that are determined to be Landmarks are marked with an asterisk as well.

Address	Identifier	Survey
221 J Street		1996/1980
234 J Street		1996/1980
405 J Street	McBride House	1996/1980
434 J Street *	Tufts House	1996/1980
320 J Street*	Williams-Drummond House	1996/1980
327 I Street		1996/1980
334 I Street *	Schmeiser House	1996/1980
402 I Street	Roos House	1996/1980
420 I Street		1996/1980
231 K Street	Gordon House	1996
815 3 rd Street	Davis Lumber Co	1996
923 3rd Street *	Montgomery House	1996/1980
1021 3 rd Street		1996/1980
1121 4 th Street		1996

Newly Identified Resources

The current survey effort has concentrated on re-examining resources from the ca. 1910 to 1945 period to evaluate if some of the more modest examples of these genres might also be contributing elements within specific neighborhood contexts.

Below is a list of all buildings, not previously identified, that have been evaluated in this survey as contributing to the historical and architectural character of the neighborhood.

Address	Identifier	Survey
202 J Street		2003
204 J Street		2003
409 J Street		2003
411 J Street		2003
417 J Street		2003
437 J Street		2003
514 J Street		2003
326 I Street		2003
417 I Street		2003
418 I Street		2003
436 I Street		2003
404 K Street		2003
427 K Street		2003
429 K Street		2003
1021 5 th Street		2003
1103 5 th Street		2003
1107 5 th Street		2003

Historic Districts

As discussed above, the historic development of the Old East area tended toward a dispersed, semi-rural pattern of land use with single houses sited on large, multiple lots. With the exception of the I and J Street corridors, between 3rd and 5th Streets where a certain urban density was achieved by the 1940s, the area does not contain a substantial number of complexes that have a strong architectural coherence, shared development history or relationship based on individuals or events. Exceptions to this are found in the upper 500 block of I Street and at the corner of J and 5th Streets where the National Register listed Tufts house and its adjacent corner houses form a cluster of historical resources that retain a strong feeling of the 19th and early 20th centuries. The smaller historic buildings add greatly to the setting and association of the highly significant Tufts mansion. The semi-rural land use pattern that might have provided the continuity and linkage necessary to an historic district, while not entirely erased, has been significantly disrupted by post-1960 intrusions into the neighborhood. It is the conclusion of this study that there is not a coherent historical district present in Old East. However, the aforementioned I and J street corridor does contain a concentration of historic residences

representing several decades of development, as well as some individually significant buildings. It along with some other, scattered buildings, does contribute to the historic character of the Old East neighborhood.

The Victorian, pre-1900 residences in this area should be given special consideration in planning decisions. There are very few examples of this period available anywhere in the City and those in the Old East are particularly outstanding. Although often not recognized, the vernacular, “farm house” homes from this period are particularly valuable as examples of ordinary housing of which very few examples remain. Old east is particularly rich in this type of resource. At the present time the Historical Society is conducting a study to confirm construction dates for buildings presumed to be 19th century. When this study is completed, consideration should be given to the potential for a multiple property district.

University Neighborhood

Development and Land Use Patterns

The University neighborhood is comprised of eight square blocks bounded by A and B Streets, 1st Street and Russell Boulevard. It is immediately adjacent to the eastern boundary of the University campus. In 1888 this area was added to the City as the Rice Addition, a subdivision then divided into four blocks.²⁹

Prior to the establishment of the University Farm in 1908, there were at least three residence buildings in the area. The Morris House, 223 2nd Street, now demolished, was the oldest house in the area, part of an almond orchard and farm.³⁰ The McDonald House, on the corner of B and 4th Street, built in 1904, was owned by Mary McDonald, daughter of early Davis settler, John Caulfield. She also owned all the lots in the 300 block of B Street, which was known as the McDonald subdivision when it was finally divided into urban lots.³¹ The Eggleston House, ca. 1870, is associated with Lucy Eggleston, the Secretary of the Women’s Christian Temperance Union. It was a rural dwelling situated in an almond orchard. These two pre-20th century buildings are the only examples of Victorian architecture in this part of town and the only structures that relate to the agricultural past, prior to the establishment of the University.

