

## **Attachment E**

### **CULTURAL RESOURCES INVENTORY, FINAL REPORT**

**DAVIS, CALIFORNIA**

**JUNE, 1980**

CULTURAL RESOURCES INVENTORY  
FINAL REPORT

DAVIS, CALIFORNIA  
JUNE 1980

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Mary Jett, escrow officer of the Trans America Title Insurance Company, provided assistance with the Inventory project.

Volunteers assisted in a variety of ways, including archival research and numerous personal interviews in order to develop the necessary historical background information for the Inventory. Volunteers assisting include the following.

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Wes Wooden

## CREDITS

The information and historic insights provided voluntarily by numerous individuals have greatly assisted in the preparation of the Davis Cultural Resources Inventory.

The Davis Historical and Landmarks Commission provided much support and assistance with the project.

Commission member Phyllis Haig in particular proved to be an outstanding informational resource and a willing assistant, without whom the necessary research would have been very difficult if not impossible to accomplish.

Joann Larkey, through her extensive and well researched series of articles on early Davis and assisted with volunteers, provided invaluable information.

Staff member William Taylor also provided special assistance and information, and established the primary volunteer communication system.

City Staff interviewed in the course of the project included:

Gloria McGregor, Community Development Director

Doran Maxwell, Building Official

William Taylor, City Staff Representative to the Historical  
and Landmarks Commission

Lois Scott, Associate Planner

Information from the Government Documents and Map Section and the Special Collections sections of the University of California at Davis library was provided. Staff member Wilda Schock assisted with the project.

The special collection and historic information at the Yolo County Library were also of particular assistance.

The ambitious and very helpful project of cataloguing the Larkey "Portraits of the Past" articles was accomplished by Jane Kimball and Audrey Hastings.

## INTRODUCTION

During the early sixties, interest in the history of Davis and the surrounding agricultural environment began to increase as the Centennial of the city's founding in 1868 approached. The Davis City Council created the Davis Historical and Landmarks Commission, which in 1968 published a 240 page book entitled Davisville '68: The History and Heritage of the City of Davis. This publication created a growing awareness of the need for a program to encourage conservation and preservation of the city's historical landmarks. During the late sixties, the Historical and Landmarks Commission developed a list of historical landmarks, which were designated by the City Council. The list however, was primarily composed of structures around 100 years old.

In 1973, thirteen of those landmarks were given temporary protection by an Ordinance that enabled the Historical Commission to request delay of the issuance of a permit for demolition or alteration of the external appearance of any of those designated structures for up to 360 days, during which time the Commission was to try to develop suitable alternative plans with the structure's owners. In 1977, this Ordinance was strengthened, and demolition or exterior alteration is now permanently prohibited unless the owner can demonstrate extreme hardship. The new Ordinance also permits use of the California State Historical Building Code for restoration purposes.

Plan  
Shortly after applying the new Ordinance in order to save one of the most significant landmarks in Davis, the Historical Commission realized that what was needed in order to continue the development of the concept of historical preservation in Davis was a systematic, historical/architectural resources inventory (survey) of the entire community. Rational decisions regarding the preservation of structures other than those already designated, delineation of special districts, applications for tax relief, requests for

funds, etc. could only be pursued after the completion of a comprehensive, professional, objective inventory (survey) of the town's available resources.

The final decision to conduct the survey was made when the Historical Commission was informed by the City Manager's office that the Sacramento Regional Area Planning Commission (SRAPC) had HUD funds available for that purpose. The City's application was approved, and the Historical Commission received a \$4,000 grant for an Historical/Architectural Survey. The commission added \$3,500 from the Historic Trust Fund, and the Davis City Council added an additional \$1,500 from General Fund monies, for a total project funding of \$9,000.

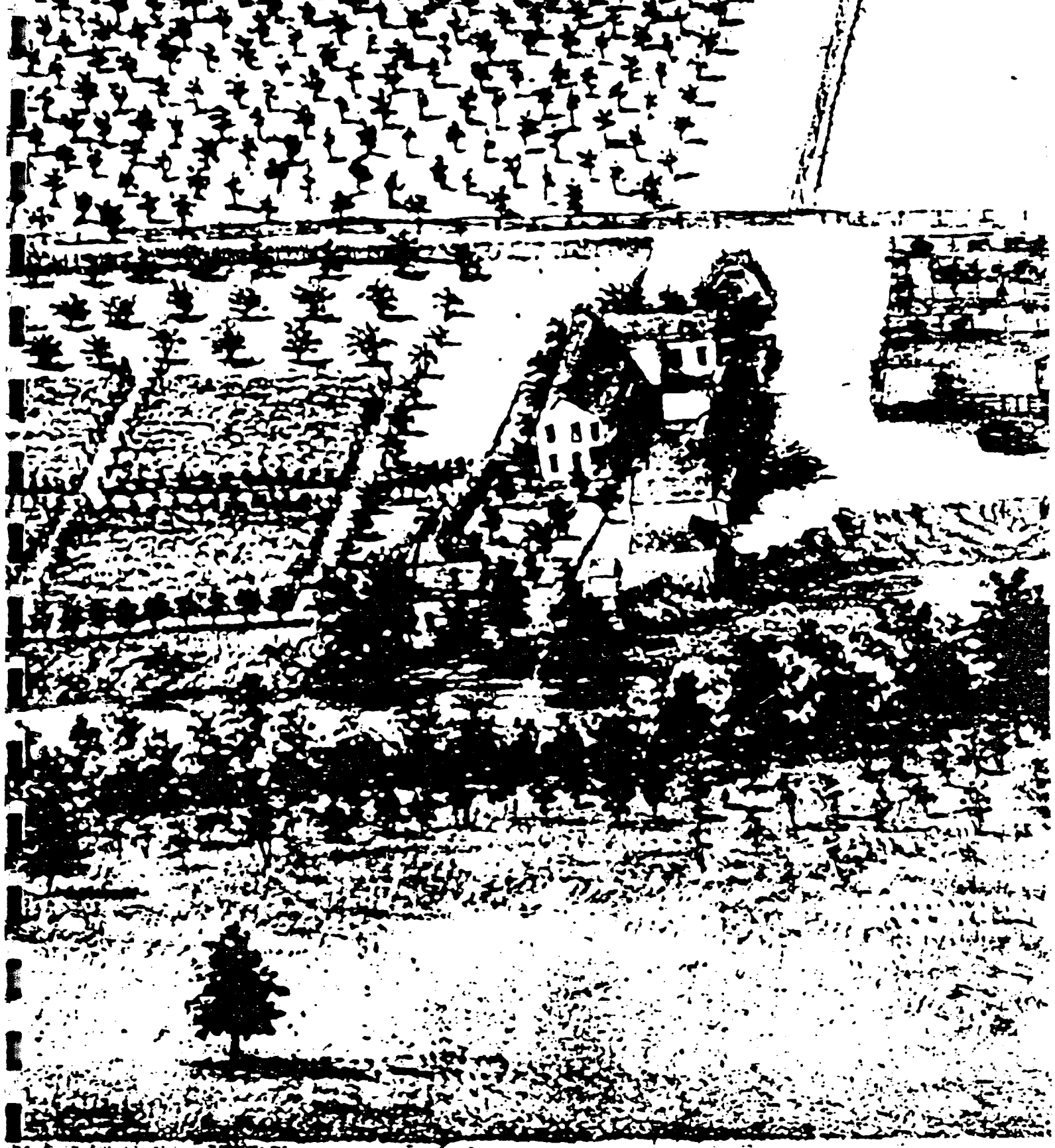
After reviewing proposals from four professional consultants, the Commission awarded the contract to Historic Environment Consultants of Sacramento. Discussions with the Consultant resulted in a jointly selected methodology and criteria for evaluation of the historical/architectural resources in the City of Davis. It was also the Commission's and the Consultant's decision to prepare the Cultural Resources Inventory in two phases. Phase I (completed in July, 1979) included Davis cultural resources up to, and including, 1940, and was physically bounded by the current Davis City limits. Phase II (completed in July, 1980) included Davis cultural resources constructed between 1940 and the present era, and in addition, an inventory of cultural resources in the surrounding rural area, since the City's origins rest solidly in its agricultural heritage. This report is a two-volume compilation of the two phases of the Survey by the Historical and Landmarks Commission, and is intended to be used as a working document. The Commission will, at a later date, publish selected parts of the Inventory for public distribution, study, and use.

The report presented here is a cataloging of those cultural resources in Davis and the surrounding area that have (or may have) historical and/or architectural value to this community. This inventory is a compilation of data consisting of places, names,

dates, facts, figures, and recollections about the buildings and places that form the early pieces of the mosaic named "Davis, California". It is also a brief analysis architecturally/historically of the importance of each inventoried building and includes the how, why, and under whose influence these early pieces evolved. Finally, it is a set of suggestions and guidelines about how we can keep, enhance, and develop those pieces for the entire community to experience and enjoy. This Inventory should not be viewed as a culmination of historic preservation and awareness in Davis, but rather as a new planning tool for use in generating increased public participation in recognition, preservation, and restoration of Davis' historic resources.

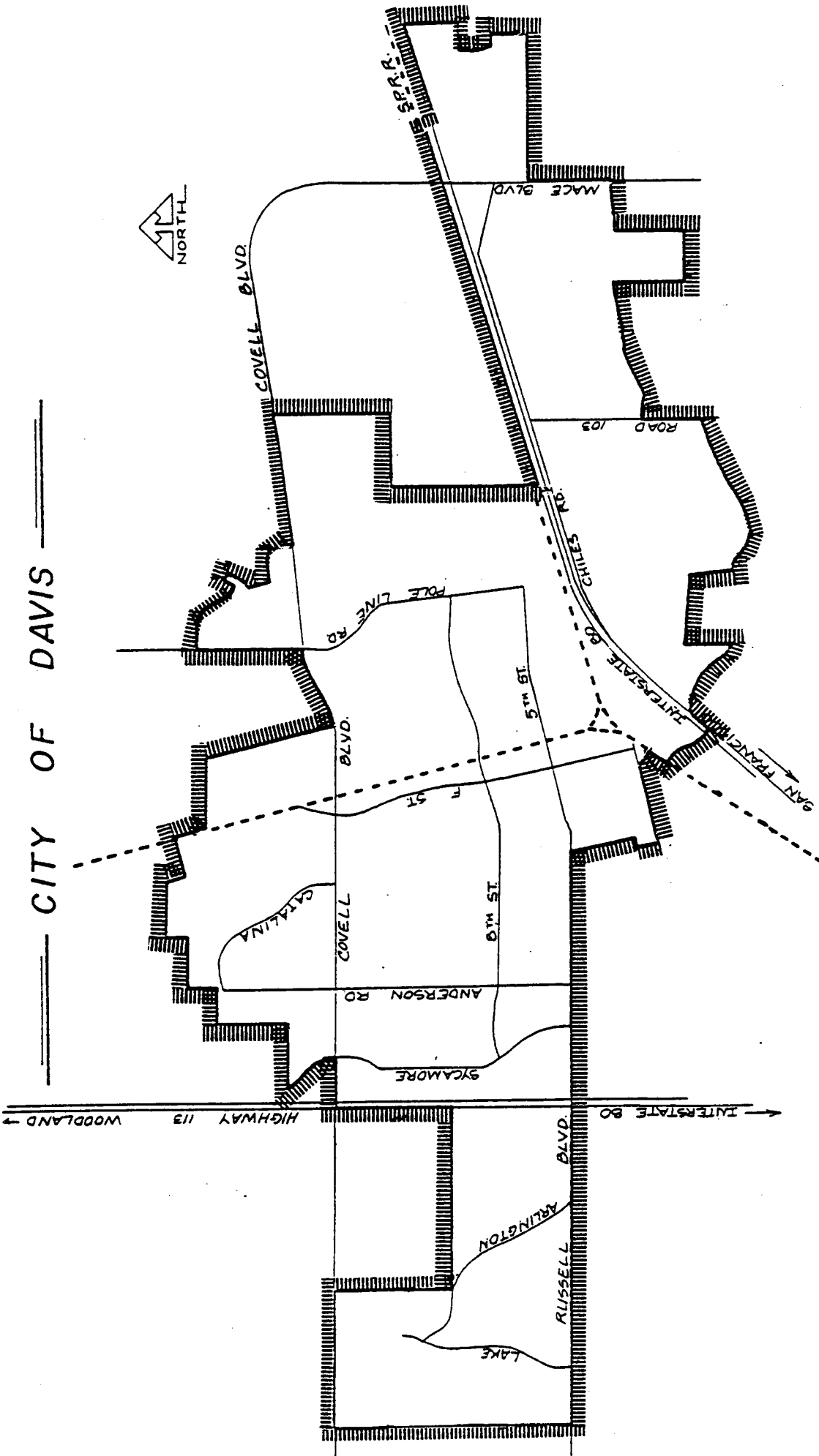
William Taylor  
Staff Representative to the  
Historical and Landmarks  
Commission



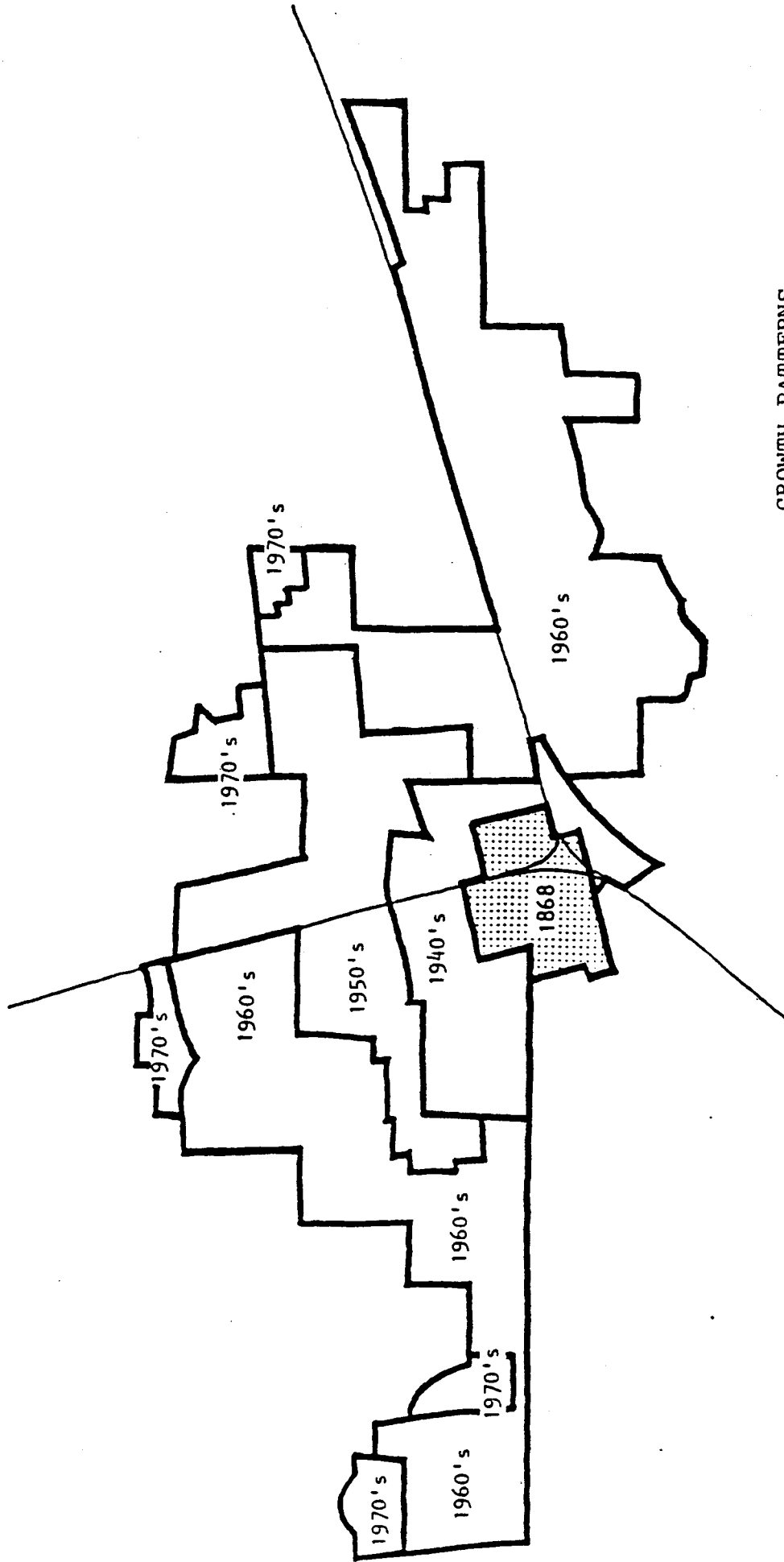


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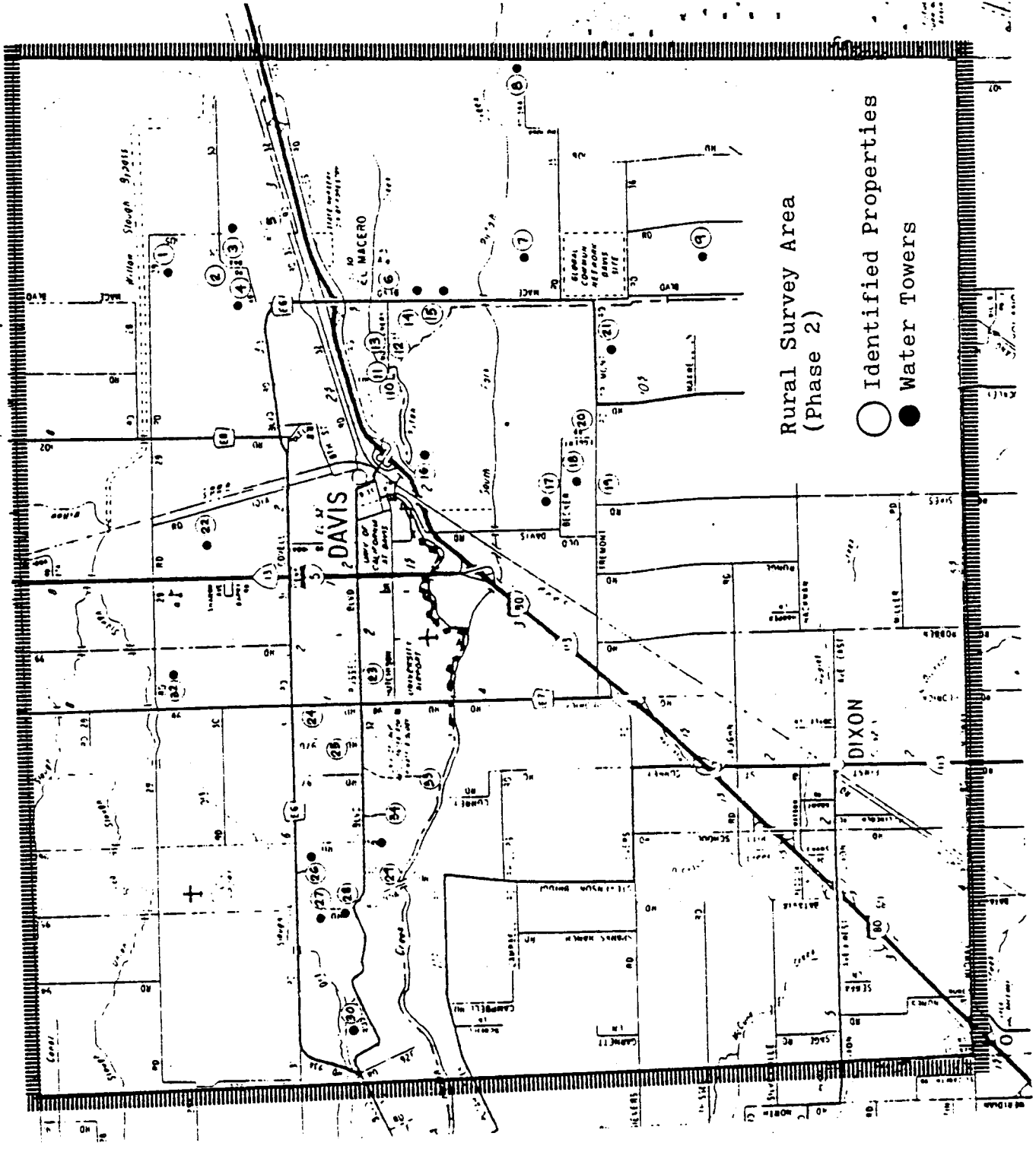
CITY OF DAVIS



City Survey Area  
(Phase 1)



GROWTH PATTERNS  
Annexation Additions:  
1868-1980



Rural Survey Area  
(Phase 2)

- Identified Properties
- Water Towers

Scale

1" = 100'

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MAIN STREET DAVIS, CAL.