Well into the 1920s the University area, like other parts of Davis, was characterized by the concentration of large parcels in the hands of a single, or a few owners. The B Street ownership of Mary McDonald is noted above, while two owners each controlled half of the first block of B Street. The Garden Terrace Apartments were constructed on previously undeveloped land held by three owners until the early 1950s. As a result of this ownership pattern, most of the residential development in the 1910s and 1920s was concentrated in the block between 2nd and 3rd Streets, which by this time had been bisected by University Avenue. This area was known as the Farmview subdivision. The other block of early development was the Sheffer Tract, built up between 1911-21 on the west side of A Street. This area of houses was demolished in the 1950s for the construction of Voorhies Hall, the University facility that houses the history department. There was also a cluster of houses at the corner of 3rd and A Streets and a few houses along Rice Lane, which at that time was

only one block long. A 1920 aerial photograph clearly delineates a tight cluster of houses and young trees between 2nd and 3rd Streets, surrounded to the east, north and south by open fields and a few farm complexes.

During the 1930s the blocks along A and University filled in, but large areas of open land remained along B Street at the north and south ends of the neighborhood because of consolidated ownership and the fact that Rice Lane has not been cut through to B Street. During the World War II years the southern end of the neighborhood was developed after the extension of Rice Lane. As these agricultural areas were subdivided into small tracts, several blocks were bisected by alleys which now form a characteristic part of the neighborhood landscape. By 1945 most lots had been developed. This build out gave the neighborhood a clear urban/suburban form with houses arranged at close intervals along all of the streets. In the early 1950s, when the Garden Terrace Apartments, Davis' first large apartment complex, was sited on the northernmost block of B Street, this suburban build out was complete. While relatively dense, the University area retains an open feeling largely due to the modest scale of its buildings, generally single to two-story in height.

Prior to the construction of the Garden Terrace Apartments, the University neighborhood was predominantly single family residential. As might be expected, University faculty and employees played an important role in neighborhood development, constructing homes within easy walking distance of the Farm campus. Early faculty houses include the unusually designed hollow tile house of Tracy Storer, Professor of zoology (430 A Street), the Arts and Crafts style house of John Gilmore, professor of viticulture (210 Rice Lane), the shingled Craftsman Bungalow of Ross Ingram, professor of Agricultural Engineering, later occupied by a viticulture researcher named Mytron (223 University), and the J.D. Long house, an adobe designed by Long's Civil Engineering class in 1929 (222 University). The Barovetto house and tank house on 2nd Street were constructed by viticulture department employee Giovanni Barovetto. John Leggett, the head of maintenance and building engineering for the University, built a number of residences in the University area, including his own home (217 2nd Street), and houses used for boarding students (215 University and 215 2nd Street). Leggett's buildings are interesting for their strong vernacular quality. It appears that Leggett drew his design ideas for farm building models available in the Valley, rather than from the more fashionable residences pictured in catalogues and builder's books. Another University employee, John Jacobson, head of University construction, moonlighted as a building contractor. He built a home for professor of animal husbandry, James Wilson on the east side of B Street (232 B Street), and supervised the construction of the Storer house, designed by its owner.

The University area's only non-family residential buildings were related to the campus. A small number of fraternity houses and student association buildings were scattered throughout the area. It is not surprising that the University area had by far the greatest concentration of boarding houses and room rental units in Davis, although their number was never very large. Adjacent to Leggett's residence, the other two buildings he constructed were intended to house students. In a similar manner, Professor Ingram constructed a shingle bungalow next door to his University Street residence also with the intent of renting to students. The building at 212 University Street with its complex floor plan was always a boarding facility. The only commercial establishment in the

neighborhood prior to 1950 was the University House at the corner of B and 2nd Street, a three-story hotel constructed in 1915 and demolished in 1971.



Figure 11: All of these buildings were constructed on University Avenue specifically to serve as student rentals. Their construction dates, from left to right, are 1912, 1914, and 1923.

In the 1950s boarding houses were rapidly replaced by apartment buildings. The *Davis Core Area Plan* (1961) includes a map which shows twenty-one multiple unit buildings in the University area. This is a significant jump from 1953 when the newly constructed Garden Terrace was the only apartment building in the neighborhood. Although most of these units were small, some only converted single residences, they represent a distinct trend that the 1961 plan sought to encourage. The plan rezoned the entire area for multiple units and fraternity houses, and envisioned a strip of motels along B Street. While this controversial plan was never implemented, the University neighborhood, while retaining a significant portion of individual residences, is now a mixed use neighborhood with a number of apartments, primarily from the late 1950s and early 1960s, some more recent townhouses, and a number of restaurants and cafes, in addition to its core of older houses.



Figure 12: The first large apartment complex constructed in the University area.