## THE PREHISTORY OF DAVIS AND ITS FUTURE

DEAN H. GAUMER

The City of Davis has a prehistory. How many millenia ago the first Native American populations arrived in the Davis area and occupied the two known archaeological sites within the city's limit, or the several known within the Davis community's impact area (LAFCO definition) or the unknown and possibly buried sites along Putah, are not known. We can only summarize and infer certain ideas and concepts based on the ethnographic contact times of about a century ago and current archaeological work and theory. We do know that evidence suggests human populations in California some forty millenia ago. We also know that within some 100 kilometers of Davis, prehistoric populations were living a very sophisticated good life some twelve to fifteen millenia ago (Parker, 1980). We know that the climate and ecosystem has changed during these centuries and that the remains and story of these sagas of human endeavor and successful adoption to a changing environment lie buried in the ground.

The earliest written documents we have for the autochthonous peoples of the Davis area exist in the records and archives of the early Spanish Missions. The directors of Mission San Francisco de Assissi and Mission San Jose, actively sought out by proselytization or the use of troops, peoples that today we classify as /'pat,win/. Patwin is the native word for the concept meaning "the people". During contact times it was used by several informants to universally refer to themselves. In the development of the different ethnographies of California this term was initially used by Stephan Powers (1877) as a good term to refer to an aggregation of peoples who shared similar linguistic, religious, and territorial attributes and as a method of distinguishing them from their neighbors, the Wintun, to the north. The Patwin language belongs to the Penutian language family along with other California indigenous languages such as Costanoan, Nisenan, Maidu,

Miwok, and Yokut. Within its boundaries existed several dialects, among them the Tebti, Colusa, Grimes, Cortina, Knights Landing, and Suisun (Whistler, 1976).

The history, territory, and environment of the Patwin has been well documented by Johnson (1978). In this excellent synthetic work she sums up the known material cultural manifestations of the Patwin. The Patwin had a territory some ninety miles running from Suisun Bay to Princeton on the Sacramento River, and from Long Valley-San Pablo Bay on the west to the Sacramento River on the east. Yolo County, and hence the Davis area, was central to their territory. Mariano G. Vallejo, while military commander of this area, made an alliance with Chief Solano (Lothrop, 1932), who resided in the Fairfield-Vacaville area, but most importantly, had strong familial connections with the historic ethnographic Patwin village at Knights Landing called /Yo'doi/. Early encroachment by the Hudson Bay Company in Yolo County undoubtedly brought contact between the native populations, River Patwin, and these European explorers (Gaumer, 1978). Kroeber (1932), Gifford (1923) and Merriam (Heizer and Hester, 1970) describe the religious and philosophical systems of the people known as Patwin. Of importance were the unique secret societies of the Patwin and their functional families (McKern 1922) wherein certain families possessed special knowledge of a ceremonial, official, occupational or shamanistic nature. Thus Patwin living near the Sacramento River might possess the knowledge to gather salmon, while the Patwin in the foothills of Putah Creek acted as merchants and traders between the peoples of the Napa Valley and the Central Valley. One can imagine that the archaeological sites in Davis afforded a good middle ground for barter, trade, or other economic and socio-political behaviour, as well as religious celebrations.

#### Known Site Description

For the last century citizens of Davis have been collecting prehistoric artifactual materials from the general vicinity of Voorhies Hall, and the Campus parking lot of the U.C.D. Campus,

and Rice and First Streets (Wooden, 1980, p.c.). The records at the Department of Anthropology (True, 1979, p.c.), the California Cultural Heritage Foundation of Davis, the California Department of Parks and Recreation, the Archaeological Research Facility at Berkeley, and others reveal that indeed there is archaeological material and hence a site in this area. However, no boundaries or limits to the site are known at this time. As no prehistoric material was found during the excavations of the Grieve-Asbill home on Third Street (Gaumer, 1980) the northern boundary of the site would appear to be somewhere around Second Street. It is also assumed that the North Fork of Putah Creek forms the southern boundary of the site. Much testing needs to be conducted to determine these boundaries.

Based on a comparison of other Central California archaeological sites, the artifactual materials coming from the site suggest an antiquity in excess of two millenia or more. Only careful future scientific excavation and analysis by the carbon dating method along with obsidian hydration and pollen records will give us an ultimate answer as to when the site was first occupied. Questions as to the connections, cultural and otherwise, of these people can only be surmised, but good excavation and the use of the tools of ethnographic analogy will likely demonstrate a connection with the Patwin peoples.

The second site is a unique buried site in the vicinity of Anderson and Covell Roads. Pacific Gas and Electric crews found human and cultural materials while placing a power line underground. No further excavation occurred and the material still lies buried. Great care and caution must be exercised at this site for it may represent an early period site that has been buried by the subsequent flooding of Putah Creek and other tributaries over the last few millenia. If this site is deep enough and intact it would be a scientific breakthrough in placing human occupation in the area back before the other known sites that manifest themselves on the surface of the present country side.



There is a third site on the U.C.D. campus and as such is not within the city's jurisdiction. It is, however, in the best interest of the University system and the City of Davis to care for these materials.

As the City of Davis continues to expand, new archaeological sites are expected to continue to manifest themselves. The most critical areas of potential concern are the present banks of the tributaries of Putah Creek.

The City of Davis should set up a preventative program to assure that these potential sites are recognized and protected, and where necessary, enter into a joint powers agreement with the counties of Yolo and Solano to ensure that the inevitable expansion of this city and other instrumentalities in no way endangers these non-renewable resources.

Two other non-artifactual areas of critical importance for gathering evidence for the interpretation of the past as evidenced in Davis are the pollen laden buried soil strata underlying the Mayfair lot near Central Park (once a swampy area or vernal pool) and the remains of a drowned northern tributary of Putah Creek that expresses itself in the Davis Cemetery and surrounding areas. These remnant areas have the information of past biotic communities and environmental conditions locked in their strata and can yield much data as to conditions the prehistoric ancestors of Davis had to contend with. These materials should be preserved or if threatened, scientifically tested and information retrieved.

The protection of all the known prehistoric archaeological sites and future of yet to be discovered ones must take into account Native American sentiment especially as outlined and defined in the spirit and intent of Public Law 95-341, August 11, 1978, 92 STAT.469 (American Indian Religious Freedom).

There exists another archaeological resource that cannot be replaced. I refer to the Historic Archaeological fabric of Davis. The original alley between F Street and G Street from First Street north to Seventh Street is richly laden with artifactual material that is currently threatened with destruction and in some areas is

being destroyed by lack of proper environmental assessment. From a scientific and reconstructive point of view, all material lying beneath the surface of the ground and connected in any way with the cultural development of Davis is in the perview of Historical Archaeology and is part of the collective cultural heritage of the citizens of Davis and must be protected and preserved as the law now dictates. We possess old sewer lines and refuse dumping areas, along with original foundations and wells in this city that qualify to be protected and scientifically examined and recorded before they are destroyed forever. The work needed to do this can be absorbed by any project if it occurs on the initial level of development and not at a later date when the work carried on would be a financial burden to private development.

~~At present the boundaries of the Davisville Historic District,~~  
are inclusive of all properties and materials bordered by Olive Drive and Putah Creek on the south through the corner of A Street and First north to Russell. At Russell the border runs a narrow corridor west to Cactus Corners, turns and runs east to College Park. The boundary then runs north along Oak Avenue to East Eighth Street, turns east and proceeds to the corner of East Eighth and Poleline. At Poleline it includes all of the cemetary including the buried stream bed east to the city limits, then south to Interstate Highway 80 and Olive Drive. Two other areas of critical concern are the drainage system of Putah Creek and the subsequent development in the South area which has never been surveyed and those manifestations of the cultural heritage which may occur in the El Macero area which have never been subsurface tested or surveyed.

THE DEVELOPMENT OF DAVIS:  
AN HISTORIC OVERVIEW

In all cities there is a legacy of objects left by an earlier generation. The construction of houses, public buildings, civic improvements, landscaping and the planting of trees, and the development of street patterns all reflects the styles, taste, priorities, and mode of earlier times.

Davis has a wide spectrum of these reminders of its past. An awareness of the circumstances that created this visual legacy assists in the understanding and appreciation of its contributions to the community.

While the urban patterns that now exist in Davis express to a much greater degree the legacy of the residents after the 1860's, the earlier heritage of Spanish Ranchos, the Mexican land grants, the pioneer expeditions of American settlers, and the early ranchers that focused on agriculture and livestock breeding is captured and retained in Davis, in streetnames, land areas and its special community spirit.

In analyzing the growth and development of Davis, the following eras are most expressive of its development.

The 1850's - The Rancho's and Early Pioneers

The 1860's-1870's - The Railroad Era

The 1880's-1900 - Settling In

The 1900's-1910's - The Establishment of the University Farm

The 1920's - An Era of Civic Improvements

The 1930's - The Slow Years

A brief explanation of these various eras serves to demonstrate the manner in which these particular periods influenced the Davis of today.

The 1850's - RANCHOS AND EARLY PIONEERS

By the 1850's the early Mexican land grants of the 1840's, including Rancho Laguna de Santos Calle on which Davisville was to be built, had come under challenge by American settlers.

The Mexican-American War was over in 1848 and California became a state two years later. Much of the time spent in the ensuing decade was devoted to clarifying ownership of the valley's rich farming lands. It was not until the mid-1960's that land ownership patterns finally became defined and established.

Jerome C. Davis, one of the first pioneers to settle in the Davis area, married Mary Chiles, the daughter of a prominent regional rancher, in 1850. The lands that they settled on became the future site of the town of Davis. It is from this pioneer family that Davisville obtained its name.

The 1850's were a time of agricultural development. Farming, livestock breeding, the planting of orchards and vineyards, and the arrival of settlers of varied nationalities. German immigrants eventually formed the apparently largest single ethnic group. Many of these agricultural settlers had first tried their luck in the gold fields before settling down to the more sedate and apparently more successful life of farming.

The University of California now occupies the site of the early Davis ranch and thus few visible reminders of this era remain.

#### THE 1860'S-1870'S - THE RAILROAD ERA

Railroad fever hit California during the 1860's. As the development of the Central Pacific Railroad plowed eastward from Sacramento to join the westward moving Union Pacific at Promontory Point Utah, the isolated west was to be joined at last by a modern transcontinental railroad. Great dreams of development and progress thrived in the minds of early Californians while the Eastern section of the nation was torn in Civil War.

Dreams of building a railroad through the new town of Davisville were realized by five individuals who became known as the "Big 5". John B. Frisbie, William Roelofson,

DeWitt C. Haskin, James M. Rydern and DeWitt C. Rice joined together to build a railroad from South Vallejo to Washington (now Broderick). The railroad was planned to pass through the Jerome Davis ranch and later progress north to Woodland, Knights Landing and on to Marysville. The railroad was called the California Pacific Railroad or the "Cal P". The "Big 5" purchased 3000 acres from the Davis family, built their railroad from South Vallejo, and trains were running into the Victorian styled Davisville depot by the fall of 1868.

The "Big 5" also laid out the town of Davisville. The Davisville Land Company, with DeWitt C. Rice acting as President, set aside 2000 acres adjacent to the train station. The town site included 32 blocks, bounded by what is now First, Fifth, B and J Streets, and was developed in a grid plan more aligned with the railroad than true North. Due to later expansions of the city that aligned more with the North/South grid lines of the governmental section lines, the boundaries and layout of this early town site are quite clearly defined on contemporary maps.

By December of 1869 the new town of Davisville had a voting population of four hundred citizens, and two hundred houses had been built. To serve the population, hotels, drug stores, hardware, dry goods and clothing stores, a Post Office, Express office, liquor stores, livery stables, blacksmith, wagon making, carpenters, furniture stores and meat markets all sprang to life in the new town.

During the 1860's and 1870's, Davisville became a typical boomtown. Proud residences built at a generous scale in the Italianate style prominent at that time, can still be seen at 604 Second Street, the Dresbach-Hunt-Boyer Home (1875), the Saunders Home at 509 Fourth Street (1874) and the Williams-Drummond-Rollins-Keith House at 320 I Street (1876). The legacy of an early Davis citizen can be also seen in landscape form with the Avenue of Trees, a one and a quarter mile stretch of noble Black Walnut trees planted by H.M. LaRue in 1874-1880 along Russell Boulevard, which is now a state Point of Historical Interest.

## THE 1880'S-1900 - SETTLING IN

The exuberance of the railroad boomtown settled slowly and Davisville continued its development on a more modest scale during the next two decades. In 1873, the population of the Davisville area was 480 and by 1891, the population had reached 700. Agriculture and railroad activities were the main economic forces and major components of the city's early and continuing development.

The original town site easily accomodated new development, and after the 1868 town site was laid out, no major additional subdivision activities took place until 1888 when the four block subdivision of Rice's Addition (after DeWitt C. Rice) was recorded in November 1888. This subdivision with its Rice Lane provides a contemporary link to the "Big 5" so key to the city's early growth.

The architectural legacy left to the city by residents of this period include the C.E. Davis House, 619 Fourth Street (1884), the excellent example of Stick-Eastlake styles in the LaRue-Romani House at 2020 Russell Boulevard (1887), and the Tufts-Longview-Anderson Home at 434 J Street of the 1890's.

## THE 1900'S-1910'S - THE ESTABLISHMENT OF THE UNIVERSITY FARM

The beginning of the 20th century found a new direction for the city. University Farm was established on March 18, 1905 when Governor George Pardee signed the legislative act that would provide "for the purchase of a University Farm for the use of the College of Agriculture of the University of California". The scramble for the site began and Davis citizens organized to influence the location of the University Farm in Davis. After many meetings and promotional events, the Davisville site was selected over 68 other sites proposed throughout the state. A new force for the development of the city had been launched.

In June, 1906, 778 acres were purchased from Martin V. Sparks for the University Farm and in 1907 the first structure was built. The school opened in 1908. With the development of University Farm came a burst of enthusiasm for the

development of Davisville; new water projects were developed for the University, the Davis Arch (1916) was constructed at Second and G Streets, the first concrete sidewalks were built in 1913, the Southern Pacific in 1913 replaced the old Victorian styled Railroad Depot with a Mission Revival Depot, the bars closed in 1911 when the three mile liquor law was passed, and in 1915-16 the Yolo Causeway was built connecting Davis to Sacramento for easy automobile access.

Subdivision activity also occurred during this period and included Jackson's Addition, Farmview Subdivision, several Haussler subdivisions; the Davis Homes Tract; the Sheffer Tract and the Bowers Addition. Large land holdings west of the city also were divided into smaller ownerships. Senator Marshall Diggs who introduced the legislation for University Farm, subdivided his 1400 acres tract (the former Hext Brothers Ranch) purchased in 1905 into smaller 20-40 acre parcels, as did others who owned lands at the western edge of the city. The city of Davis was incorporated in March 1917 with a population of 979. (The city dropped the "ville" from its name in 1907.)

Examples of architectural styles of this active period are numerous: the Craftsman Bungalow style of the Grieve-Asbill House, 302 A Street, (1909); the 1910 Classical Revival Davis Branch of the Bank of Yolo, Third and G Streets; the Mission Revival Southern Pacific Depot (1913); the 1914 Prairie School Anderson Bank Building at 203 G Street; and the Colonial Revival/Queen Anne styling of the Schmeiser House, 334 I Street (1911).

#### THE 1920'S - AN ERA OF CIVIC IMPROVEMENTS

The 1920's were a decade of significant community improvements. Citizens organized collectively to make a better city, visually, socially and economically for its 1,040 residents. In 1920 a new water system was developed. In 1921, a sewer system and garbage collection service was installed. Street lights, roadway improvements, street tree planting were initiated and in

June 1923 a tentative plan for long range development for the City was proposed. In 1925 a Planning Commission was established and in 1927, Charles Cheney, a well known Southern California City planner developed the City Plan for Davis. A Campus Building Plan was developed for the University in 1922, the same year the college was expanded to a four year program. Other major community facilities developed during this period include the Community Church in Spanish Colonial Revival-Romanesque styles (1926), the brick Romanesque Revival Davis Joint Union High School (1926), and the Boy Scout Log Cabin (1927).

Subdivision activity during the 1920's included the beginning of the unique 25 acre College Park Subdivision and Traynham's Addition, both located west of the original town site along Russell Boulevard near the University. The first transcontinental highway, Lincoln Highway passed through Davis via First, B, and Russell Boulevard.

#### THE 1930'S - THE SLOW YEARS

During the 1930's, 203 new Davis residents raised the population total to 1243. While Davis didn't suffer from the breadlines, labor strife, and serious unemployment common to major U.S. cities, it also didn't grow significantly during this decade. It was a time of simple lifestyles and contrasted with the later consumer-development splurge that occurred during the 1950's and 1960's.

The new Spanish Colonial Revival styled City Hall and Fire Station were built in 1938, the first police car was purchased in 1934, the first city park was developed and the only subdivision recorded during the decade was Robbins Subdivision, located west of College Park between Russell and Eighth Streets.

An example of the period revival architectural styles reflecting the modes of the 30's is the Dixon House at 311 B Street, built in 1932.



## THE 1940'S - THE WAR YEARS

The advent of World War II was the next major impact upon the city. A strong sense of community developed to assist in the national war efforts. Classes at the University were suspended and the United States Army established the Western Signal Corps School on the campus from 1943 to 1945. Citizens responded to calls for help from local growers to assist in crop harvesting and numerous other wartime volunteer efforts assisted the national cause. By October 1944, the University again became a college campus and peacetime life resumed. In 1949, the University was expanded to include the School of Veterinary Medicine.

Subdivision activity during the 1940's, suspended since University Park Number 1 (a subdivision north of College Park) was recorded in 1942, picket up momentum after 1946 with the subdivision of lands north, west, and east of the original townsite.

As the 1940's drew to a close, so did the easy pace and small town lifestyle of the city. The days of small scale development, with its numbered lot subdivision and almost individually designed and constructed houses were over. The booming, big scale development of the next decade with its mass-produced design image was about to hit Davis.

Some of the architectural styles of the 1940's are expressed in the following Davis structures: State Market, 535 Oak and 631 Oak.

## THE 1950'S - UNIVERSITY AND CITY EXPANSION

Davis in 1950 had a population of 3,554, a significant gain over the 1940 population of 1,672. By 1960, the community's population had reached 8,910. Thus began the spectacular growth eras for the next few decades when every city's population seemed to double every decade. The decades of sacrifice and denial of the 1930's and 1940's and development and construction were the new thrust. In the 1940's only six subdivisions were listed in Davis. The 1950's listed 34. And these subdivisions were not the small scale, small number of lots subdivisions of the past. Subdivisions of the 1950's expanded north, east and west from the older city.

East Acres, University Park, Oeste Manor, Davis Manor, Sierra Vista Oaks, Lillard Addition, University Farms, and Elmwood, are a few of the subdivisions that were recorded during this decade.

The reason for the growth was simple; returning GI's homes for their growing families, and Federal financing for housing was easy. The University was expanding, plenty of jobs were available, the level terrain provided no natural barriers for development, and development and development controls were minimal. The commute to Sacramento was relatively easy, and Davis was a pleasant place to live.

The 1950's saw dramatic growth in the University campus. The College of Letters and Science was added in 1951. The U.C. Regents in 1959 declared that the Davis campus was to be a general campus of the University system. This decision strongly influenced the future growth and development of Davis and made the University the cultural focus for the community.

During the 1950's there were no annexations of adjacent unincorporated county lands into the City. However portions of the Montgomery Ranch southeast of town were sold in 1958 for the future development of El Macero Gold and Country Club. In 1957 Monticello Dam was built for diversion of Putah Creek waters to the agricultural lands of Solano County.

Some representative architectural styles of the 1950's are illustrated in the following structures: the Varsity Theater, the Pence Gallery, 712 Elmwood Drive, and 321 West Eighth Street.

#### THE 1960'S - COMMUNITY-WIDE GROWTH

The growth and development of the city in the 1960's proved to far outdistance any other previous period in the city's history. By 1970, the city's population grew from 8,910 to 23,488. A total of 65 subdivisions were recorded during the Sixties, extending out from the original town site in all directions. On the west side, Westwood was the first subdivision west of U.S. 99 in 1964. Then further west in 1969 came Stonegate, the first major subdivision west of Arlington Farm on Russell Boulevard. To the north development across Covell Boulevard occurred for the first time in Covell Park, in 1965. South of the city El Macero Vista was the first subdivision

south of Chiles Road in 1965. Tract house building now was the main method of providing new homes.

In 1962, the University established the College of Engineering. The School of Law was instituted in 1964 and the School of Medicine in 1965. By the end of the Sixties enrollment at the Davis campus reached 11,163 students. Davis was fully recognized as a University town with half the work force reporting in the 1960 census as working in educational services. Local industries like Hunt Foods also provided employment for Davis residents as did nearby Sacramento.

Access to Sacramento was made easier for automobile traffic in the early 1960's with the reconstruction of the Yolo Bypass Causeway. Replacement of the earlier, narrow, wooden bypass by six wide lanes of concrete structure allowed cars to travel to and from Sacramento with ease.

The General Plan for Davis, revised in 1961, projected a future population for Davis of 90,000 by 1990. In 1969 and again in 1968 the City annexed a modest amount of land into the city to the north, south, east and west. As a result of the multitude of 1960's annexations, one of the principal architectural expressions of this decade is its variety of tract house designs.

Davis possesses a number of interesting individual designs of the 1960's as well, including the Wells Fargo Bank, the Church of Saint Martin Episcopal, Pacific Standard Life Insurance Company, 808 Cherry Lane, and 702 Miller Drive.

#### THE 1970'S - REASONABLE GROWTH AND CONTROLLED DEVELOPMENT

As the 1920's were a decade in which the citizens of Davis worked together to create major civic improvements, so were the the 1970's. Concerned citizens discussed and developed with local governments positive policies for the future of their city. The 1970's citizen efforts culminated in a new ordinance with a planning policy to guide the future direction of the city.

In 1972 a 110 member General Plan Citizen's Review Committee was established to redefine the development goals for the city's growth and deal with concerns and changes resulting from the rapid growth of the 1950's and 60's.

Davis residents had become very aware of the consequences of uncontrolled growth.

By 1974 the University's enrollment had reached 15,343, the campus had increased in size to 3,700 acres, and older buildings were being recycled to new uses. The University continues to be a cultural focal point for Davis and its young bike-riding students have established a transportation mode that is now part of the Davis image; the bicycle. Bike paths were established throughout the city in the early Seventies and the encouragement of this form of transportation has dramatically cut down the need for huge parking lots in and adjacent to the city.

Regarding the student population, the eighteen year old vote, abolition of the three mile no liquor limit, and increased concern for the protection and conservation of our limited natural resources are but a few influences that have made Davis a very contemporary, "now" thinking community. Student political participation in civic affairs has caused a new direction for the city in the 1970's. A change in growth policies, housing policies, downtown development, and suburban growth have all been influenced by the young voters of Davis. New development procedures and techniques are reflected in the Energy Conservation Building Ordinance adopted by the City Council in 1975.

The history of Davis and consequently its architectural heritage was engendered by the publication of Davisville '68 to commemorate the 100th anniversary of the founding of the city. One culmination of this interest was the establishment of a Landmarks Preservation Ordinance in 1977. Further interest in the visual and cultural quality of the city was evidenced by the Downtown Mixed Use Study which encourage adaptive re-use of older structures and the city wide survey of historically and architecturally significant sites.

Subdivisions which were expanding during the Sixties continued in the Seventies and by 1979, numbered 91. Perhaps there is no other subdivision that captures the new development considerations of present day city energy conservation and planning policies as much

as Village Homes on the west side of Davis. This subdivision with its street and lot layout and common areas, incorporates a variety of elements for successful solar heating and cooling methods. The north-south orientation of all lots, long non-connecting cul-de-sacs, bike paths, natural drainage system, narrow streets, common gardens and solar tempered and heated houses each with different architectural design variations all create a new innovative approach to building and subdivision activity. Some structures of the Village Homes subdivision which are noted for their special design reflections of the 1970's are 2417 Buckleberry, 2312 Elendil and 2321 Rivendell.

The City of Davis has an interesting and varied past that extends from its pioneer agricultural/railroad days, to its academic, solar-conscious present. Growth and development periods and community pride have been reflected in the building activity of various eras right up to the present day. The rich and varied architectural heritage that has evolved reflects in a very real way the city's cultural, economic and social history. This overview has discussed some of the events that have shaped the present city. Davis residents have contributed generously to its community oriented evolution, and created a valuable environment that serves as a legacy to its future.



## ARCHITECTURAL STYLES AND OVERVIEW

There are a series of architectural styles which may be generally expected in California cities, the exact range of which may be modified slightly by the age of the city in question. The Gothic Revival, the Greek Revival, the Italianate, the Eastlake, the Queen Anne, and the Colonial Revival succeeded one another, in chronological order from the mid-19th century to the first decade of the 20th century. Except for the Gothic Revival, all these styles are to be found, in one form or another, in the area of Davis's earliest settlement. There are random examples scattered about other locations in the city as well, structures which originally were out of the town proper, along Russell Boulevard, for example, in East Davis, and along Covell Road.

The Greek Revival style derived from the reconstructed images of the Greek temples. In its ideal form it features a pediment, a row of columns and a symmetrical massing; the archetypical Southern Ante-Bellum manor. In California it was generally much subdued and simplified.

The Italianate was a wooden interpretation of the buildings of the Italian Renaissance. There are usually, but not always, windows with shallow or half round arches, bracketed friezes, and either a bracketed hood over the entrance or a small porch with Ionic or Corinthian columns. There is usually in Italianate buildings an emphasis on elegant proportioning. One of the standard trademarks of the style is the slanted bay, with or without engaged colonnettes. Wooden quoins are also frequently encountered, in imitation of masonry corner blocks.

As tastes and fashions changed, the desire for more elaborate ornament and more animated silhouette coincided with the vogue for furniture designed by the English decorator, Charles Eastlake. Eastlake's furniture was adventurous both in its form and in its use of varied machined decorative textural elements. These elements or elements like them, made of elaborately sawn pieces of wood, were manufactured literally by the millions all across

the country. They could be ordered from catalogues or be custom done at a local mill, and then attached to enrich every surface of the building. At the same time, the forms of the buildings were becoming more elaborate, frequently with deliberately ponderous proportions and spiky roof forms. The wall surfaces, too, were treated with contrasting areas of differing shingle or siding patterns. Charles Eastlake loathed the application of his decorative ideas to architecture, vehemently rejecting it in public print; but the style has been known from the time of its inception, as the Eastlake.

The Eastlake slowly transformed itself into the Queen Anne. In fact, it is frequently difficult to say that a particular building is one or the other. Generally, the Queen Anne was softer, more bulbous than the Eastlake; slanted or rounded bays replaced the square bay, towers became less assertive. There was more of an attempt to treat the building as a series of related, rather than contrasting parts; composition was more sophisticated while retaining (or increasing) the complexities of Eastlake forms. While there were still elaborate surface patterns, they were usually limited to two or perhaps three.

The ornament also underwent the change from Eastlake to Queen Anne. Eastlake ornament was heavy, overscaled, sometimes intimidating. Queen Anne ornament was lighter, more delicate and lacy. Elements of Classical ornamentation began to appear. The spool and the spindle and the turned balustrade were in great evidence; the Queen Anne might almost be called the style of the lathe. While the standard Queen Anne image is that of the large bay windowed, turreted fantasy, the style was popular right down through the economic spectrum to the working man's cottage. At its most modest, the Queen Anne used the slanted bay and a gable surfaced with fishscale shingles to telegraph its stylistic code.

As the 19th century merged into the 20th, the Queen Anne merged into the Classical Revival and Colonial Revival. Ornament became more openly historical and less inventive. Forms



became more regularized. In cases where formality and symmetry were desired, the Queen Anne became a new phase of the Classical Revival. Where it maintained free non-axial Queen Anne planning and casualness, with an overlay of simplified Classical detailing, it became the Colonial Revival with elements of the East Coast Shingle style as well.

While each of these styles has its distinctive features and chronological period in theory, in actuality they are not so clean cut. This is particularly true in a town such as Davis where most buildings, particularly residential buildings, were not designed by architects, but by local builders or carpenters whose contact with new styles came through pattern books or periodicals once removed from the original representatives. Thus a crucial image element from a popular new style, a fragment, would become an overlay upon whatever the builder had found to be successful in earlier projects. Therefore a single house might have elements of two, three, or four specific styles. In many cases, the basic building itself would not be Eastlake or Italianate or Queen Anne, but rather a vernacular, utilitarian structure with minimum stylistic embroidery.

So, although there are isolated high-art examples of specific styles in Davis, notably of the Italianate and the Colonial Revival, the city's older residential areas are really a museum of vernacular transformations and interpretations. Along such handsome, representative streetscapes as the 200 block of Third, or University Avenue or along the early streets to the east of the railroad tracks, it is the image of the vernacular house, unassuming, serviceable, fitted carefully and naturally into the streetscape, which dominates the visual image of the neighborhood and establishes its key importance to the city and the Inventory. These buildings combined with the mature street planting and private landscaping, (some of it remnants of 19th century planting schemes) give the area something of the image of a midwestern town. In this area, vacant lots continued to be developed as new styles evolved through the first two or three decades of the 20th century.

The interest of historicism represented by the transformation of the Queen Anne into the Colonial Revival, also resulted in regional concerns. In California, this gave birth to the Mission Revival, a style patterned very loosely upon the ruins of the California missions. The standard Mission Revival building is a simple utilitarian stucco box with a scrolled parapetted gable, sometimes pierced as if for a church bell. Sometimes there are buttresses or battered wall segments to symbolize the adobe construction of the prototype.

Another regional mode coeval with the Mission Revival was not so historically oriented. The Craftsman movement, and specifically its architectural vessel the bungalow, celebrated California as a place where life could be lived year-round close to nature. Visually, the Craftsman style is distinguished by horizontal massing and low silhouette. The rustic phase of the mode features wide roof overhangs, shallow gables, unpainted wood, expressed support structure around the porch and eaves, and frequently employed rock, clinker bricks or other primitive materials.

With the bungalow, as with the Queen Anne and other 19th century styles, many builders got their plans or images from plan-books and simply overlaid the new fashion over the building types they had previously been accustomed to building. The Craftsman mode becomes increasingly prevalent in areas bordering the University of California campus. The Craftsman bungalow is frequently a stucco building and at such times, frequently carries overtones of the work of Frank Lloyd Wright or other Prairie School designers.

There were, in fact, in Davis a number of rather remarkable buildings influenced by Wright and by the work of his teacher Louis Sullivan. Of these, the Presbyterian Manse at 603 Fourth Street, and the Anderson Building at 203 G Street are the most intact. The Bank of Yolo at 301 G Street also retains the major portion of its original qualities. The superb house at 705 First, now a restaurant, has unfortunately been remodeled

almost beyond recognition. The most remarkable of all the buildings, however, was the Presbyterian Church at 621 Fourth Street, which was destroyed by fire. It was a local interpretation of Frank Lloyd Wright's Oak Park Unity Temple. The causes of this unlikely flowering of Prairie School imagery in Davis remain to date unexplored.

The next major design mode included the Moderne, or Art Deco, and occurred in two quite separate and distinct phases, the Zig-Zag and the Streamline. Both were concerned with the image of technology, the machine. The Zig-Zag Moderne was not significant in Davis, and appears to have left no trace whatsoever.

The Depression of the late 1920's and the 1930's had a great deal to do with the ascendancy of the Streamline Moderne. It was primarily stucco, with curved corners, perhaps some glass block and metal railings. The image was that of the transportation machine of a hygienic and happy future in which technology would erase all the troubles of the present. It was an escapist mode, a period style whose period was the future.

The other period styles were revivals, fond recollections of the past and, like the Streamline Moderne, all had increased popularity during the Depression. The Spanish Colonial Revival, a California-conscious mode, like the earlier Craftsman and Mission styles, featured arches, Moorish ornament, wrought iron, and Spanish tile roofs. The Tudor Revival was usually a brick veneer building with a gable or tower filled-in with a modular pattern of stucco and wooden strips which imitated English half-timber work. The more picturesque version of this mode became the Medieval Revival.

But though there are Period Revival examples as latter infill in the older neighborhoods, it is in the somewhat later expansion along the north and west of the original city that the Period Revival is found at its most extensive and its most impressive. The showpiece of the Period Revival in Davis is College Park. It is not simply for its Tudor Revival, Spanish

Colonial Revival, Colonial Revival, and Streamline Moderne structures that College Park is significant, although as individual buildings many of these are superb. In view of the experiment and concerns which have been an important part of the city's social history, it seems appropriate that College Park was a practical co-operative effort to fill a specific need. That need was the creation of residential facilities of some prestige for the faculty of the now full fledged University of California campus at Davis.

College Park is also interesting from a planning point of view. With its oval block and loop drive, it was apparently the first development in Davis to reject the orthogonal grid. Further, a portion of the developable land was set aside for permanent use as a park for the residents. These two features anticipate the forms and attitudes of much of the later residential development of the city. (The Revivalist styles have returned to the tract house, as a drive through any recent residential development quickly reveals.)

The Period Revival modes were also used for two important Davis public buildings, the City Hall and the first library. The City Hall is a rambling Spanish Colonial Revival structure. The library is a small, Colonial Revival buildings. These buildings are both residential rather than institutional in scale and image; dignified but not intimidating, handsome but unobtrusive, they seem to embody a specific attitude of Davis citizens toward their city government.

The city contains numerous obvious remnants of its agricultural heritage. Both identifiable farm images such as water towers and barns, and the simple, straightforward, unornamented design of numerous vernacular structures reflect the values and philosophy of Davis' rural life. Though often much altered and scattered in location these remnants serve as continual reminders of the city's origins and growth.

The buildings associated with transportation in Davis are perplexingly varied in their quality. The bus station is a temporary building, architecturally negligible; the Southern

Pacific Depot, however, is one of the city's important buildings. It is a superb example of an important California type, the Mission Revival Railroad Station. Here, style was used as a sort of visual propaganda to notify the traveler from the Eastern or Midwestern United States that he or she had indeed arrived in exotic California, where even the train stations were influenced by the romantic ambience.

Although many examples of buildings relating to the automobile might be expected in a city the age of Davis, few exist which are older than the prefabricated franchise-image service stations of the 1950's and 60's. There are at least two notable older roadside installations, however, the lock shop at 907 Fourth Street near the railroad tracks, is an altered remnant of what must have been a very fine technological image gasoline service station of the 1930's. On Olive Drive there is a 1920's-30's complex comprised of service station, garage, grocery, and auto court. This auto court apparently evolved in response to travel on the adjacent link of the Lincoln Highway, the first transcontinental highway.

As the 1930's ended, the popular styles were undergoing change: the Streamline Moderne and the Period Revival modes were becoming simpler in their details and blockier in their forms. The Second World War would halt most residential and other non-defense-related building for some years, and bring in its wake changed tastes and aspirations. The Varsity Theater and the State Market show clearly the trends of post-war tastes as regards the modernist image. There is a clear attempt to transform the Streamline Moderne into something more utilitarian, something more like a jeep or a military short-wave radio. It was this utilitarian modernism which soon drove out the remnants of the moderne. The post war building aspired to be austere, technological, efficient. This trend was obvious not just in individual, architect-designed structures, but in the tract developments of "Flat Top" Smith as well. Smith was able to produce fine examples of the mass-market, affordable, modernist, middle class houses which remain convincing touch stones of the optimistic Post-War era. Most tract homes,

and most architect-designed custom homes as well, attempted to temper their modernism with regionalist overtones. There are in Davis numbers of 1950's and 1960's residences whose rigorous modernist imagery is softened by being constructed of wood; and the austere cubic massing of high style modernism is frequently altered by the introduction of angled elements and shed roofs. Perhaps the most popular, and most aestically successful, residential type of the period was one with its stylistic feet planted firmly in two opposed camps. The California Ranch house was an attempt, and by and large a successful one, to fuse the image of modernism with the image of Spanish California. During this same period the commercial area of the downtown was experiencing a similar stylistic development; the post-and-beam modernist shops and office structures, particularly those of the 1960's, are somewhat softened versions of a standard American idiom of the period, which derived largely from the work of Mies van der Rohe. The consistent scale and the occasional use of non-technological materials prevent these buildings, which give a consistent image to the downtown area, from becoming abstract and impersonal.

By the late 1960's signs were beginning appear that the popularity of modernism was fading. The elements in the suburban house which related to the past began to be emphasized at the expense of the modernist elements. Such styles as the Spanish Colonial Revival and the Tudor Revival began to reappear. Moore Lyndon/Turnbull Whitaker's 1965 first Sea Ranch Condominium was a conscious attempt to define a new vocabulary based on 19th century vernacular buildings, on barns, mills, and mining structures. Widely published in both architectural magazines and in popular mass-market periodicals, the Sea Ranch condominium was perhaps the most influential design source for the late 1960's on through the 1970's. The Pacific Gas and Electric office and the Veteran's Memorial are examples of its influence. The Wells Fargo Bank was Davis' first major building to reflect the past. While not strictly historicist, the scale, the manipulation of materials, the use of color and the roof forms all evoke without copying, the past. This involvement with the imagery of earlier eras has continued right down to the present time;

it has not limited to the imagery of new construction, but has also increased the value of the actual artifacts of the past. The reassessment of our architectural and cultural heritage, combined with rapidly rising costs of new construction and concerns about resource conservation has resulted in the refurbishing and recycling of structures which might otherwise have been demolished.

In some cases, this renewal of an existing architectural resource has been sensitive and sophisticated, making a new bridge between the present and the past. Unfortunately, the whole question of the past and its image and frequently its relevance to the present has been treated clumsily and simple-mindedly. Shingles, for instance seem to have become a mindless short-hand symbol for the architecture of the 19th century, and many buildings have been shingled in a misguided attempt to improve them (in the 1940's they would have been sheathed in asbestos shingles, and in the 1950's, stuccoed.

The same problems of what portions of the imagery of the past are important, and how they are to be integrated into the present so that they enlarge both our perception of the past and our potential for the present apply to new construction.

## DISTRICTS, PRESERVATION AREAS AND GROUPINGS

There are groupings and clusters of buildings as well as individual structures that contribute importantly to the character and visual quality of the city.

One of these areas is the "downtown" area to the east of the railroad tracks, old East Davis. Here representatives of both simple vernacular buildings and Victorian-era residences lend a distinctive character to the neighborhood that evokes a strong 19th century quality.

This area, although spotted with vacant parcels and heterogeneously sprinkled with 20th century buildings, still retains an identity and sense of the past that distinguishes it as a potential preservation area.

Another, smaller, area of note is the grouping of modest Craftsman buildings in the 200 block of University Avenue. The particular quality created by this grouping of modest shingled cottages is reminiscent of both eastern Shingle styles and the Bay Area Tradition associated with the work of Berkeley architect, Bernard Maybeck. The block possesses a distinctive visual character that evokes an early 20th century Craftsman image. A relationship to Academia is somehow appropriately implied by the style and demeanor of the buildings.

Nearby 215 Rice Lane is a shingled Craftsman Cottage designed by Julia Morgan, a well known Bay Area architect of this era.

These buildings constitute a distinctive grouping with a strong visual identity and history, and should be considered as a potential area for designation.

At the western fringe of this grouping on Second Street, lies a complex of earlier vernacular buildings that relate in scale but not in style and material to those on University. The complex is small but should be noted.

The College Park area is discussed at greater length elsewhere in this report but due to its particular qualities and attributes, should be considered for designation as a District or a Preservation Area within the city of Davis.



There has been no large scale downtown destruction through urban renewal as has occurred in most other locales, so despite considerable recent infill building, the downtown area retains a number of its earlier buildings.

Although 19th and 20th century buildings remain, and a few are excellent as individual designs, the commercial center of Davis is not a strong, coherent neighborhood entity in the same sense of many of the city's residential areas. It is not chaotic, but it is miscellaneous. The buildings are primarily one and two stories in height, and in style are generally derived from classical sources. There are a couple of buildings heavily influenced by the midwestern Prairie School, and there are Mission Revival pieces as well as traces of the Streamline Moderne.

There are other small groupings and block faces of buildings throughout the city whose consistency of style and character are environmentally important. Among these streetscape contributors are the opposing blockfaces of most of the 200 block of Third Street including the buildings at: 231, 232, 235, 236, 240, and 247.

An early residential streetscape surviving in the downtown area is the 500 block of Third Street. This grouping is composed of primarily modest vernacular residences of Greek Revival derivation and includes: 503, 509, and 515 Third Street, 305 E Street, and 312 D Street.

Another streetface whose character derives largely from landscaping qualities and the similar scale and character of its component structures, is the 600 block of C Street. The buildings are somewhat later in date than clusters previously mentioned, but together with the mature trees, consistent setbacks and residential scale, create a sense of time and place evocative of past eras and lifestyles.

A grouping of residential units of like design now gone was Asbill Court, which stood next to the Brewster House at 705 First Street. These small housing units were moved to various locations throughout the city when the original site was cleared for parking and construction of the adjacent building. One remnant of this residential housing stands at 521 Seventh Street.

## SUBDIVISIONS

Although all the elements were present, and there were, in fact, much earlier tracts, the classic California suburban housing tract is a post World War II phenomenon. From the beginning the car was an important part of the house, both functionally and symbolically, and the garage was integrated prominently into the facade design. The expansive front yard was also a crucial element - it became a type of show for public consumption; a miniaturized symbol of the large, private estate gardens, and an arena for personal expression by the owner. This latter was particularly important in cases where the houses in a tract had all been built by a single developer so that there was little individualization from structure to structure. The first tracts in the Davis area were developed on blocks which were simply extensions of the grid layout of the city. Soon, however, the winding street, the cul-de-sac and non-orthogonal layout became standard for the residential tract. This planning concept, derived from English landscape design, treated the houses as pavillions in a vast pleasure garden. The omission of the curb side strip and pedestrian sidewalk which occurs in some tract developments has two important visual/symbolic effects: it reinforces the garden/park aspect of the development; and it emphasizes the relationship between the tract house and the automobile (the only access to the dwelling seems to be the driveway, via the private transportation machine).