Setting and Streetscape

Like the other neighborhoods in the Downtown Conservation District, the University area is platted on a grid. The original Rice Addition (1888) platted large blocks that ran between A and B Streets, each divided into six, one acre lots. Subsequent developers cut University Avenue through the center of the Rice Addition establishing blocks that were more consistent with the rest of the city, although still slightly larger than those in the downtown. These rescaled blocks were eventually subdivided into individual lots. The resubdivision of the University area in the 1910s and 1920s resulted in a modified grid pattern which gives the area a more informal organization than other city neighborhoods. In the rest of the city, uniform blocks were subdivided into sixteen lots each and laid out on a north-south, east-west axis. The uniform width streets provide a visual pathway along which several blocks can be viewed simultaneously.³²

By contrast the streets in the University area are generally narrower than in the rest of the city. They are not always laid on a straight axis; rather they jog slightly to the right or left at the end of blocks. This is particularly true of University Avenue which bisects the center of the neighborhood. Several, although not all, blocks are divided by narrow alleys that run along the back of the lots. These block-long, narrow, unpaved or partially paved, corridors add to the sense of the area being traversed by an informal network of pathways and lanes. These corridors are multi-functional, not only providing service areas for the residents, but also giving auto and pedestrian access to rear apartments and cottages, and creating (unintentionally) alternative routes through the car, bicycle and foot congestion created by proximity to the campus. These alleys also vary in ambiance, some are dirt and grass tracks behind yards, while others, such as the alleyway that connects 1st and 2nd through Rice Lane, have come to function like, and physically resemble, streets.



Figure 13: University Area Streetscape Looking north from the 300 block of University Avenue



Figure 14: One of several alleys that run through the University area.

Lots within blocks vary slightly in size, and the number of lots in each block is not consistent. This variation may reflect the history of the area which was developed as a series of small subdivision tracts, each with a different developer. Whatever the reason, the pattern of lot division, with long, narrow lots and no uniform setbacks, contributes to an environment that has both an urban density, at the same time it projects a rural informality due to the varied placement of houses on their lots

The University area has an extensive urban tree canopy, although the trees between 2nd and 3rd Streets were planted earlier than in the rest of the area. Varying street widths also have resulted in parking strips of different dimensions with street planting in some cases, such as University Avenue, crowded into narrow spaces between the side walk and the curb. However, the similarity of the plantings and their uniform spacing play an important role in creating a sense of continuity along each block and in linking one block to another, particularly where the streets do not directly connect.

Like the Old East area which is physically set off by the railroad tracks, the University neighborhood has distinct boundaries that demarcate it and enhance its separate identity. Unlike Old East where the existence of the tracks defined the neighborhood from its inception, the boundaries that define the University area have become more pronounced with the passage of time and changing street uses. On A Street the neighborhood abruptly comes up against the edge of the campus. As the rural, open space of the University Farm has been replaced by the large institutional buildings and vastly expanded student body of UC Davis, the line between residential neighborhood and campus has become more sharply defined. Similarly, B Street, once residential, has become a major traffic thoroughfare and commercial artery. The small residences and tree-lined, narrow streets of the neighborhood are increasingly a contrast to the bustling businesses and street traffic. Despite the intrusion of commercial establishments, particularly restaurants and cafés, within the neighborhood,

its unique character has become, more, rather than less, apparent as its east-west boundaries have themselves changed character.

Property Types and Predominant Architectural Styles

The oldest buildings in the University area are the farmhouses cited above, the McDonald and Eggleston houses. Both are vernacular Victorian farmhouses displaying the characteristic features of their type: steep gabled and hipped roofs, paired windows, covered porches and clapboard siding. In the case of the more elaborate McDonald house, the porch exhibits turned posts and decorative shingle trim, a gesture in the direction of the Queen Anne cottage. These houses are associated with the earlier agricultural history of the western outskirts of the town.

The majority of historic residences in the area originate in the decades from 1910-1940. The founding of the University Farm in 1908 certainly acted as a catalyst to residential development. Approximately 22% were constructed in the 1910s, another 30% in the 1920s, and 12% in the 1930s.

The architectural styles that predominate in the neighborhood reflect the two dominant styles of that time period, first the Craftsman or California Bungalow and then the Period Revival. The majority of bungalows were constructed in the 1910s, as early as 1911 (322 A Street), but the style was still being favored into the early 1920s. Like their contemporaries in the Downtown/Commercial and Old North, these bungalows are one and one and one-half story, middle-class houses which draw strongly on the builder-book tradition that popularized the Arts and Crafts Movement and provided local builders with plans and elevations that could be adapted to local needs. The bungalow types are discussed in more detail in the Old North Davis Historic District nomination. The bungalows in these two areas were constructed at approximately the same time and share many similarities in design.