In recent years the planning procedures of the city of Davis have intensified the relationship between the area's tract developments and the garden landscape approach; the newer tracts are intertwined with portions of an extensive green belt area which borders and penetrates the city along the northern boundary. The greenbelt is an early modernist planning idea quite common to the English New Towns and other European locales. It has also become a feature of much American city planning, though perhaps less frequently in California than elsewhere, at least until quite recently.

Several Davis developers have played particularly prominent roles in the builder/tract housing evolution of the city including the following:

Stanley Davis Homes  
Streng Brothers  
Gale Brothers  
De Ville Homes  
Walker Donat  
Robert C. Powell  
John Whitcombe

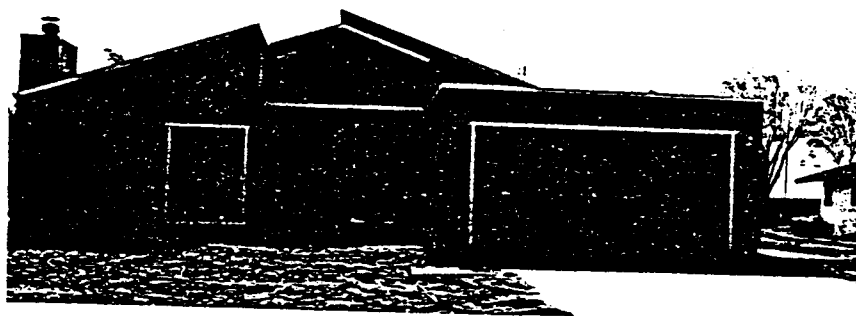
To date most Davis builder housing has been a product of smaller builders rather than large development groups.

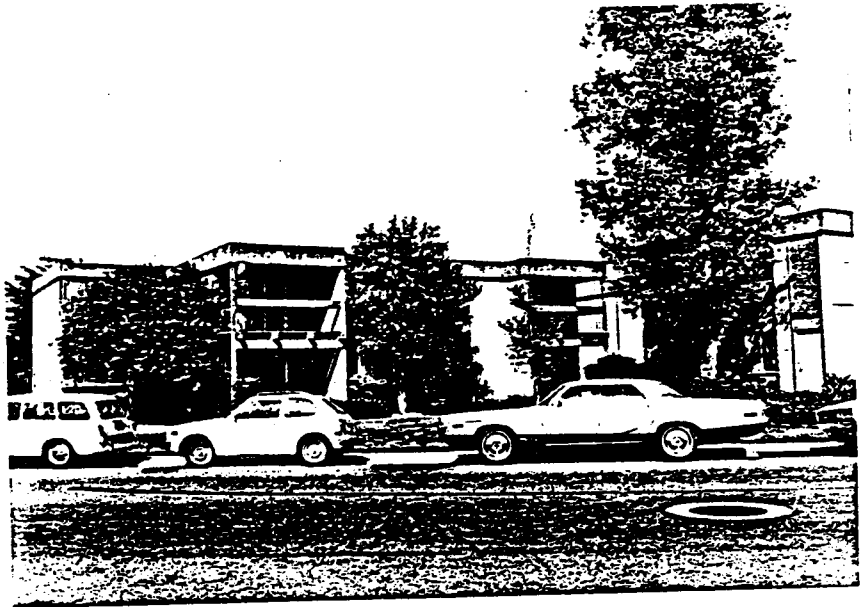
Stanley Davis was one of the first builders to begin developments in Davis and is responsible for the construction of approximately 2500 homes within the city. The first tract development by this firm was Davis Manor in 1950-51 located on L Street south of East Eighth Street. Two floor plans were available and Harold Greer was the architect.

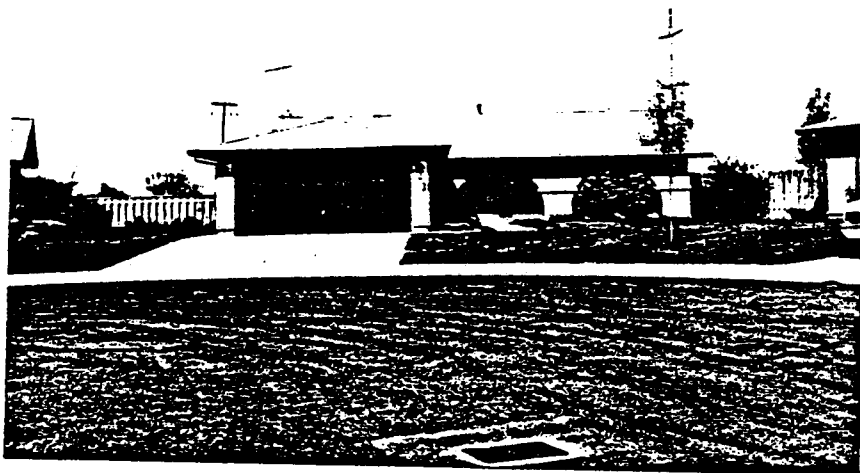
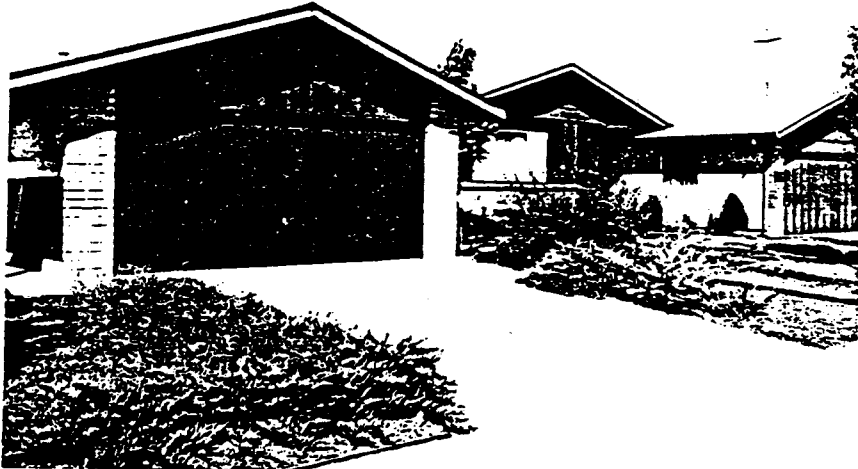
Streng Brothers began Ivy Towne, their first Davis development in 1959. Before that time they had built homes in Davis for individual owners. Carter Sparks was the architect for a majority of the structures with Streng staff performing the remaining design tasks. The boundaries of the Ivy Towne Subdivision are East Eighth to Holmes Junior High School and the railroad tracks to a line between K and L Streets.

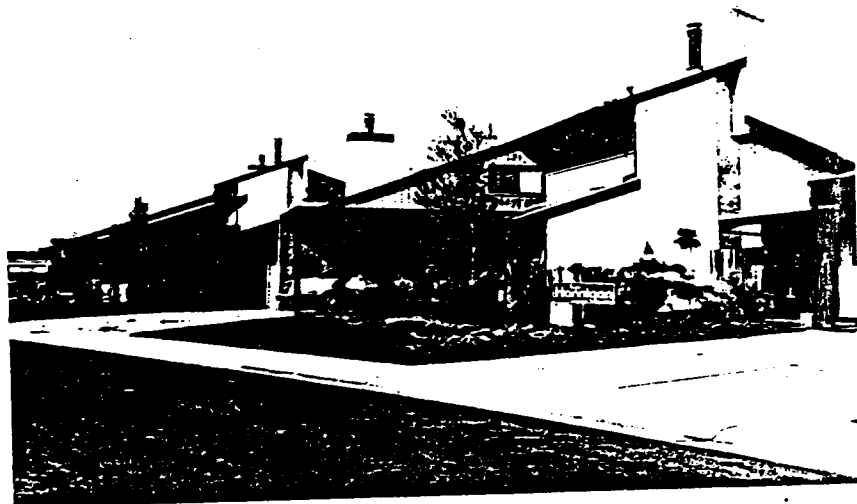
Robert C. Powell has been a major figure in student housing in Davis, having both built and then operated his living units. The interior design of these units is notable in its efforts to adapt to student group living needs.

The following pages include examples of residential development occurring in the Davis area since the late 1940's.









## AGRICULTURAL ARCHITECTURE

The origins and growth of the city of Davis are a direct result of the area's agriculture; the history of the city is, in a sense, a history of the agricultural development of the region. Thus there is a close relationship between the architectural artifacts of the city and those of the surrounding rural environment.

Stylistically there is quite a close correspondence; the Italianate, the Queen Anne, the Colonial Revival, the Craftsman, in fact all the styles associated with Davis from the 19th century right down to the ranch-style houses of mid-20th century, are to be found in rural residential structures. In most cases, particularly with the 19th century examples, the rural buildings are somewhat more vernacular, somewhat less correct, in the copybook sense, than their urban cousins. There are however, some exceptions to this: there are in fact a few rural residences which are more substantial, more stylish and more convincing representatives of their styles than any to be found within the city. The Italianate, Queen Anne and the Classical Revival provide particularly fine rural examples.

Apart from these residences, there are a variety of types of structures devoted to strictly agricultural functions; barns, silos, sheds, shake houses, water tank towers, windmills, etc. Despite the technological changes of the last one hundred years which have altered the size and composition of the American farm, and made obsolete many traditional agricultural building types, there is in the area around Davis a startling number of intact agricultural complexes. There are also a large number of surviving, frequently abandoned and disintegrating fragments of the 19th and early 20th century agricultural environment. Barns, a traditionally low maintenance item at best, are represented by a large number of fine examples near collapse. Water tank towers, on the other hand, survive in large numbers and are generally well-maintained. They are frequently of significant architectural quality.



These rural buildings, both the intact complexes and the scattered fragments, must be viewed as a social, historic, and architectural component of the city of Davis itself.

The 19th century and early 20th century farm complex in the Davis area normally consisted of the family residence, a large barn, a smoke house, a windmill and/or a tank tower for water storage, perhaps a silo, and various sheds for housing equipment and animals. As changes in technology and distribution of utilities occurred they would be echoed by changes in the physical organization of the farm; the advent of the freezer meant the disappearance of the smoke house; the electric pump made the windmill obsolete; the family automobile brought with it the need for a garage. Sometimes newly superfluous buildings would be demolished, sometimes they would be adapted to a new use, sometimes they would simply be ignored, left to decay. There are many farms in the Davis area where buildings from successive eras represent a visual history of changes in agricultural method in the area.

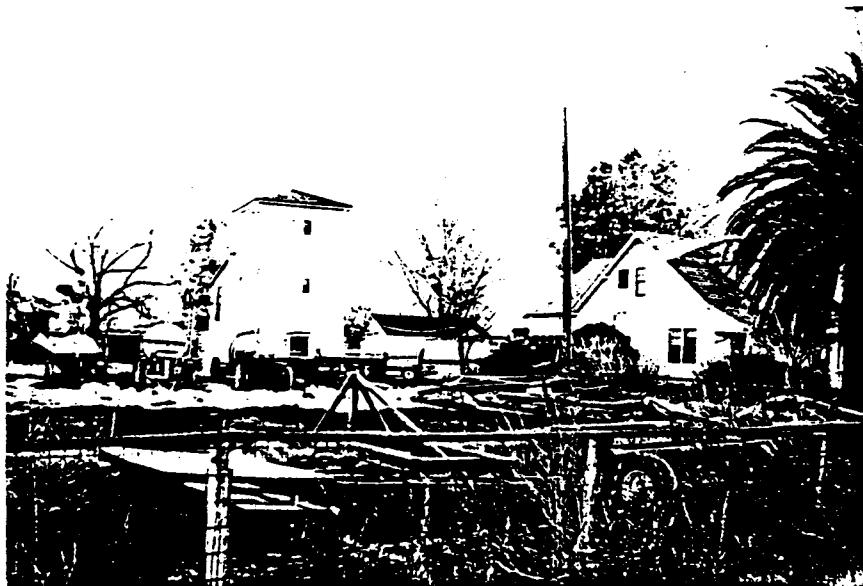
In some cases the water tank tower was designed to harmonize stylistically with the main house (most extant examples seem to be Italianate); otherwise the farm buildings except for the family residence, and sometimes it as well, are vernacular and utilitarian in their imagery. The barn, usually the largest structure of the complex, is normally a common California type consisting of a primary gabled section with a shed to one side making an asymmetrical composition; there is a cantilevered arm at the ridge which supports a pulley for moving hay into the upper level of the barn.

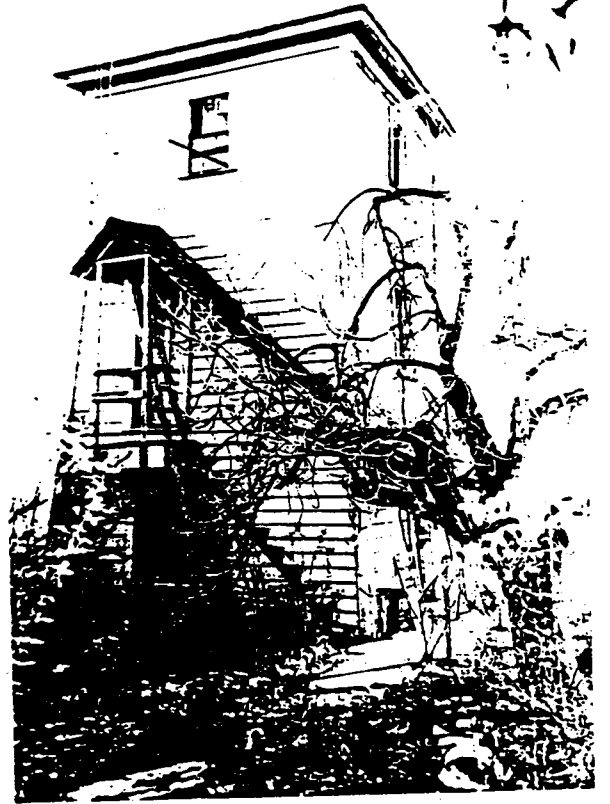
The house types are stylistically and functionally like their city cousins, but are, on the average, somewhat larger. This does not necessarily reflect that the agriculturist was wealthier than the city dweller, but is rather, indicative of rural culture patterns common up until the Second World War, and still present on a much reduced scale, where several generations of the family would continue to work the farm, living under the same roof.

## WATER TOWERS

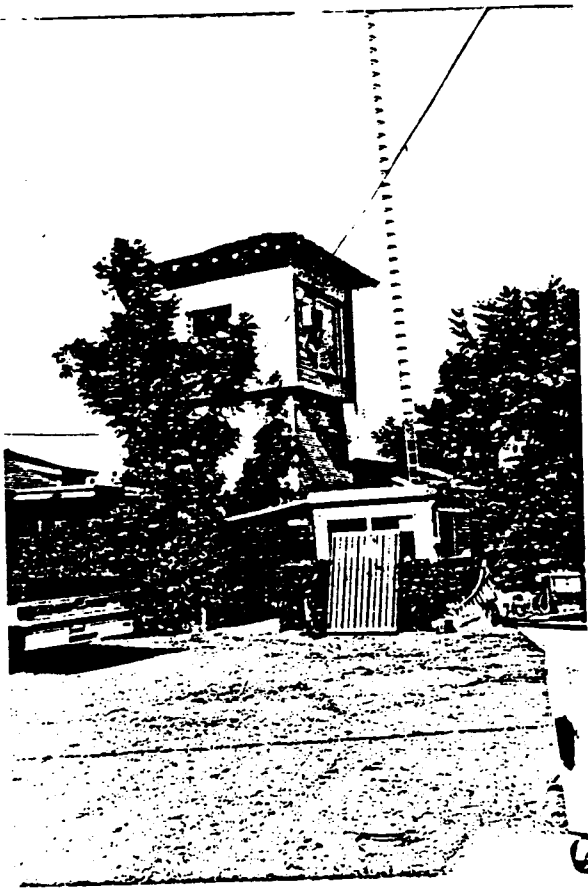
One of the most evocative forms of the 19th century agricultural environment is the water tower. The water tower or tank house was an essential feature of the ranch complex as it provided the water necessary for use at the nearby buildings. Although utilitarian in nature, attempts were made to individualize the standard form of the water tower, usually by integrating design features from the main residence. Electric pumps and connections to city water lines have in many instances replaced the need for water towers and these structures are often demolished for scrap lumber. In other instances the water tower is the only vestige of an early agricultural/settlement complex and serves as a landmark among the open fields.











## VESTIGES AND REMNANTS

The City of Davis and the mainly agricultural lands surrounding it have grown and changed considerable since the founding of the city. Present day zoning practices have tended to isolate early architectural survivors within urban areas that have now become quite commercial in character. Likewise, outlying agricultural remnants have often been enveloped by the rapid growth of new developments.

Further, these survivors are most often so much altered that their architectural values are essentially lost. However, due to important local historical or cultural associations, such buildings maintain an important relationship to the current city, and serve the vital informational function of demonstrating life styles and standards of a past era.

Some of these vestiges are agriculturally oriented and retain enough of their original form to express the functions they once performed. Rural examples include the three scattered outbuildings of the original Chiles Ranch and the Gus Haussler Ranch on Covell with its family house, water tower, and one remaining outbuilding. The Chiles structures date from the 1902 ranch of William Dee Chiles, a nephew of Joseph Ballinger Chiles who was an early and important California Pioneer. William Chiles was an important dry farming and purebred stock rancher.

Other remnants include altered structures with important historical associations. Within the City both residential and commercial representatives survive, though much altered. The small main street buildings at 217 and 219 G Street were once part of a like downtown streetscape. Neither these buildings or the remainder of the street reflect an image of its original state. The Anderson Building, the Hotel Aggie, and the Masonic Hall comprise the remaining early streetscape components and both of the latter have been much altered through the years. New buildings and the altered state of these older buildings forbid their inclusion within a district, but their presence as survivors should be noted.

Other survivors, too altered to list but representative of their era include: 1121 Fourth Street, 514 J Street, and finally the considerably changed Davisville Presbyterian Church which now serves as a fraternity house. The Fourth Street building is the former home of local businessman Andrew Tufts. The Church was built in 1870 and moved to its present location in 1915.

These varied remnants, although sometimes fragmented and altered, reflect the character and values of the eras of their origins.



## ENVIRONMENTAL FEATURES

There are several surviving environmental elements other than structures that serve to enhance Davis' image of the past.

The Davis cemetery is cast in typical 19th century form as a landscaped garden. Among the symbolical evergreens are to be found the popular monument motifs of the period; the lamb, the broken column or tree trunk, and the Book of Life open to the name and dates of the deceased.

Not all landscaped public land in the city served so somber a function; Davis is a city full of parks. Central Park, occupying an entire block bounded by B, C, Fourth, and Fifth Streets, is the oldest park in the city, created by public effort and community participation. Handsomely landscaped and provided with a range of functions (sunken picnic area, playing fields, etc.) it is heavily used by children, grandmothers, farmer's markets, flea markets, students and others. It has played a significant role in the social life of the community.

An isolated but handsome decorative iron work fence at the corner of Third and D Streets surrounds a relatively recent structure and was either moved to this location or once enhanced a Victorian-era building now replaced by the new house.

The trees of Davis constitute a particularly important environmental feature, serving a vital cooling/protecting function as well as an aesthetic one, and reflecting directly the rural quality of the city. The Avenue of Trees on Russell Boulevard was created by an individual important to the community's history and now constitutes in its mature state, a most impressive visual phenomenon with tremendous presence. These two rows of trees flank a part of the historic Lincoln Highway, and their significance has been recognized as a State Point of Historic Interest.

A common feature of the main streets of many California cities from the early days of the private automobile, was an arch used either as an entrance to the city or a visual focus

for the principal downtown business district. This arch was frequently Mission Revival in design, bore the name of the city, and frequently some words describing the principal products. Davis' welcoming arch, which disappeared many years ago, has returned to the city in two dimensions, as a mural, representative of a 1970's urban decorative fashion. On the north face of the Hotel Aggie a mural depicts the downtown commercial district as it appeared in 1916 in which the arch figures prominently.

Another mural pictures a popular San Francisco North Beach bistro of the era.

## PLANNING

Interesting contemporary planning solutions include both the treatment of block interiors in the downtown for expanded commercial use and an expansive sometimes elaborate green belt park system in the new subdivisions.

The interest in English Garden landscaping principles which influenced the non-orthogonal layout of certain sections of the city is also responsible for a later planning feature of the city, the extensive network of greenbelts, bike paths, and shared garden lands which are an important component of the form of the city as it now exists.

Other notable planning features are the creation of interior spaces for varying uses in the interior of regular city blocks. This planning scheme allows the retention of valuable architectural resources and important streetscape imagery while providing for contemporary needs.

At the periphery of the commercial area, where development has to a certain extent begun to encroach upon the residential neighborhoods, there has been a tendency to adapt older residential structures to new uses. Such complexes as Orange Court (137 E Street) and Park Place (222 D Street) for instance, attempt to retain the residential image and scale, while transforming the buildings into commercial space; new buildings in such complexes are carefully, and with varying success, patterned after the existing older buildings and styles.

## SOLAR TECHNOLOGIES AND ENERGY CONSERVATION

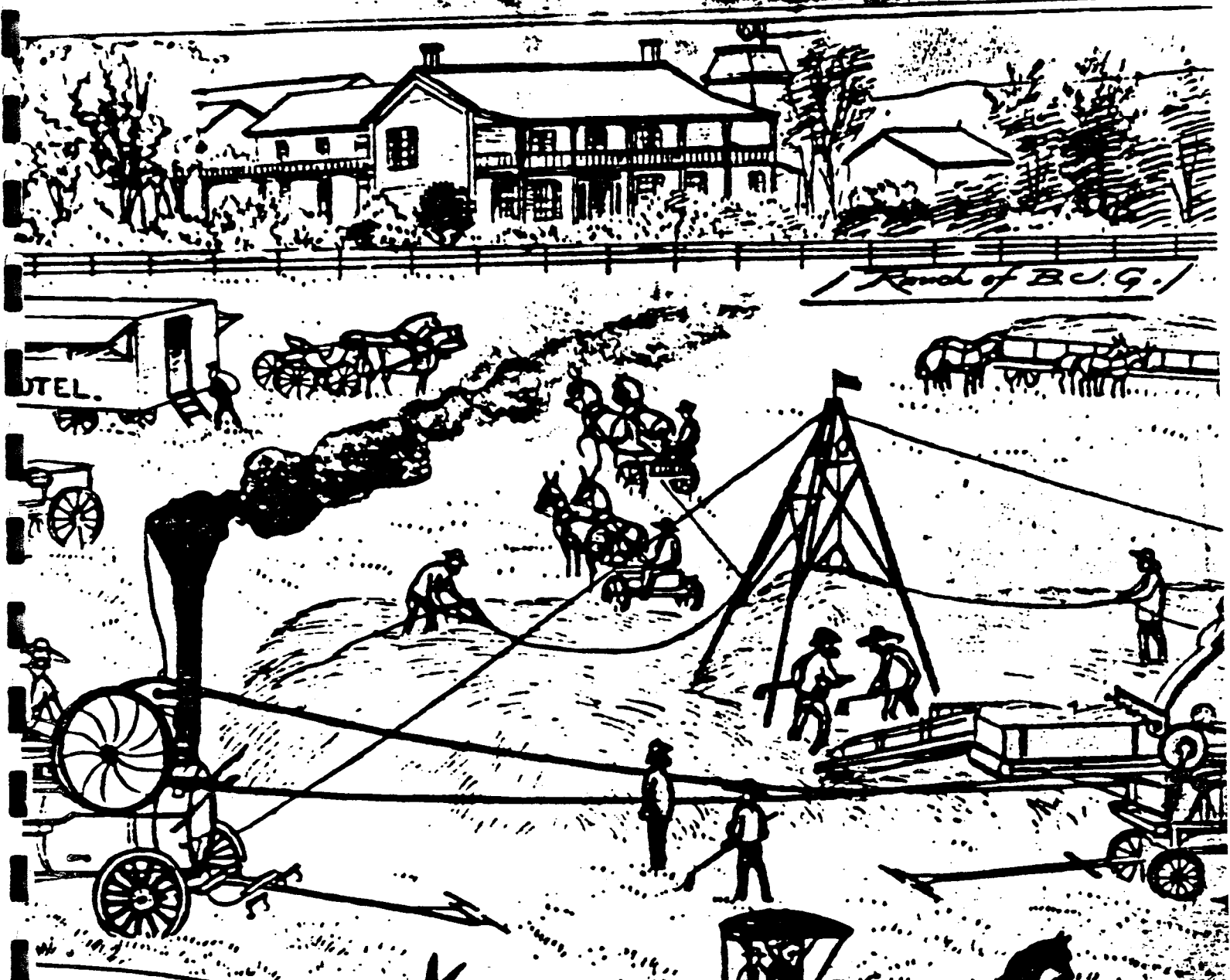
The City of Davis, oriented as it is to environmental concerns and innovation, is one of the first communities in the nation to become dedicated to the use and development of solar energy in both residential and commercial capacities. This community focus on solar use has excited national interest and attention.

In 1975 the City adopted its Energy Conservation Building Ordinance and this legislation with its energy conservation features has been utilized as a model ordinance for many other local communities seeking to incorporate wise energy conservation techniques into new community construction. In 1980 the City also adopted an ordinance to assist in retrofitting older homes of the community for energy conservation. City residents have developed life styles designed to reduce energy consumption by such practices as bike riding, solar heating, community gardens, re-cycling and wise community development practices.

One of the first and most innovative housing developments incorporating solar technologies and energy conservation measures in the nation is Village Homes in Davis.

Village Homes is a solar-oriented subdivision whose buildings display a wide range of active and passive solar techniques. It is unusual in other ways as well. In addition to the greenbelt areas which are a feature of all of Davis' recent developments, they are parcels whose owner-ship is retained by the Village Homes Homeowners Association; each eight houses share one-third of an acre of this land which can be used for private, recreational use, for food production or in whatever manner is communally determined by the use-group of the particular parcel. The development is laid out as a series of narrow, curved streets which terminate in cul-de-sacs; this reduces traffic and reinforces the park-like image of the subdivision. The streets are approximately one-half the width of the conventional street to conserve land area, reduce water run-off and to de-emphasize the role of the automobile in the suburban life-style.

Architecturally the buildings with their boxy forms, white stucco walls and red tile roofs are a rather simple interpretations of the Spanish Colonial Revival. But the architectural aspect of Village Homes is perhaps its least important feature. With its energy conserving structures, its greenbelts, its communally-owned parcels and its street names taken from the novels of J.R. Tolkien, Village Homes is a unique show case for the social, ecological, planning and literary interests and aspirations of the 1970's.

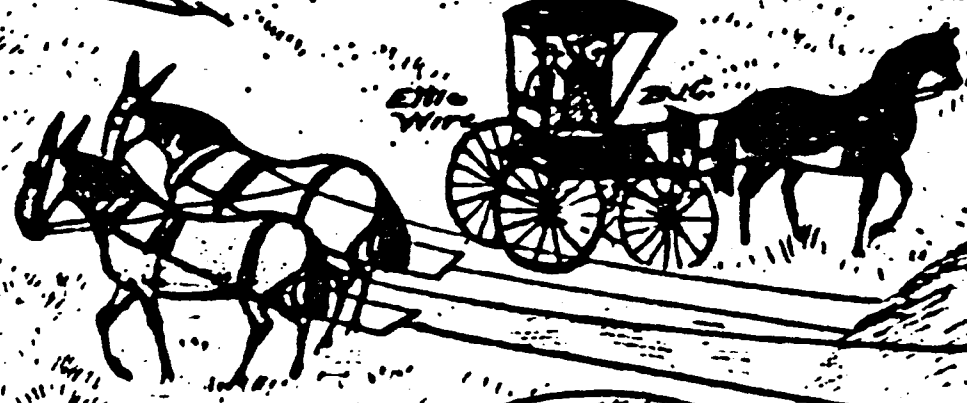


*Round of B.U.G.*

California.  
**FRESHER.**  
 CUTHRIE.  
 (Lawrenceburg)  
 Davisville, Cal.

SAN JOSE, CAL.  
 20 H. Power.

Sta. Penna.  
 AN.  
 Peoria, Ills.  
 YUCK. (N.Y.  
 Schenck Co.  
 COMMISSARY.  
 George Co. O.



ETIO WIFE B.U.G.

*Straw*

Byron Jackson, DEDRICK & ELLIOTT S.F. 1813  
**HORNED TOAD**  
**Best & Althouse Cleaners.**  
 Washington - Oregon.

**FORK MEN.**

JAMES F. TARAR Sacramento, Cal.

HENRY M'CINE, Rensselaer Co. N.Y.

**FORK DRIVERS.**

Edward Glimphord You

TASSEL, Solano Co. Cal.

Arthur A. Summers, Davisville

**FEEDERS**

B. M. COOPER Charleston, Ill.

FRANK S. FONTON, Stockton, C.

JUN, SIENKNECHT, Holstein, C.

BILL, SOLIA Napa Co., Ca.

STRAW BUCK.

W. F. CLOUTMAN, Yolo Co., C.

## INVENTORY METHODOLOGY

The methodology utilized by the Consultant in the preparation of the Davis Historical/Architectural/Cultural Inventory involved several procedures and activities.

One of the first steps in the inventory process was the development of criteria to be employed in evaluating resources for potential listing in the inventory. The criteria was prepared by the Consultant and submitted to the City Staff and the Davis Historical and Landmarks Commission for approval and adoption.

The next Consultant task was the development of a body of available resources to be utilized by volunteers in researching inventoried structures. The Consultant reviewed and evaluated resources at several locations as to their potential assistance in the development of such historic data.

Records of appropriate City departments were reviewed for potential research assistance. City Staff members were interviewed regarding additional resources and various aspects of the Inventory project. The City Planning and Public Works Departments provided various types of map information including assessor, annexation and subdivision maps. Parcel maps dated 1933 and 1928 provided names of owners of specific properties within the old downtown Davis area for those years.

The City Planning Department provided information on the past architectural studies, the current general plan, and data regarding the growth patterns of the city through its annexation and subdivision activities.

Resources of the University of California Library regarding potential research information were reviewed, and the project discussed with the staff in order to facilitate the volunteer aspect of the project. Resources and their locations were listed.

The Davis Public Library resources regarding historic Davis were reviewed and listed. Research information compiled for the

Davisville publication and the Larkey "Portraits of the Past" articles were noted, and the photographic collection examined. Other pertinent publications and collected data were also reviewed and listed where perceived to be pertinent.

Bancroft Library resources regarding Davis were also reviewed. The resources were then listed and submitted to the Commission.

The Consultant team then conducted a block by block survey of every structure in the survey area. Each structure was evaluated according to adopted criteria and a field form was completed for structures meeting that criteria. Noted were the structure's architectural style, estimated date of construction, any ornamental or design features of note, environmental importance, and physical condition. Alterations were noted and both a description of the structure and a statement addressing its architectural significance were entered on the forms. A photograph of each selected structure was taken concurrently.

A series of lists were developed that recorded various aspects of the City's architectural resources:

1. Preliminary master list of inventoried structures
2. Districts or consistent groupings of structures
3. Outstanding builder-house representatives
4. Planning features and techniques
5. Environmental features
6. Roadside environments
7. Altered downtown structures

A map was prepared by the Commission indicating the locations of structures on the preliminary master list.

The next phase was the volunteer development of historic and background information regarding the inventoried buildings. The Consultant met with the Staff and Commission to schedule and plan the research techniques and the initial volunteer training meeting.

Inventory Sheets and a packet were prepared for use by the volunteers. The packet contained an explanation of the project, general procedures and techniques for research, a compiled list



of resources, street name changes, and a draft list of the inventoried structures. (See Appendix) The Consultant presented a slide show discussing architectural styles in California and Davis, discussed the project and research procedures and distributed the packets. Inventory sheets for individual structures were distributed for volunteers to take and research. The sheets contained much information collected to date regarding the house and associated names. The style, approximate date of construction, and owner names from the city parcel map of 1933 were included, as well as any published information and references.

Many primary source records such as consistent and complete Building Permit records (none available until the 1960's), map-books and assessment roles, City Directories, and water hook up records were not in existence to use in the research work, therefore research activities required the involvement of a variety of approaches.

Maps: City maps dated 1933 and 1928 contained the names of owners of a particular parcel. The property location was cross checked with the proposed list and a current parcel map to pinpoint the location of a potentially listed building. The owner associated with the property was then noted and researched in various biographical files and through personal interview.

Sanborn Insurance Maps: These maps show by outline drawing the shape of any structure existing on a lot by the date they are issued. Such maps assist in affirming the construction dates and locations of buildings within the designated area at a given time. However they are limited in the area they treat and were issued rarely in Davis. Addresses of listed Inventory Structures were checked against available Davis Sanborn maps. The years of maps used were: 1888, 1891, 1900, 1911.

Other historic maps in the possession of the city were reviewed for information regarding inventoried sites (see Bibliography and References).

The articles entitled "Portraits of the Past" by Joann Leach Larkey published in the Davis Enterprise were indexed and the

cards alphabetized for easy informational access. Volunteers used the file and articles to research the significance of Davis families associated with the inventory buildings.

The Davisville '68 history was also widely utilized to provide information about the families associated with properties on the list.

Information regarding structures for which Historic American Building Survey forms had been prepared under the jurisdiction of a University of California at Davis professor was reviewed and incorporated into the compiled data.

Numerous buildings were researched through contact with current or past owners. Such contacts were cited as an interview resource.

A longtime local resident and merchant had maintained a list of lumber deliveries with dates and families, which was also utilized in research when family names could be associated with a listed property.

Local historians as well as several longtime residents provided much information regarding specific houses, their construction dates, associated owners, and their histories. Joann Larkey, author of the "Portraits of the Past" articles, attended a volunteer meeting to provide an overview, background information and expertise.

The Consultant met with volunteers, the Commission, and the Staff to assist and guide research efforts. Consultant staff also performed some of the research involved and contacted local residents for necessary information.

Data compiled by volunteers was entered and/or attached to the distributed copies of the Inventory Sheets and submitted to the Consultant.

The Consultant then collated research material, photographs and field comments and reviewed the collected material. The Inventory Master List was re-evaluated as to the final inclusion of sites.

The Consultant also prepared a detailed architectural description and a statement of architectural significance for inclusion on the final Inventory forms. Also noted was physical condition, alterations to the structure, environmental situation, known threats to its retention, major construction material, date of construction, and architect and/or builder if known.

Owners names and addresses were provided by the city.

Each structure was evaluated regarding eligibility for inclusion on the National Register of Historic Places and the designation noted on the Inventory form.

Structures receiving previous designation by the Davis Historical and Landmarks Commission were noted as such.

A map indicating the survey area and all structures included in the final inventory was prepared and submitted as an element of the completion report.

A compiled bibliography of resources utilized by volunteers, Commission members and Consultant was prepared.

The completion report, map, and the final inventory were submitted to the Davis Historical and Landmarks Commission.

## CRITERIA FOR EVALUATION

Criteria for evaluating structures, and sites, are drawn from the recommended criteria as outlined by the National Trust for Historic Preservation and in Sacramento "Old City": A Preservation Program.

The criteria utilized are presented in outline form as follows:

### Historic/Cultural Significance:

Recognition of:

Structures or sites in which the broad cultural, political, economic, social, civic, or military history of the city, the state, or the nation is exemplified;

Structures identified with the lives of historic personages or with important events in the city, the state, or the nation;

Sites and groups of structures representing historic development patterns (urbanization patterns, railroads, agricultural settlements, canals, park planning, etc.);

### Architectural Significance:

Recognition of:

Structures that embody the distinguishing characteristics of an architectural style, period, method of construction or architectural development in a city;

Notable works of a master builder, designer or architect whose style influenced the city's architectural development, or structures showing the evolution of an architect's style or the evolution of the styles of the city;

Rare structures displaying a building type, style, design or indigenous building form;

Environmental Significance:

Recognition of:

The relationship of the structure or place to its environment.

Unique structures or places that act as focal or pivotal points important as a key to the visual character of an area.

Design Integrity: Alterations

Alterations that effect the original design integrity of the structure will be identified and classified through exterior visual examination.

Rankings:

None or little; Buildings with no exterior modifications or such minor ones that the appearance of the building is entirely in its original design character.

Moderate; Buildings with poor superficial modifications that are inappropriate but not irreversible.

Considerable; Buildings with extensive or permanent changes to the original design. Inappropriate additions, extensive removal of architectural details, and asbestos or stucco resurfacing of wooden surfaces are examples.

Physical Condition:

An assessment of the physical condition of a structure is based on a visual check of its exterior and serves only as a general guide to the condition of the building.

Rankings:

Excellent; Building is in excellent condition, well maintained.

Good; Building appears to be sound but in need of minor repairs such as painting or restoration of non-structural architectural details.

Fair; Building is in need of major repairs. Rotting wood may be visible, foundations or porches need stabilization or replacement.

Poor; Building is in poor condition, deterioration is marked, serious structural problems are evident from the exterior.

PRE-1940

INVENTORY MASTER LIST

First Street

221 Plant/Delwicke  
705 Brewster/Larry Blake's  
Log Cabin/Boy Scout Cabin

Second Street

209 Barovetto/MacNiven  
209½ Barovetto/MacNiven  
215 Leggett rental/Sheen  
217 Leggett/Eschew  
223 Morris/Halimi  
505 Hamel/Arnold Real Estate  
604 Dresbach/Hunt/Boyer/  
Mansion Square  
714-726 Weber/Brinley Bldg.

Third Street

232 Eggleston/Pugh  
503 Grieve/Daily Democrat  
923 Montgomery/Hopkins  
1008 ---/Smith  
1221 O'Neil/Loomis rental

Fourth Street

509 Saunders/Wilson rental  
603 2nd Presbyterian Manse/  
Davis Free Clinic  
619 1st Presbyterian Manse/  
Davis Home

Fifth Street

503 Haussler/Morse  
1119 Olson

Sixth Street

615-617 ---/MacCloskey

Seventh Street

301 Pena/Raubach  
405 (rear) ---/Noda rental  
501 ---/Fox rental  
623 Anderson/Hamel/Storm Office

A Street

302 Grieve/Asbill/Van Sant  
430 Storer

B Street

225 Fissell  
232 Jacobson/Wilson/Shine  
301 Scott/Gilseel's Travel  
311 Dixon/Aiken  
337 McDonald/Kretzmer

C Street

129 Original Clancy home  
137 2nd Clancy home  
412 Davic Community Church  
514 Church of St.James/Newman  
Chapel  
520 St.James Church Rectory

D Street

113 ---/Sharp/Ott  
222 Drummond/Park Place  
337 Pena  
421 French/Community Church  
Thrift Shop  
528 ---/Boxaich rental  
602 Grady/McChesney rental

E Street

129 ---/Orange Court  
305 Henle/Bruhn

F Street

117 Davis Library/Teen Center  
226 Davis City Hall  
433 ---/French rental  
513 ---/Bentley  
643 Mann/Mann rental

G Street

139 ---/Davis Bike Rack  
200-204 Terminal Hotel/  
Hotel Aggie

G Street, continued

203 Anderson Bldg.  
221-225 Masonic Lodge  
301 Bank of Yolo/Davis Enterprise  
340 Plant Warehouse/Garritson  
403 Grieve/Van Sant

I Street

320 Williams/Drummond/Curran  
327 ---/Gregory  
334 Schmeiser/Humphrey rental  
402 Roos/Shihaya House  
420 ---/Kidd rental

J Street

221 ---/Evenson rental  
234 Gordon/Davis Art Center  
405 McBride/Pro  
434 Tufts/Jones  
531 ---/Clearwater

K Street

231 ---/Black rental  
336 Hoag/Deaver

College Park (as a district)

10 ---/Hoots  
16 ---/University of California  
18 Veihmeyer/Hyde  
20 ---/Reiber  
21 Smith/Hanzo  
24 ---/Howard  
25 Wilson/Willett  
26 ---/Nascimbene  
27 ---/Doneen  
28 Briggs  
29 ---/Brant  
30 ---/Cooper  
31 ---/Kumagai  
32 Norris  
33 ---/Dreyfus  
34 Kleiber  
35 Kendrick  
36 Conrad  
38 Lewis  
40 Lilleland  
42 ---/Kravetsky  
44 ---/Thomson

College Park, continued

46 ---/Douglas  
47 ---/Mills  
48 Jacobs  
49 ---/Dougherty  
50 ---/Palmer  
51 Reagan/Woodfill  
52 ---/Winterling  
53 ---/Brzeski  
54 Walker/Hart  
55 ---/Clark  
56 ---/Fisher  
58 Hughes/Storm  
59 Windler/Bloomberg  
60 Fairbanks/Miller  
61 ---/Kenney  
62 Wilson  
63 ---/Eisele  
64 Mead/Mead  
65 ---/Donlon  
66 Hendrickson/Shephard  
68 Roessler  
70 ---/Jones

Covell Boulevard

1538-1550 Haussler Ranch  
1560 Haussler Home

Los Robles

1140 Werner/Hamel/Sillman

Olive Drive

1063-1107 Slater's Court

Rice Lane

201 Gilmore/Dukes  
215 Tracy/Launder

Russell Boulevard

23 Davis Joint Union High  
School/Davis City Hall  
2020 (Arlington Farm)  
La Rue/Romani



University Avenue

215 Leggett rental/Eskew rental  
219 Ingram rental/Pipkin rental  
222 Long/Skinner  
223 Ingram/Pipkin  
233 ---/Chambertin rental