The majority of houses constructed from the mid-1920s to 1930s are either executed in the Colonial or English Cottage Revival Styles, with a small representation of Mediterranean types. They are generally “small houses” promoted through pattern books such as those published by the Small House Bureau and widely available through contractors and lumber yards. A more detailed description of Period Revival Style homes is found in the Old North Davis nomination which follows.

There also are some uniquely designed and built houses in this neighbor. Two exhibit highly individualized interpretations of Arts and Crafts style. One, at the corner of Rice Lane and A Street, appears to derive from Bay Area influences. This is a U-shape plan, board and batten residence with a steeply pitched cross gable roof. The other house, at 430 A Street, is constructed of hollow tile bricks. It is unusual in its design and in its use of a material more frequently associated with large, public building construction. The house at 222 University was designed and executed in adobe, the only house of this material in Davis. One house in the University area has the distinction of being attributed to a well known California architect, Julia Morgan. T.R. Kelly, the university professor who built the house, is listed in Morgan’s files as a client. Unfortunately the house is completely

hidden behind a high fence and is not visible from the street. Although very ordinary in its Minimalist Traditional style, it is worth noting that the house at 234 Rice Lane is constructed of bricks that were salvaged from the demolition of the first University library. The Julia Morgan house should be further researched and an assessment of its integrity undertaken. If it can be documented as a Morgan design and retains integrity it is probably eligible for listing on the National Register of Historic Places and/or the California Register of Historical Resources as the work of a master and as the only work by a well known architect designed building in the Downtown. None of the other buildings appears eligible for individual listing, but they certainly contribute to the character of the neighborhood. As unique or idiosyncratic designs they should be given special consideration in planning.

There are four houses constructed by John Leggett, and mentioned above, that exhibit a vernacular styling that draws more from rural building traditions than from the popular style movements of the period. These houses, 310 A Street, 217 2nd Street, 215 University Ave. and 212 University Ave., this latter a long time boarding house, are all vertically massed, have steeply gabled roof, and overhanging porch covers supported on posts. They possess none of the characteristic decorative treatments, fenestration patterns or details that reference then current styles. Like the unique buildings discussed above, they contribute to the distinctive character of the neighborhood and should be given special consideration in the planning process.

Previously Identified Resources

Both the 1980 and the 1996 surveys identified the Victorian buildings in the area. Since those surveys were completed, one of the earliest, the Morris house has been demolished. These previous surveys also identified a number of both Craftsman and Revival style buildings.

Below is a list of previously identified buildings and their dates of construction. The five buildings determined to be Merit Resources are in bold face. There are no landmark buildings in the University area.

<u>Address</u>	<u>Identifier</u>	<u>Survey</u>
310 A Street	Asbill Grieve House	1996/1980
340 A Street	University Inn	1996
422 A Street	Davis Inn	1996
430 A Street	Storer House	1996/1980
225 B Street		1996/1980
229 B Street		1996
301 B Street		1996/1980
305 B Street		1996
311 B Street		1996
337 B Street	McDonald House	1996/1980
201 Rice Street	Gilmore House	1996/1980
210 Rice Lane	Peddar Bungalow	1996/1980
215 Rice Lane		1996

222 Rice Lane		1996
223 Rice Lane		1996
212 University Avenue		1996
219 University Avenue		1996/1980
215 University Avenue		1996/1980
233 University Avenue	Putah House	1996/1980
339 University Avenue		1996
221 1st Street	Plant House	1996/1980
227 1 st Street		1996
209 2nd Street	Barovetto House	1996/1980
209 1/2 2nd Street	Barovetto Tank House	1996/1980
215 2 nd Street		1996/1980
217 2 nd Street		1996/1980
232 3rd Street	Eggleston House	1996/1980
235 3 rd Street		1996
246 4 th Street	(remodeled in 1991- not included in current inventory)	1996
227 4 th Street	Davis Townhouse Apartments	1996/1980

233 University and 227 1st Street have been altered significantly such that their integrity is substantially impaired. They should probably be removed from the Survey list.