Others

Southern Pacific Depot

POST-1940

INVENTORY MASTER LIST

Second Street

508 State Market  
616 Varsity Theater

Third Street

604 Caldwell Bldg.

Eighth Street

321 Schalm Home

Ninth Street

420 ---/Krener

East Fourteenth Street

203 Veteran's Memorial

A Street

849 ---/Schwabe

D Street

212 Pence DDS office/  
Pence Gallery

E Street

300 Bank of California

F Street

340 Wells Fargo Bank  
404 P.G. & E.

Anderson

1715 University Covenant Church

Catalina

2834 Hornbeek

Cherry

808 Collins

Chiles Road

3820 Intercoast/Pacific Standard  
Life Insurance Company

Elmwood

712 Jungerman

Eureka

922 Pellett

Hawthorn

640 Church of St. Martin

Miller

528 Cole  
702 Jackson  
739 Austin/Watson-  
Williams

Oak

535 Irwin  
631 Weir  
1801 Longview School

Overhill

2525 McGinn

Patwin Road

Unitarian Church

Sycamore

773 Cohn

Village Homes

(as a district)

Bombadil

2418  
2509

Bree Lane

2300  
2306  
2312  
2313  
2318  
2319  
2325

Village Homes, continued

Buckleberry Road

2302  
2303  
2308  
2309  
2314  
2315  
2321  
2404  
2410  
2416  
2417  
2422  
2423  
2428  
2429  
2434  
2435  
2440  
2441  
2446  
2447  
2452  
2453

Creekhollow Lane

2422  
2423  
2428  
2429  
2434  
2435  
2441

Elendil Lane

2305  
2306  
2311  
2312  
2317  
2318  
2323  
2324  
2330  
2401  
2402  
2407  
2408  
2413

Elendil Lane, continued

2414  
2419  
2420  
2425  
2431  
2436  
2437  
2442  
2443  
2448  
2454

Goldberry

2323

Oakenshield

2318  
2503  
2509  
2515  
2521  
2527

Overhill Lane

2400  
2406  
2409  
2412  
2418  
2421  
2424  
2427  
2430  
2433  
2502  
2507  
2508  
2513  
2514  
2518  
2519  
2522  
2525  
2526  
2531  
2537  
2543

Village Homes, continued

Poppy

2306  
2307  
2312  
2318  
2319

Portage Bay Avenue

2305  
2315  
2321  
2327  
2401  
2407  
2413  
2419  
2425  
2431  
2437  
2441

Rivendell Lane

2400  
2406  
2407  
2412  
2413  
2418  
2419  
2424  
2425  
2430  
2431  
2436

Westernesse Road

2305  
2310  
2311  
2316  
2317  
2322  
2323  
2402  
2414  
2420  
2423  
2426  
2432

Also included:

Community Center/Pool  
Office Building

New Construction on:

Bombadil  
Goldberry  
Oakenshield

DAVIS RURAL INVENTORY

Becker Road

E.A. Watkins Ranch (2860)  
Dietrich Ranch

Chiles Road

H.H. Hamel Ranch

Howat Road

Riggs-Swingle-Howat Ranch

Mace Boulevard

Gordon-Yamada Ranch (1240)  
W.C. Hamel House (1350)

Montgomery Road

Montgomery Road Bridge  
J.C. Montgomery House (1140)  
J.P. Montgomery House (1180)  
Montgomery-Towne House (1200)  
Williamson House (1210)

Patwin Road

A. Oeste House (2)

Russell Boulevard

H.J. Hamel Ranch  
Russell Ranch  
Glide Hillcrest Ranch  
Pierce Ranch

Tremont Road

Stick Ranch  
Jones Ranch  
Tremont Church

Road 29

Brockhoff Ranch

Road 30

W.R. Wright House  
W.S. Wright House

Road 30B

Konitzer Ranch

Road 31

Schmeiser Ranch  
W. Oeste Ranch

Road 34A

Olson Ranch

Road 35

W.C. Hamel Ranch

Road 38

Glide Ranch

Road 95A

Stevenson Bridge

Road 97D

Hext-Pfanner Ranch

Road 98

Maier House (2860)

Road 101A

Meyer Ranch

Road 105

Abplanalp-Snyder Ranch  
Wiegand Ranch



## IMPLEMENTATION

The preparation of a comprehensive community inventory is obviously best served if the results are implemented in some fashion upon completion. Several means of utilization and implementation of a community resource inventory are evident. The compiled listing of important structures represents significant and irreplaceable resources of the city, and as such, should receive some special planning and protective considerations.

A comprehensive survey of significant community resources is of key importance to informed and reasonable city planning efforts. The knowledge of which resources are worthy of preservation and where they are located provides an important guide for orderly growth and development. It further assures that resources of significance will be recognized, where protected by a program, preserved, thereby preventing the loss by ignorance, of often vital community resources.

The development of a comprehensive inventory also serves to create a community awareness of the important resources it possesses, and creates interest and involvement in their preservation. Implementation of the survey can assist the retention and enhancement of city neighborhoods, contributing both to the visual quality and character of the city and the social/cultural sense of the community.

The listing of significant community resources and their incorporation into a certifiable preservation program can provide potential financial benefits to some owners of significant and depreciable properties under the 1976 Tax Reform Act.

Further, the local listing of important architectural resources allows, through adoption by the City Building Department, the utilization of the State Historic Building Code during the rehabilitation of those listed buildings.

One of the important components of Davis streetscapes relates to the recent renewed interest in the past. For more and more it has become both feasible and fashionable to retain old buildings and adapt them to new uses, rather than to demolish and rebuild

anew. When this is done with care, sensitivity and knowledge, it can result in a portion of the built environment which gives enriched meaning to both the old and the new, to both the past and the present. This is true not just of old buildings, but of new buildings as well, when they attempt to refer to the precedents and image of the past. When, however, such effects are attempted without the proper care and knowledge, they can become a parody. The indiscriminate image, for instance, of shingles as a visual shorthand to indicate age or tradition, is as disfiguring, where inappropriate, as the 1950's craze for stucco resurfacing as an instant, modernizing panacea.

In one case, a building on F Street, originally included in the survey was dropped when its wooden siding was hidden beneath shingles and forms and proportions incompatible with its original state were embroidered upon the old. Such unfortunate instances must be avoided if the current involvement in the artifacts of the past are to result in a new vision of the fusion of past and present, rather than in simple-minded pastiche.

The most effective means of assuring the benefits mentioned is through the implementation of a comprehensive overall program directed toward retaining and enhancing structures of historical or architectural importance.

Such a program should serve to inform the public regarding preservation, encourage its utilization as a planning tool and an economic technique, and administer those activities which would serve to enhance and retain the character of the structures listed and the city's unique identity.

The primary tool for implementing such a program in Davis has been created. However, in order to fully implement the Inventory, as through a comprehensive Preservation program, it may be necessary to review and revise the existing ordinance and its provisions.

The City of Davis has established the Historical and Landmarks Commission, with duties and powers relevant to the protection of sites it has designated. The designated sites



currently number thirteen. With the completion of the Inventory, the City and the Commission may wish to consider how it might best incorporate these findings into its current activities and functions. The ideal culminating action would be to designate all or most of the buildings included in the Inventory. However, several factors are involved in the execution of such a project, and the nature of the activity requires adequate preparation in order to assure success.

Further, some review and revision of the existing Ordinance should be conducted in order to ensure the adequacy of the instrument with regard to additional designations and the accompanying review procedures.

The present Ordinances relevant to the Historical and Landmarks Commission and its duties and responsibilities, provides for a seven member commission with powers to designate landmarks, and review both demolition and rehabilitation applications regarding buildings so identified, prior to the issuance of a certificate of appropriateness. These provisions are relatively standard for preservation ordinance inclusion. However there are some differences the Commission may wish to review.

The Davis Ordinance (Number 882) maintains final controls regarding the demolition or alteration of buildings that have been designated. Most such ordinances provide the power to suspend demolition for a period of time rather than forbid demolition completely. While the latter approach provides more protection for the buildings designated, this restriction may tend to limit the number of buildings that should receive some kind of protection.

One solution may be to create two categories of designations with different degrees of protection; according to two levels of significance. Currently designated Landmarks would remain designated just as they are at present. However structures listed on the Inventory could be adopted with ordinance and receive protection under a different category of significance.

Therefore Davis Resources would be designated under two separate categories of significance:

1) Landmark, Outstanding, or Essential Structures

The Landmarks Category could include buildings that meet the established criteria as outstanding historical or architectural structures and are thus considered essential resources of the community. These structures should receive maximum protection under ordinance provisions regarding demolition proposals and alteration/rehabilitation activities and are deemed to be so important to the historic and architectural fabric of the city that their loss would constitute the loss of a major resource. Structures or sites already designated under the present ordinance would fall into the Landmark or Essential Structure category.

2) Significant or Priority Structures or Structures of Merit

A second category of structures, termed Significant or Priority Structure, or Structures of Merit, could be established according to criteria. Review of these structures would occur for both demolition applications and rehabilitation/alteration activities. However the demolition of Significant or Priority Structures could be suspended for a finite period of time rather than be denied. During the suspension period, various means of preserving the building could be explored. This period should be long enough to provide an opportunity to explore and then implement the necessary procedures. Common practice utilized in preservation programs is the provision of demolition suspension of up to 180 days by the Preservation entity, with the possibility of an additional 180 days of suspension by City Council vote. Appeal should be to either the Planning Commission or the Council, the latter being the more direct and advisable of the two.

Buildings in category 1 would receive maximum preservation protection with refusal of demolition. Buildings in category 2 would be eligible for the suspension of demolition for a total period of up to 360 days. Buildings of both categories would be reviewed according to adopted guidelines with respect to any rehabilitation or alteration work.

The ideal preservation situation would of course be to adopt the entire Inventory and control demolition and review of the complete list. However, such inclusive protections may not be feasible and the adoption of a second category of lesser restrictions may allow at least a degree of protection for all of the listed buildings.

The decision should rest partially with the likelihood of adopting most or all of the Inventory into the Ordinance as it now stands.

The Commission may wish to establish a category treating Preservation Areas or districts, in order to allow their designation. In that event, a definition should be prepared, criteria for adoption developed, and standards and procedures for review established.

In order to adequately review permit applications, Guidelines for Rehabilitation or Standards for Architectural Review of rehabilitation or alteration projects affecting a listed building should be developed and adopted. These guidelines would address the following elements:

- 1) Outline application procedure  
List information and materials required for adequate Commission and staff review.
- 2) State in specific terms the kinds and types of alterations and rehabilitation work permitted or recommended regarding a listed building.

The procedures for obtaining a permit or Certificate of Appropriateness should be reviewed and re-evaluated. It is not clearly set forth in Ordinance Number 882 and is mentioned only in the former Commission Ordinance Number 651, Section 1. In

that instrument, the Commission is allowed 15 days to object to a proposed action. If this procedure is still in effect, a change is recommended.

All proposed actions, except perhaps minimal alteration or rehabilitation projects, should be reviewed by the Commission and the Staff, and a determination of approval or disapproval made.

In the event that Commission workload becomes too great, the Commission can delegate some work categories to Staff alone and not require a full member review.

Staff action would include an evaluation of the completeness of the application, a review of the proposed project and possible owner contact, and preparation of a Staff report regarding the application.

While Staff is currently not assigned to the Commission, the existing ordinance retains this provision, and hopefully in the near future, will again serve the Commission on a regular basis.

### Recommendations

There are other aspects of the current ordinance that merit further examination and possible modification. Recommendations geared to the implementation of the Inventory, and with it, a comprehensive preservation program follow. The current ordinance and its provisions as well as recommended additional elements have been included.

1) The existing ordinance and its implementation program should be modified or expanded where necessary in order to meet federal standards for program certification. Such certification would allow property owners of listed and depreciable income-bearing properties to receive economic benefits provided by the 1976 Tax Reform Act.

Basic program elements for certification include the power to review and determine both demolition and rehabilitation requests. While the current program provides such protection for "landmark"

buildings, it apparently lacks criteria for the designation of significant structures, and standards or guidelines for the review of alterations or the rehabilitation of listed buildings.

2) The functions and duties of assigned Staff relevant to Commission review functions should be clearly defined in order to facilitate Commission action, and clarify Commission/Staff responsibilities.

3) All pertinent provisions regarding the Commission, its function, and any procedures involved in the execution of its charges should be placed in one document for ease of availability, understanding, and public distribution.

Any current preservation/Commission related ordinances should be reviewed and analyzed to determine which portions of the first Commission ordinance are still in effect and which have been supplanted by Ordinance Number 882.

The current separation under different ordinances of different aspects of the program may be potentially confusing to a community about to become more aware of the Commission and its functions.

4) The purpose of the ordinance and program establishment should be more completely delineated and described. As stated currently, they appear limited in scope and negative in nature. Instead the positive aspects of the retention of a community's cultural heritage should be presented.

5) The terms defined for purposes of the ordinance should be increased for the purposes of clarification and understanding. If additional categories of significance are adopted, appropriate terms should be defined and included as well.

6) The Commission should include a member of a professional body whose interests are related to preservation (i.e. architect, attorney, engineer) or a member of a related civic body (i.e. Planning Commission, Design Review Board), or both. Such members may be in addition to the current membership or become a part of the constitution of the Commission. The designations of these certain positions should be continuing. If the Commission is expanded, the total membership should probably not exceed nine members.

7) In order to assure coordinated planning activity and communication it would be highly advantageous for the chairpersons of the Planning Commission, Historical and Landmarks Commission and the Design Review Board to meet regularly to discuss mutual concerns. The coordination of city procedures relating to each entity would be beneficial to both the public and to the various staff involved.

8) The powers and duties of the Commission should be expanded to encourage the implementation of a comprehensive preservation program. Further, these duties should reflect the goals and purposes stated in Section 29-145.5.

9) Criteria for the designation of significant structures should be developed and adopted. In the event that the additional categories of listed buildings and preservation areas are adopted, criteria for their designation should also be developed and adopted.

10) Guidelines and Standards for the review of the rehabilitation or alteration of listed buildings should be developed and adopted. Due to increased building activity in Davis, older structures may become increasingly involved in rehabilitation and development projects. It is therefore most important that these buildings become listed in some fashion, with applied protections, so that rehabilitation guidelines can be implemented. In order to assure that listed buildings retain the architectural characteristics that caused them to become listed, guidelines for their rehabilitation are essential.

In the event that Preservation Areas or districts are designated and adopted, Guidelines for the review of new construction within those areas should also be prepared and implemented.

11) The extent of work proposed that requires the issuance a Certificate of Appropriateness should be defined. The determination of the degree of rehabilitation or alteration work that would require Commission review should be set forth in the Rehabilitation Guidelines and Standards.

12) Ordinance Number 924 of the City of Davis includes, within the purpose clauses of its articles, language directed at preserving and maintaining existing older structures, and interrelating them to existing and new construction. These provisions are an excellent means of encouraging the preservation and retention of older structures in the downtown area.

In order to assure the appropriate rehabilitation and restoration of such structures eligible for the parking benefits stated in Ordinance Number 924, rehabilitation guidelines should be developed and adopted. Such guidelines should provide for the architectural review of proposed plans regarding older structures and set forth procedures for both the review and enforcement of the ordinance and any requirements of the reviewing body. In this manner, the intent of the ordinance, to preserve older buildings due to their special environmental contributions, would be served, and only deserving projects rewarded.

13) In order to protect valuable early agriculturally oriented structures and vestiges of their complexes, a city policy should be established that, instead of economically penalizing such properties due to taxing and zoning practices, instead encourages their retention. Any such policies should be accompanied by implementation tools. These properties are particularly significant to the development of the city and the region surrounding it, and should be recognized for the important role they played in its evolution.

14) Public support is a necessity if preservation is to become an accepted, integrated component of a city's life. There appears to be considerable favorable interest in preservation issues already existing in Davis. To intensify this interest and broaden preservation support in the city a comprehensive public information program is required. This function should become one of the additional responsibilities of the Commission. Such a program would acquaint the public with economic as well as environmental benefits of preservation policy; with Tax Reform Act benefits, with the Historic Building Code provision, and with other practical financial consequences.

## Review and Analysis of Present Ordinance and Recommendations

A review of the current instrument and recommendations regarding modifications and additions follow on an essentially section by section basis. There are no suggested changes for sections that are not discussed.

### Section 29-145.5 Purpose

The purpose for the creation and establishment of the program and Commission are rather limiting and narrow with regards to the scope of a comprehensive preservation program. Therefore this section of the Ordinance should be expanded and modified to include the following statement and elements:

The purpose of this Chapter is to promote the public health, safety, and general welfare by providing for the identification, protection, enhancement, perpetuation, and use of improvements, buildings, structures, signs, objects, features, sites, places, and areas within the City that reflect special elements of the City's architectural, artistic, cultural, engineering, esthetic, historical, political, social, and other heritage for the following reasons:

- (a) Safeguard the heritage of the City by providing for the protection of Landmarks representing significant elements of its history;
- (b) Enhance the visual character of the City by encouraging and regulating the compatibility of architectural styles within Landmark Districts or Preservation Areas reflecting unique and established architectural traditions;
- (c) Foster public appreciation of and civic pride in the beauty of the City and the accomplishments of its past;
- (d) Encourage public knowledge, understanding, and appreciation of the City's past;
- (e) Enhance property values and increase economic and financial benefits to the City and its inhabitants;
- (f) Identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses;



- (g) Stabilize and improve property values within the City;
- (h) Conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment;

(This section should be carefully drafted, because the constitutionality of a cultural resources management ordinance often rests in its purpose clause.)

#### Section 29-145.7 Definitions

Include definitions for the following:

(HP) Combining District: a reworded definition reflecting both the definition of "Combining District" in Section 1 and its purpose as stated in Section 29-145.6 (a)

Alteration:

Exterior architectural feature:

Certificate of Appropriateness:

Change "monuments" to another more appropriate term such as "landmark", "listed structure", or "cultural resource". In the event that additional categories of designation are adopted, those categories should be herein defined.

Additional definitions other than these may be necessary. Those currently included are limited, and further clarification is advised.

#### Section 29-145.8 Powers and Duties

The powers and duties as set forth in the current Ordinance are both vague and limited. This section of the Ordinance is an important one with regard to both current and possible future actions of the Commission.

Further, rules of procedure and records describing reasons for Commission actions are extremely important to the Commission's credibility in a court of law. The powers of the Commission should enable it to achieve the goals or purposes stated in the purpose section of the Ordinance. Additionally the powers proposed reflect those necessary to achieve an active and comprehensive preservation program.

The existing Commission powers and duties should be expanded to include the following responsibilities:

- (a) Adopt specific guidelines for the designation of cultural resources including landmarks, landmark sites, and historic districts.
- (b) Maintain a local register of cultural resources including historic districts, landmarks sites, and landmarks within the City.
- (c) Review and comment upon the conduct of land use, housing and redevelopment, municipal improvement, and other types of planning and programs undertaken by any agency of the City, the County, or State, as they relate to the cultural resources of the community.
- (d) Adopt standards to be used by the Commission in reviewing applications for permits to construct, change, alter, modify, remodel, remove or significantly affect any cultural resource.
- (e) Investigate and report to the City Council on the use of various federal, state, local, or private funding sources and mechanisms available to promote cultural resource preservation in the City.
- (f) Approve or disapprove, in whole or in part, applications for permits pursuant to Section 29-145.10 - 29-145.15 of this Chapter.
- (g) Review all applications for permits, environmental assessments, environmental impact reports, environmental impact statements, and other similar documents as set forth in this ordinance, pertaining to ... (Section J)
- (h) Hire staff, retain consultants and conduct studies, as the Commission deems desirable or necessary, except that all expenditures of City funds are subject to prior approval by the City Council.
- (i) Cooperate with local, county, state and federal governments in the pursuit of the objectives of historic preservation.

- (j) Participate in, promote, and conduct public information, educational, and interpretative programs pertaining to cultural resources.
- (k) Render advice and guidance, upon the request of the property owner or occupant, on the restoration, alteration, decoration, landscaping or maintenance of any cultural resource.

#### Section 29-145.9 Designation

- (a) Clarification of the designation procedure referred to in paragraph (a) should be effected.
- (b) Standards of architectural significance or criteria for designation referred to in paragraph (b) should be developed in accordance with any federal guidelines as published by the Heritage Conservation Recreation Service, adopted by the Commission and approved by the City Council. Such criteria would allow a consistent designation procedure for the comprehensive listing of architecturally and historically significant structures throughout the city.

The adoption of criteria utilized in the preparation of the Inventory as the criteria for designating structures to be listed under the ordinance would be the most efficient course.

These criteria are standard for both the State and the nation, and reflect those criteria utilized by the National Register of Historic Places. The inventoried buildings could simply be included in the designation procedure without further concern for the development of new criteria.