Newly Identified Resources

The current survey effort has concentrated on re-examining resources from the ca. 1910 to 1945 period to evaluate if some of the more modest examples of these genres might also be contributing elements within specific neighborhood contexts. Below is a list of all buildings, not previously identified, that have been evaluated in this survey as contributing to the historical and architectural character of the neighborhood.

Address	Identifier	Survey
112 A Street		2003
322 A Street		2003
412 A Street		2003
440 A Street		2003
233 B Street		2003
315 B Street		2003
223 Rice Lane		2003
234 Rice Lane		2003
313 University Avenue		2003
317 University Avenue		2003
334 University Avenue		2003
203 1 st Street		2003

234 2 nd Street		2003
236 3 rd Street		2003
240 3 rd Street		2003

Historic Districts

There is a distinctive concentration of Craftsman Bungalows, Revival Style and Vernacular residences along the University Avenue corridor, the upper 300 and 400 blocks of A Street and on Rice Lane. Unfortunately the coherency of the University corridor is interrupted by recent commercial buildings at the corner of 3rd Street, and by apartment buildings that intervene between the two historic properties on the east side of the 200 block. While the street lacks the continuity and integrity of an eligible historic district, the buildings here, as well as on Rice and A Street, are significant in establishing a characteristic scale and form of the neighborhood and in providing an historic association with the neighborhood’s origins as a University related residential enclave.

In addition, it should be noted that the Davis Townhouse Apartments are the first major multi unit complex within the Downtown Historic Conservation District and it is significant as an indicator of the growth and influence of University on the town in the late 50’s. It is also important as an excellent example of the “garden apartment” idea – to provide multiple unit housing in an inviting and park-like environment.

Old North Davis

The analysis of the Old North Davis area is on DPR 523 District nomination forms that follow.

ENDNOTES

¹ City of Davis. *Davis Downtown and Traditional Residential Neighborhoods Design Guidelines*. (Davis: July 2001), p. 2.

² Larkey, Joann. *Davisville '68: The History and Heritage of the City of Davis, Yolo County, California* (Davis: The Printer, 1969) p.45

³ Ibid

⁴ Lofland, John. *Old North Davis: Guide to walking a traditional neighborhood*. (Woodland: Yolo County Historical Society, 1999) p.34.

Sanborn Insurance Map 1891

⁶ Larkey, p. 65

⁷ Larkey, p.61

⁸ Larkey, p. 91-96

⁹ Lofland p. 38

¹⁰ Lofland, p.35

¹¹ Larkey, p.72

¹² City of Davis, *Core Area Plan* (San Francisco: 1961)

¹³ North/south streets in Davis were originally named after various trees. Ca. 1913 a system of alphabetic designation was adopted.

¹⁴ Map of Davisville, Yolo County, 1867. Copy in the Hattie Weber Museum Collection.

¹⁵ Larkey, p.57

¹⁶ Sanborn Insurance Maps, 1891, 1900.

¹⁷ Larkey, p 72

¹⁸ Ibid.

¹⁹ Larkey, Joann. "Hopkins Plan for Davis Community's Future," in *Portraits of the Past*, Davis Enterprise, May 25, 1972 .

²⁰ City of Davis. *Community Forest Management Plan.*, September 2002., p 13

²¹ Lofland, John and Phyllis Haig. *Images of America: Davis California 1910-1940* (Charleston: Arcadia Publishing, 2000), p.9-14 and 17,25.

²² Cheney, Charles. *City Plan of Davis California, 1927* in the collection of the Hattie Weber Museum.

²³ Welsh, Laurie "The Old East Davis Neighborhood," 1998, unpublished manuscript in the collection of the City of Davis Planning Department.

²⁴ *Official Map of the City of Davis, Yolo County, California, 1928*. in the collection of the Hattie Weber Museum.

The block between J and K, 2nd and 3rd Streets which is owned, with the exception of two parcels, by Peter Pedrazinni. The entire 500 block of J Street on the east side is owned by JG Rowe and on the opposite (west) side by Josephine Hunt.

²⁵ Lofland and Haig, p.106

²⁶ Welsh, p.6

²⁷ Lofland and Haig, p 106.

²⁸ Sanborn Insurance Maps, 1921.

²⁹ Larkey, p.61

³⁰ Paula Boghosian. Historical Resources Survey, City of Davis, 1980.

³¹ Ibid.

³² This is true except in the Old North Davis in the blocks between 5th and 6th Streets where slightly longer blocks are subdivided into twenty, rather than sixteen lots. However, these blocks retain a rigid geometrical organization with uniform street widths and lot sizes.