However, in order to accommodate existing designated Landmarks, the Commission may wish to consider the creation of an additional category for designation. These categories are discussed elsewhere in the report

but the criteria for their designation, if such categories are chosen, should be included in this section of the ordinance.

Criteria for the designation of Preservation Areas and Districts should be developed and adopted if the Commission anticipates the designation of such areas and groupings. A suggested terminology follows:

"Preservation Area" shall mean a district within the City having special historic and architectural worth and designated as such by the Council pursuant to the provisions of the subject ordinance. If Preservation Areas are adopted, their definition should be included under Section 29-145.7, Definitions.

#### Section 29-145.11 Application for Certificate of Appropriateness

The extent of the work proposed that requires the issuance of such a permit should be defined. As it currently appears, the application for a building permit would trigger the review requirement, and the applicant would then appear before the Commission with the required information and material for review.

It is fairly common practice that the degree of work that requires an application for a building permit becomes the minimum criteria for initiating review of that work. However, the amount of work that requires a permit varies somewhat from city to city. The determination of the degree of rehabilitation work or alteration that would require commission review should be set forth in the Rehabilitation Guidelines and Standards in this section of the Ordinance.

#### Section 29-145.14 Standards of Review

In order to implement this section, Guidelines or Standards for architectural review of proposed rehabilitation work regarding listed buildings should be developed and adopted by the reviewing body. These guidelines are necessary in order to assure consistency of both the character and quality of rehabilitated structures. These guidelines should expand and explain the

ordinance provisions in paragraphs (a) and (b) and set forth specific guidelines for the implementation of those provisions. The wording in paragraph (b) is awkward.

Standards of Review/Guidelines for Rehabilitation should treat general design rules and specific regulation regarding the alteration of listed structures, procedures, and content of permit applications, review by Commission, and issuance or denial of the Certificate of Appropriateness.

The City Design Review Board should familiarize itself with the adopted Rehabilitation Guidelines and the Inventoried buildings, and their neighborhoods in order to assure the design compatibility of new construction adjacent to listed buildings or within existing neighborhoods of distinctive character.

The Guidelines for Rehabilitation of Listed Structures should be published, publicized, and distributed to the public upon request.

#### Section 290-145.15 Showing of Extreme Hardship

This section should be reviewed and the allowable "hardships" somewhat refined and "tightened". At present, the showing of extreme hardship appears easily applicable to a number of situations.

#### Section 29-145.17 Duty to Keep in Good Repair

At present there is no stated mechanism for the enforcement of this provision or for handling non compliance. Provisions enabling the enforcement of this section should probably be delineated and adopted or the section removed from the Ordinance, unless it could be enforced somehow through building division procedures to provide code enforcement for listed buildings. Such a measure would entail public education and probably the addition of city staff. However, any building code regulations currently in force should be utilized in conjunction with the State Historic Building Code for locally listed structures of significance.

### Section 29-145.19 Appeals

Appeals to Commission action should be made directly to the Council rather than the Planning Commission. Such a procedure would strengthen Commission authority somewhat and establish an important direct tie to the Council.

### Ordinance Number 500 Creation of the Historical and Landmarks Commission

The provisions of this Ordinance should be incorporated with those of Ordinance Numbers 882 and 651, treating all aspects of Commission functions in one complete instrument. Current references to functions already adopted in other documents are confusing and awkward because separated. Consolidation of all provisions regarding Commission functions should occur in one complete document.

The number of Commission members and their qualifications should be modified however necessary to achieve a commission best qualified to protect Davis resources.

The assumption by the Commission of the duties of design or architectural review of listed buildings proposed for alteration or rehabilitation should entail the development of a set of guidelines or standards for review and the possible addition of members with specific expertise to assist in these determinations. The Commission may benefit by the addition of one or more members of professional bodies such as licensed architects, attorneys, urban planners, structural engineers, and architectural historians. Additionally, representatives of related civic bodies such as the Planning Commission or Design Review Board, would be appropriate and potentially very helpful. Both categories of members would provide valuable expertise during review functions, and serve important communication purposes. A further option would be to designate that some of existing Commission positions be filled by individuals possessing specific expertise or representing another civic body.

## REHABILITATION GUIDELINES

### Purpose of Listed Structures Plan

The purpose of the preservation program is to protect and maintain the character of architecturally, historically and culturally significant structures within the designated area. To this end, the Davis Historical and Landmarks Commission has been given the responsibility of reviewing all projects involving exterior remodeling of buildings included on the adopted Inventory List.

The Davis Historical and Landmarks Commission must review and approve any alteration, repair or addition to the exterior of a listed structure prior to the issuing of a building permit or sign permit.

The Rehabilitation Guidelines have been developed to provide guidelines to owners who may be considering exterior rehabilitation of such properties and to set forth the criteria and procedures to be followed by the Davis Historical and Landmarks Commission when reviewing these projects.

Guidelines that provide procedures and criteria for the relocation of Listed Structures are to be found in the Relocation of Structures Guidelines section.

### Exterior Rehabilitation

While a large portion of rehabilitation work occurs on the interior of a building, the exterior work will have the broadest impact on the visual appearance of the City. Any exterior improvements to the structure should restore or retain the original design to the greatest extent possible. This is desirable in order to retain or develop the full market value of a house as well as provide architectural and historical integrity within the surrounding neighborhood.

Good rehabilitation decisions and quality workmanship are important to the ultimate visual character of a house. The first and lasting impression of a structure is created by its exterior appearance.

Exterior design considerations are not totally dependent on budget. Many well-intentioned homeowners have spent a lot of money on inappropriate features when rehabilitating their older homes, with the result that the value of their property was lessened rather than increased. Good rehab work often follows the simplest course, maintaining the original design integrity of the building, and applying the basic principles of architecture to make changes that are suited to the owner's budget, tastes and lifestyle.

Since the 1920's, there has been pressure to "modernize" houses that were built before the turn-of-the-century. This trend was characterized by excessive use of aluminum windows and asphalt or asbestos shingles. Changes of this type often removed the individuality and charm of neighborhoods and decharacterized and confused the design intent of many houses.

Unfortunately, many building products have appeared not because they were needed but just because it was technically possible to make them. There are, however, many products that are well designed and can be used quite handsomely in restoration work. The trick is being able to choose compatible elements, suitable in both material and design.

Good design must also relate to its surroundings. Neighborly environmental consideration in residential architecture does not require a bland and sterile duplication of facades or paint colors. It does require that each building respect its neighbors when considering similar or contrasting design elements. Similar color tones, building proportions and shapes with contrasting details provide interest and a subtle focus on the finer points and special design considerations of each structure.

In many existing neighborhoods, it is obvious that the relationship of buildings to each other has already been determined. This relationship is guided by the building's basic proportions, height and form and the building's position in relationship to the street and adjacent structures.



However, major exterior alterations or additions to a building can change a building's overall feeling and its relationship to its surroundings. Concern for the standards contained in this Plan when exterior rehabilitation is being considered will greatly reduce the visual confusion often seen in neighborhoods and will help create good design that has a positive impact on its surroundings and protect the substantial investment an owner has in his or her property.

#### STANDARDS AND CRITERIA FOR ARCHITECTURAL REVIEW

The Davis Historical and Landmarks Commission shall evaluate each application for architectural review in accordance with the standards and criteria listed herein to provide a frame of reference for the applicant as well as a method of review for the Commission. These standards and criteria shall not be regarded as inflexible requirements nor are they intended to discourage creativity, invention and innovation. The goal is to preserve the character of the structures being reviewed while enhancing their value and economic life.

#### General Design Rules for Alterations

The following rules set forth criteria that should be followed in altering, remodeling, repairing or adding to the exterior of a listed structure. In evaluating each application, the Commission shall consider the extent to which these criteria are met. Deviations from these rules should not be permitted except where there are special design conditions affecting the buildings or where it would be impractical to comply with these rules.

- 1) A house should not be made to look either younger or older than when it was built.
- 2) If old and new design and/or materials are mixed, the original character or design of the house should be retained.
- 3) As many original exterior materials should be retained as is economically and/or functionally feasible.

- 4) Imitation materials or design elements for exterior walls should be avoided whenever possible. Synthetic materials may be used discreetly for maintenance purposes only. Types of materials that should be avoided are asphalt and asbestos shingles or siding, aluminum siding, aluminum windows and doors and aluminum awnings.
- 5) The roof should be a neutral-toned material. Roofing is generally not considered to be part of the color scheme of the house except when it constitutes a major visual aspect of the structure.
- 6) Windows should be replaced only if rehabilitation of existing material is not functionally feasible. New windows should generally be of the same size, material, and type as the old ones. Metal awnings, metal sash windows, non-functional decorative shutters, unless architecturally accurate, and other modern types of window treatment should be avoided.
- 7) Original doors should be retained. The size and/or location of doorways should not be changed or relocated except for restoration to original condition. Door treatment not in keeping with the original architectural style, and aluminum screens should be avoided. In all cases, the original arrangement and proportion of doors and windows should be retained.
- 8) Front porches, entrance porticos and exterior stairways, which were part of the original design, should not be removed. Alterations and indiscriminate changes usually destroy the original design integrity and visual balance of a building facade. Original materials should be retained or architecturally accurate replacements should be used in repairing or reconstructing porch posts and railings. Updating wooden porches with wrought iron or brick generally destroys visual harmony and should be avoided. If porches are enclosed, it can be done harmoniously if the original shapes and sizes of the openings are respected.

- 9) For an effective color scheme, use of more than five colors should be avoided. Walls should utilize one major color with two or three colors used in the trim. Wall colors should be in harmony with the streetscape. Bright colors should be used sparingly, for accent, if at all. A palette of suggested colors will be available from the Davis Historical and Landmarks Commission.
- 10) A house should relate positively to its visual environment. A facade should harmonize with the neighboring buildings. Major elements of design should unify a house with its surroundings.
- 11) Planting, paving, fences, and other features of the grounds of the house should blend with the surrounding environment. Existing landscape elements should be utilized, including types of trees, hedges, and fences; their repetition can identify and unify a neighborhood and enhance the listed structure by providing an appropriate setting.

#### Specific Alterations of the Structures

Exterior alteration of listed structures shall substantially conform to the following standards:

- 1) Height: Listed Structures should respect the height and scale of neighboring buildings, particularly the adjacent structures, to maintain a street's unity. An added upper floor which raises the height of a listed structure above that of its neighbors will generally not be approved. This may be permitted, however, if the addition is set back from the front facade of the listed structure so that it is not noticeable from the street. Structures may be raised (lifted) if appropriate to the building proportions and the surrounding neighborhood.
- 2) Spacing: Uniform spaces between buildings lend a rhythm and harmony to the streetscape when viewed in sequence. A side addition to a listed structure which changes the rhythm of a row of buildings should not be permitted.

- 3) Materials and Texture: Renovations to a listed structure should utilize existing dominant materials and textures within a streetscape and the original design character of the structure. For example, a brick stairway should not be constructed within a row of wooden entrance stairs unless appropriate to the architectural style of the listed structure.
- 4) Color: Although no specific color palette is required, exterior colors used on a listed structure will be submitted for review, in order to assure that colors used contrast or blend harmoniously with neighboring structures. Extremely bright colors should be avoided, particularly when used as the primary color of the walls. (Optional)
- 5) Windows and Doors: If windows and doors are redone or altered, the existing proportion of the area of the openings to the area of the walls shall be retained.
- 6) Architectural Details: Fences, roofs, chimneys, cornices, windows, entrances, awnings, porches, garage doors and other accoutrements should be appropriate to styles which are already part of the listed structure.
- 7) Significant Architectural Details: All architectural features specifically included in the description of the structure set forth in the adopted survey form for the structure shall be retained, except where alteration or removal is required by law or where there is no feasible alternative to the proposed alteration or removal.
- 8) Signs: Signs must comply with all applicable City ordinances. In addition, signs must be compatible with the architecture of listed structures and should never detract from the significance of the building.

## REHABILITATION REVIEW PROCEDURES

### Review

Any proposal to alter, remodel, repair or add to the exterior of a listed structure will be subject to review under the provisions of this article prior to the issuance of a building permit and a sign permit, of the commencement of work. An application for architectural review of a listed structure will be filed with the Community Development Department Staff.

### Application for Review

Applications for Davis Historical and Landmark Commission review shall be submitted to, and be in the form required by the Commission.

### Contents of Applications

Applications will include the following when appropriate:

- 1) One copy of site plan
  - a. Location of existing and/or proposed structures, including signs;
  - b. Location of existing trees or landscaping;
  - c. Location of existing and/or proposed off-street parking, if any;
  - d. Location of adjacent public and private rights-of-way;
  - e. Location of points of entry and exits for vehicles and internal circulation patterns;
  - f. Location of existing and/or proposed walls and fences and the indication of their height, and material for construction;
  - g. Exterior lighting standards and devices, if any;
  - h. Grading and slopes showing their effect and relationship to the buildings and the site.
- 2) One copy of architectural drawings, including:
  - a. Plans to scale;
  - b. Elevations of all sides of the structure;
  - c. Roof details indicating the location and size of mechanical equipment, if any.

- 3) Drawings indicating the location, size, color, shape and type of illumination of each proposed sign, if any.
- 4) Preliminary landscaping plan when applicable.
- 5) Site photographs.
- 6) Proposed color, materials and texture palette.
- 7) Survey form (to be provided by staff).
- 8) Other information which is pertinent and which the Davis Historical and Landmarks Commission may, by resolution, require applicants to furnish.

#### Notice

Following receipt of the application, the staff will schedule the item before the Davis Historical and Landmark Commission and notify the applicant of the time, date, and location. The review shall be conducted for the consideration of applications for architectural review in accordance with the criteria set forth in this plan. The applicant, or other interested parties, may address the Davis Historical and Landmark Commission during the meeting if they wish. The City Staff will prepare a recommendation on the project for the Commission.

#### Decisions and Notification

After consideration of the plans, the Davis Historical and Landmarks Commission will make a determination to approve, approve with conditions, or disapprove the plans. This determination will be made publicly and also transmitted to the applicant in writing. Decisions of the Davis Historical and Landmark Commission may be appealed to the City Council, if appealed within 10 days of the Commission's ratification of the Findings of Fact.

#### Final Plan and Certification

When the Davis Historical and Landmark Commission approves the architectural plan and the applicant has been informed and has accepted the conditions of approval which may be imposed by the Commission the applicant shall file final working drawings, and a landscaping plan, when applicable, with the City staff for the Historical and Landmark Commission.

The City Staff, upon receipt of said drawings and plans, shall certify that the final plans submitted under this section are in accord with the architectural or landscaping plans as approved by the Davis Historical and Landmark Commission. After such certification, the staff will transmit final approval to the Building Department.

## PUBLIC INFORMATION PROGRAM

A comprehensive public information program to engender local community interest and support for the retention and protection of the city's architectural heritage should be established. This program should recognize the part this heritage plays in contributing to the identity and visual quality of the city. This heritage also provides a sense of continuity with the past and lends character to the city that reflects both its origins and its evolution. The recognition and development of this resource should be incorporated into the planning process and coordinated in the same manner as other community resources of value.

It is the responsibility of the Davis Historical and Landmark Commission as outlined elsewhere in this report to inform the public of the value of preservation activities and specific techniques and methods of meeting preservation goals.

The effective administration and functioning of the program will be largely dependent upon public involvement and support of program precepts. Such support can be engendered from the community through an effective public information program.

The goals of such a program would include the following elements:

- 1) To inform the general public and public officials of the Preservation Program, the adopted ordinance, the functions and responsibilities of the Landmarks Commission, the nature of the Official Register and the types and styles of structures and districts that exist in the city.
- 2) To educate the general public and public officials of the value of preservation, both to the individual citizen and the City. These values involve a wide range of issues ranging from economic benefits to be derived (such as stabilization of property values, resource conservation, improved tax base, healthy business activity) and specific benefits like the Tax Reform Act of 1976 and the Tax Revenue Act of 1978 to a wide range of issues ranging from quality of life (such as pride of neighborhood and community identity, the human scale of many older structures, uniqueness and individuality of Davis) and visual interest due to architectural variety and physical vestiges of the City's past.



3) To assist persons or organizations interested in preservation/rehabilitation projects by making available publications and assistance regarding general and technical information which will support and encourage these actions.

A number of mechanisms and techniques for achieving these goals are available.

Publications: A variety of publications could be developed and utilized that range from the simple distribution of Commission agendas and synopses, to the preparation of brochures.

NEWSPAPERS AND NEWSLETTERS: A series of articles on preservation and history related subjects could be developed for publication in newspapers. Special weekend or weekly sections of newspapers could feature a series of articles. Various organizations with related interests could publish a series in their newsletters.

BROCHURES: A series of brochures could be developed, printed, and distributed in a variety of ways.

The following subjects and many variations could be used for either purpose.

- 1) Functions and purposes of the Commission
- 2) Methods of historic research
- 3) Various architectural styles represented in Davis
- 4) Specific buildings with interesting histories or architectural qualities
- 5) Historic figures in the city's past
- 6) Special events and their extant representatives
- 7) Highlight past eras
- 8) Highlight Lost Davis
- 9) Design considerations when remodeling significant structures
- 10) Annotated bibliography (on all topics relating to preservation and rehabilitation)
- 11) Trees, plants, fencing and landscaping techniques particular to past eras
- 12) Color and painting schemes particular to past eras

These materials could also be distributed by the local Chamber of Commerce, City Planning Department, Landmark Commission, Education groups, arts interest groups, etc.

Visual Displays: A variety of visual displays featuring photographs, new and old, of Davis architecture could be developed, either as part of existing displays in prominent locations, or as exhibits by themselves. Some restaurants in Davis already have incorporated older photographs into their decor.

Presentations: Another important technique for establishing rapport and communication with the public is through special presentations including films, slides, and lectures. A film/slide/lecture series could be presented in fall and/or spring, treating a variety of architectural and historical subjects. Such presentations could acquaint the public with the variety of interesting architectural styles in the city. Presentations treating local history over the decades and the community's growth could educate the public to the evolution of Davis' urban form. Many film and slide presentations on specific preservation topics are available from such sources as the National Trust for Historic Preservation, American Institute of Architects, and the National Endowment for the Humanities. The films "Main Street" and "Cities Are For People" would be appropriate for a special showing that could become an event for a wine tasting or champagne party, etc.

A slide show with commentary treating Davis' architectural resources has been prepared for presentation to various community groups. This show could provide the initial impetus for the development of a more comprehensive series of presentations.

Tours: Tour maps for different areas of interest and historic/architectural and cultural sites of importance within the city would be developed and distributed. The existing bicycle tour could be expanded or divided, and walking/driving tours with pertinent information prepared. Orienting this tour map to pedestrians, cyclists, and motorists on a city wide basis or district basis would be helpful for those interested in exploring Davis. Tour maps should be available from the Landmarks office, City Hall, and other major public outlets.

An annual house tour or Landmark Commission open house should be promoted. Other cities have used this method for promoting their historic and cultural resources to great advantage. The

Sacramento Old City Association, the Foundation for San Francisco's Architectural Heritage, and Berkeley Architectural Heritage Association, for example, have sponsored an annual house tour of older homes in their cities and this tour has always kindled much interest in housing preservation and rehabilitation as well as providing a major funding source for the civic organization's annual operating budget. Spring seems to most people to be the best time for a Landmark House Tour and from a practical viewpoint, those touring, once enthused have the remainder of the good weather season for their own home improvement projects.

Special Events: Other special events featuring architecture and history could be held. Historic architectural displays could be incorporated into art fairs or "Pioneer Days" Festivals.

Festivals or arts fairs could be held in or around an historic house or setting which acts as a focal point and whose history is feted.

Special festivals to honor past residents of note could be held.

Other Media: Radio and television are other media available to acquaint the residents of Davis with preservation/conservation activities. Using both public and private television sources, important coverage of special preservation/conservation/rehabilitation projects such as the Hunt-Boyer House development could be featured on the evening news or on some special program on urban affairs. The Landmarks Commission should observe preservation activities closely and promote and orchestrate a special ceremony or event that would publicize good preservation activities.

The expansion of the Preservation Program in Davis could be another such event. A knowledgeable person in authority could explain the program and its purposes, providing a large segment of the local public with important and timely information.

Radio could also be used to disperse information regarding the Preservation Program and publicize any special preservation or historical oriented events in a variety of programmatic formats.

Both television and radio media have been useful in other cities when a timely and specific project such as the relocation of a significant older structure is undertaken. The coverage can cite the need to find a new owner of an endangered building, while visually or verbally presenting the project.

The Role of the University: The University in Davis forms a wonderful opportunity for both the Landmarks Commission and the students to capitalize on Preservation program activities. The Landmarks Commission working in close co-operation with the University can jointly sponsor and endorse University class study projects that involve preservation activities such as Landmark restorations, urban design, city planning, community development, historic research and other related preservation/conservation/rehabilitation activities. Such joint projects can provide an interesting source for promoting preservation in Davis. Articles, news briefs, and television coverage of these projects would assist the public in their awareness of the many potential dimensions of the city's preservation program.

Citizen Advocacy: The development of an active citizen support group is key to the community success of the preservation program. Such a group can provide both vocal and physical assistance in implementing the program and developing a broad base of support for preservation. Preservation concerns interrelate to interests involving the environmental quality of life in the city, and reflect the importance of visual resources in creating and retaining community identity. The architectural heritage of the city is a vital aspect of its overall environmental quality. The citizen support group therefore should draw its membership from the variety of Davis community groups interested in environmental and conservation issues as well as preservation. The coordination of preservation activities and concerns with related community interests will assist its acceptance and support, and provide the basis for an active citizen support group.

Inventory Publication: The publication of the Davis Inventory is another important public education tool. The distribution of a document that identifies and discusses important Davis resources would enhance the understanding and appreciation of those resources and their contribution to the visual and cultural environment of the city. Increased citizen support for the overall program would result.

## FUNDING SOURCES

One of the goals of the survey effort in Davis is the publication of the inventory and elements of the report for distribution to the community. Availability of this information is a prime element in educating the public to the significance of their architectural heritage and the importance of retaining and protecting it.

There are a number of potential funding sources available for projects related to history, the arts, preservation, and the encouragement of their growth within the community. We are providing a listing of public agencies and programs, private foundations, and private enterprises that have funded such projects as the proposed publication in the past. Their applicability to the project at hand, and the varied criteria to be met in each situation will have to be addressed in a case by case basis.

## Public Funding Sources

The following list identifies governmental agencies that fund projects relating to preservation, planning and public awareness.

Office of Historic Preservation  
P.O. Box 2390  
Sacramento, CA 95811

Preservation Planning Grants - Survey and Planning Unit

Architectural and Environmental Arts Program  
National Endowment for the Arts  
Washington, D.C. 20506

Public Education and Awareness Program  
National Theme Awards Program

U.S. Department of Housing and Urban Development  
P.O. Box 36003  
San Francisco, CA 94102

Community Development Block Grants (administered at the city level)  
HUD 701 Comprehensive Planning Assistance

National Trust for Historic Preservation  
1785 Massachusetts Avenue NW  
Washington, D.C. 20036

Sacramento Regional Area Planning Commission  
800 H Street  
Sacramento, CA 95814

## Private Funding Sources

The following is a compiled list of private foundations that have within recent years funded projects in California in the area of fine arts, history, museums, and public education.

The Adloph's Foundation  
1800 West Magnolia Blvd.  
P.O. Box 828  
Burbank, CA 91503

Lloyd Rigler, President

The Ahmanson Foundation  
3731 Wilshire Blvd.  
Los Angeles, CA 90010

Miss E. Martha Cates, Secretary-Treasurer

Alcoa Foundation  
1501 Alcoa Building  
Pittsburg, PA 15219

Atlantic Richfield Foundation  
515 South Flower  
Los Angeles, CA 90071

Bing Fund, Inc.  
9700 West Pico Blvd.  
Los Angeles, CA 90035

Mrs. Anna Bing Arnold, President

Boswell Foundation  
4600 Security Pacific Plaza  
333 South Hope Street  
Los Angeles, CA 90017

Ruth Crocker, President

The Bothine Helping Fund  
215 Market Street, Suite 1313  
San Francisco, CA 94105

Mrs. Genevieve Bothin deLimur

Chase Manhattan Bank Foundation  
1 Chase Manhattan Plaza  
New York, N.Y. 10015



Private Funding Source, continued

Columbia Foundation  
1805 Mills Tower  
220 Bush Street  
San Francisco, CA 94104  
Susan Clark Robinson, Executive Director

Corning Glass Works Foundation  
Corning, NY 14830

Dayton Hudson Foundation  
777 Nicollett Mall  
Minneapolis, MN 55402

Fleischhaker Foundation  
220 Bush Street  
San Francisco, CA 94111  
Susan C. Robinson, Executive Director

Ford Foundation  
320 East 43rd Street  
New York, NY 10017

General Mills Foundation  
P.O. Box 1113  
Minneapolis, MN 55440

Haas Fund  
2 Embarcadero Center  
San Francisco, CA 94106  
Peter E. Hass, President

Harney Foundation  
923 Folsom Street  
San Francisco, CA 94107

Janss Foundation  
100 Thousand Oaks Blvd.  
Thousand Oaks, CA 91360  
Joseph Leggett, Trustee

Jerome Foundation  
West 1052 First National Bank Building  
St. Paul, MN 55101

Private Funding Sources, continued.

Lakeside Foundation  
155 Sansome Street  
San Francisco, CA 94104  
Mrs. Paul L. Davies, Jr., President

Foundation of the Litton Industries  
360 North Crescent Drive  
Beverly Hills, CA 90210  
Clarence Price, President

Lloyd Foundation  
9441 Olympic Blvd.  
Beverly Hills, CA 90212

McBean Foundation  
100 California Street, Suite 1220  
San Francisco, CA 94111  
Peter McBean, President

Mobile Foundation  
150 East 42nd Street  
New York, NY 10017

Norman Foundation  
10969 Wilshire Blvd., Suite 820  
Los Angeles, CA 90024  
George Olincy, President

Norris Foundation  
1 Golden Shore  
Long Beach, CA 90802  
Harry Stevens, Jr., Executive Director

Orleton Trust Fund  
1777 Borel Place, Suite 306  
San Mateo, CA 94402  
Mrs. Jean Sawyer Weaver

Private Funding Sources, continued

Pauley Foundation  
1000 Santa Monica Blvd., Suite 200  
Los Angeles, CA 90067

William R. Pogen, Trustee

Peters Foundation  
2510 South East Avenue  
Fresno, CA 93706

Leon S. Peters, President

R.P. Foundation, Inc.  
c/o Robert Peterson  
P.O. Box 6250  
San Diego, CA 92106

Schreiber Family Foundation  
433 West Camden Drive, Suite 770  
Beverly Hills, CA 90210

Bernard Greenberg, Secretary

See Foundation  
2222 Avenue of the Stars, Suite 2505  
Los Angeles, CA 90067

Charles B. See, President

Skaggs Foundation  
United California Bank Building, Suite 1730  
1330 Broadway  
Oakland, CA 94612

Phillip M. Jelley, Secretary

Stein Foundation  
100 Universal City Plaza  
Universal City, CA 91608

Ruth S. Cogan, Secretary

Stuart Foundation  
5045 Wilshire Blvd.  
Los Angeles, CA 90036

Gordon Jeffers, Executive Secretary

Taper Foundation  
9465 Wilshire Blvd., Suite 950  
Beverly Hills, CA 90212

S. Mark Taper, President

Private Funding Sources, continued

Teledyne Charitable Trust Foundation  
1901 Avenue of the Stars, Suite 1800  
Los Angeles, CA 90067

Robert S. Bell, Trustee

Timken-Sturgis Foundation  
2100 Union Bank Building  
San Diego, CA 92101

George Sturgis, President

Union Bank Foundation  
P.O. Box 3100  
Los Angeles, CA 90051

W. Earl Harberlin, Senior Vice President

Union Oil Company of California Foundation  
461 South Boylston Street  
Los Angeles, CA 90017

R.P. Van Zandt, Assistant Secretary

Walker Foundation  
1280 Columbus Avenue  
San Francisco, CA 94133

Brooks Walker, President

Wattis Foundation  
220 Bush Street  
San Francisco, CA 94104

Phyllis C. Wattis, President

## Private Enterprise Funding Sources

The following is a list of potential private funding sources within the Davis community. These kinds of businesses have funded preservation and architectural heritage publications and projects in other communities.

These businesses can be approached in a variety of methods. One business could cover the entire publication cost. Types of businesses, such as real estate firms, could combine to bear the publication responsibility. Or all businesses could be approached and the cost split among the participating members.

Many establishments support these projects in order to enhance their public image. Recognition of publication sponsors should occur at the beginning of the publication and in promotional advertising.

**Banks - Savings and Loans** have been very supportive of publications in other communities. Wells Fargo with its interest in history should be approached as well as banks with a significant local emphasis.

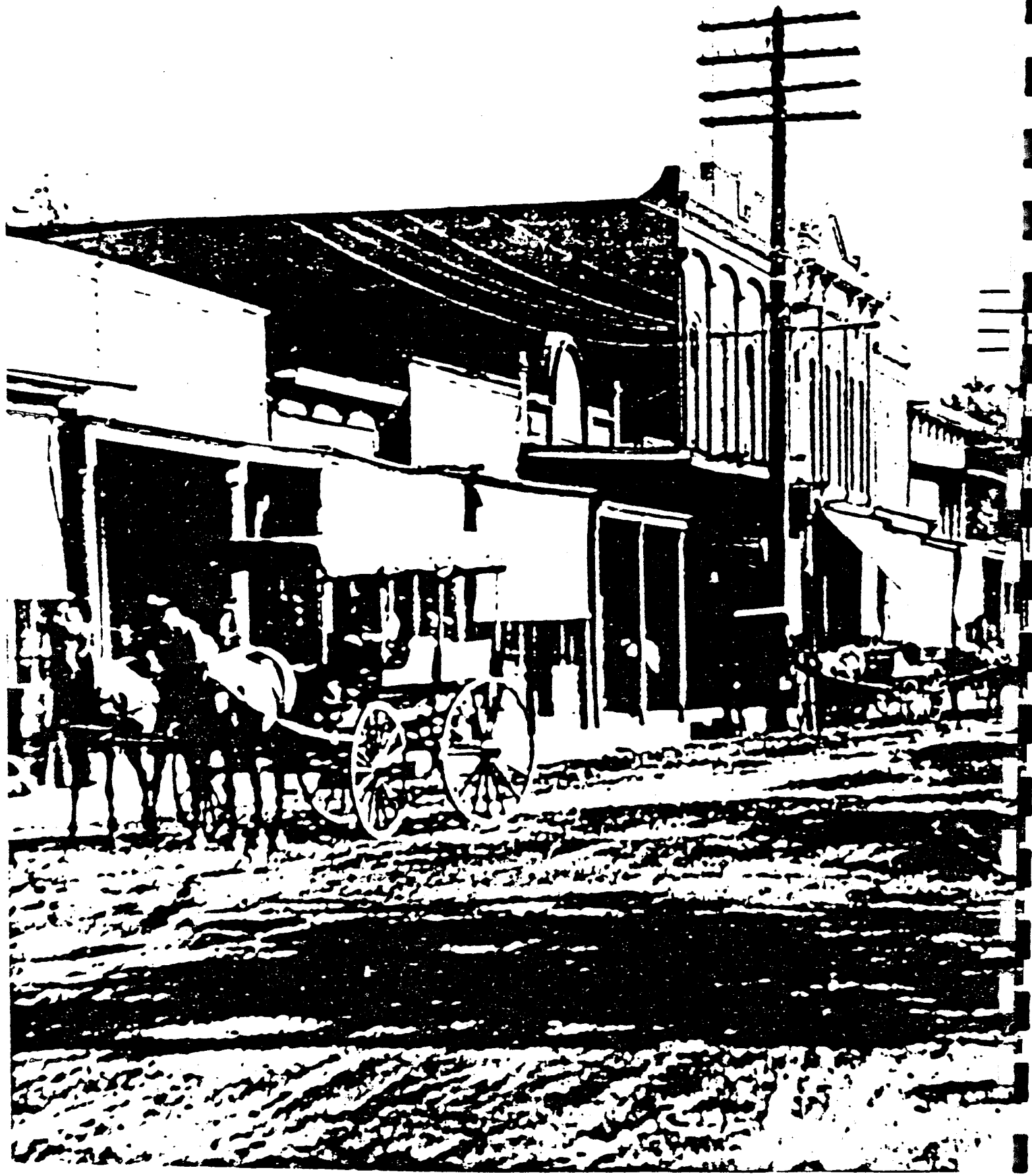
**Real Estate Firms** - such firms have either banded together to fund publications and tour maps or supported them individually. These establishments have much to gain by increased support for preservation and greater awareness for architecture.

**Local Commercial Establishments** - either businesses that have a long history in Davis or new commercial interests would be likely to support the publication, although all businesses advertise so all are likely candidates for funding.

**Community Groups** - includes service organizations, fraternal groups, youth groups, special interest clubs, and churches.

## Non-Profit Corporations

Community members interested in preservation, history, and the visual environment could form a non-profit corporation to further such purposes. A revolving fund could be established within that corporation to financially assist preservation projects which could include the development of publications. Further, the non-profit corporation, then could seek additional funds from a number of other sources unavailable to private citizens or governments.



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Betty Cogburn  
Ruby Cohn  
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Jean Collins  
Michael Corbett  
Sam DeMasi  
Mary Ellen Dolcini  
Bob Dunham  
Natalie Dukes  
Jane Eberle  
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Forest Fissell  
Mrs. Fern Floyd  
Charles Fox  
V. Gordon  
James Gregory  
Carolyn Hamel  
Lester Hamel  
Mrs. Henry  
Bob Haussler  
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Larry Hornbeek

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David Walker  
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## CONSULTANT BACKGROUND

Historic Environment Consultants has had considerable experience in performing architectural identification, evaluation, and historic research projects as well as preparing preservation and planning analyses and programs. The firm has conducted architectural and historic surveys in the cities of Palo Alto, Vallejo, Davis, and Sacramento in California and Carson City, Nevada. These surveys have required an architectural identification and evaluation of significant structures and districts, both for local program use and eligibility for listing on the National Register of Historic Places, as well as research to determine the historical significance of both individual structures and regions of the cities.

Historic Environment Consultants has conducted land use evaluations, urban revitalization studies and developed ordinances to implement programs they have delineated. They have also outlined public information programs for community use in developing and adopting preservation programs. The firm has prepared extensive reports involving the research and evaluation of individual and groupings of structures and archeological sites for environmental assessments including: Crocker Annex Demolition, Sacramento; Estates Evaluation, South Lake Tahoe; Federal Post Office Project, Marysville; Tule Springs Ranch, Las Vegas; Florin-Perkins Road Widening Project, Sacramento; and Silver Eagle Road Project, Sacramento.

The principal of the firm, Paula Boghosian, possesses fifteen years of experience in administrative activity, coordinating and completing numerous projects involving both research and management. She has an academic architectural background with particular expertise in the field of architectural history. The professional application of that field includes the administration of the National Register of Historic Places program for the State of California and the execution of various historic architectural reports, city surveys, and environmental impact assessments, involving both research skills and a knowledge of historic architecture and public law.

Architectural historian John Beach is an acknowledged expert in his field, whose work is included in numerous distinguished works such as: Bay Area Houses, A Guide to the Architecture of San Francisco and Northern California, and California Design 1910. Mr. Beach also maintains a consultant practice in survey and architectural evaluation projects and is a lecturer for the University of California. His architectural expertise in Western American architecture is many faceted and noteworthy.

Historian Linda Dishman has developed much expertise in both research techniques and historic architectural assessments through her two years of work with the Survey and Planning Section of the California Office of Historic Preservation. Additional work has involved research, architectural evaluation, editing and writing for various community architectural inventories.

Preservation Planner, Roger Scharmer, has a wide range of experience in the planning and preservation fields. He has worked at the local, county, and state planning levels. Mr. Scharmer was instrumental in establishing a historic preservation element in the California State General Plan. He has been active on design review boards and with the Society of Architectural Historians. He has also lectured on period landscaping and gardening.

## GLOSSARY

Baluster: A post or upright support for a handrail.

Balustrade: A handrailing on a series of upright posts or balusters.

Bargeboard: A decorated wooden strip set back under a gable, usually a flat board with jigsaw or applied ornament.

Batter: A sloping or inclined face of a wall or pier.

Bay Area Tradition: The Bay Area Tradition is a design philosophy which integrates in a playful and mannerist fashion fragments of the real or imaginary local past, current fashion, and whatever predilections the designer may have. In its first phase (1892-1920), its practitioners were Bernard Maybeck, A. Page Brown, Willis Polk, Ernest Coxhead, A.C. Schweinfurth, John Hudson Thomas, and, at least in some of her work, Julia Morgan. The second phase, which began in the late 1920's, was established by William Wilson Wurster, Gardner Dailey and Mario Corbett. In the middle 1960's designs by Charles Moore, Joseph Esherick and others signaled a new, third phase of the tradition.

Bay: The portion of a plan or of a building contained between adjacent piers or columns.

Bay Window: A small, windowed projection from the main body of a structure. These projections are usually polygonal in plan, the most popular being rectangular, or sections of hexagons or octagons. There are normally windows in the side pieces as well. When the projection is circular in plan, it is known as a bow window.

Beaux Arts: Fine arts; Ecole des Beaux-Arts, the national school of fine arts in France. By extension, the term refers to more conservative design of a Classicist French Baroque style. From the 1860's until the 1920's, many of America's most prestigious architects were trained at the Ecole des Beaux Arts.

Belt Course: A continuous projecting horizontal band set in the surface of an exterior wall and usually molded.

Board and Batten: A system of wood sheathing where flat boards are laid edge to edge, and the joint covered with a narrow member known as a batten. The boards can run in any direction, although the term is normally applied to vertical orientations.

Bracket: A supporting member for a projecting floor, shelf or eave. A projecting support or pseudo-support.

Bungalow: A small, informal house, one or sometimes two stories in height with low-pitched roof, frequently designed with a broad gabled porch in front of a similarly gabled house. The compositional emphasis is normally horizontal.

Buttress: A projecting vertical pier or support, built against an outside wall to resist the pressure exerted by an arch or vault inside.

Cantilever: An unbraced projection anchored at one end only.

Capital: The crowning element of a column, pilaster or pier.

Chalet: The house of the Swiss mountaineer. In adaptations to the Craftsman mode, the elements usually include a generous, street-facing gabled form with wide overhangs, and elaborate sawn ornament with a folk-art image.

Chamfer: A groove or channel in a piece of wood. Also, a piece which is beveled or edged at a 45-degree angle so that two faces meet at right angles and are hence "chamfered".

Clapboard: A board that is thin on one edge and thicker on the other, to facilitate overlapping horizontally to form a weatherproof exterior wall surface.

Classical: Of, or based upon, the art or architecture of ancient Greece or Rome.

Classical Revival: The revival of interest in Classical antiquity, dating from the mid-eighteenth century and especially notable in architecture. Classical buildings are usually symmetrical in composition and formal in feeling.

Clerestory: An upward extension of an enclosed daylighted space by carrying a windowed wall through the roof slope. Any windowed wall or construction used for light or ventilation.

Clinker Brick: An irregularly shaped or over-burned brick, due to its nearness to the flame or impurities that burn in the firing process.

Colonnade: A row of columns.

Colonial Revival: A phase of late nineteenth century American architecture which revived Georgian plans and forms, especially in domestic building. Characteristics include symmetrical facades with hip or gambrel roofs, Classical detailing, pedimented entrance porticos, Palladian windows and swag details. The style often uses Queen Anne or Classic Revival stylistic details.

Column: A vertical support of round section. A supporting pillar. In Classical architecture consisting of a base, shaft and capital.

Corbel: A small projecting built out from a wall to support the eaves of a roof or some other feature.

Cornice: The upper, projecting portion of an entablature. The term also describes the projecting course of masonry at the top of a building and the molding that covers the angle formed by a ceiling and wall.



Craftsman: The Craftsman mode is the architectural manifestation of an early 20th century movement which fused English Arts and Crafts attitudes with an appreciation of a life lived close to nature. Craftsman buildings use materials in their natural state - stones laid as if deposited by geologic process and unpainted wood. If bricks are used, they are usually clinker bricks, as if the man-made material had been subjected to forces of nature. The forms are generally ground-hugging with pronounced horizontal lines and shallow-gabled roofs with wide, sheltering overhangs.

Dentil: A small square block used in a series for ornamentation in Ionic and Corinthian cornices. A dentil course is a series of dentils.

Dormer: A window that projects from a sloping roof.

Double Hung: The term used for a window that has sashes hung with weights and lines.

Eastlake: A period term derived from the name of Charles Eastlake, English author of Hints on Household Taste. The Eastlake style especially meaningful in conjunction with the Stick Style, implied the use of chamfered corners on pillars and furniture and incised decoration (usually floral forms) in flat wooden surfaces. Other characteristic ornamentation includes spindles, curved brackets, grooved moldings and sunbursts.

Eaves: The lowest part of a roof, overhanging the top of the wall.

False Parapet: A false front is a vertical extension of a building's facade. This is done either to make the building appear larger than it is, to hide certain mechanical functions such as vents or air conditioners, or to resolve discrepancies between the scale of the building and the scale of the street.

Fascia: A horizontal band usually seen in combination with moldings.

Fenestration: The arrangement and relative proportion of the windows in a facade.

Fish Scale Shingles: The overlapping pattern of decoratively cut surface shingles to form a design resembling fish scales.

Frieze: A flat horizontal band, sometimes decorated with sculpture relief, usually placed just below a cornice.

Gable: The triangular part of an exterior wall, created by the angle of a pitched roof.

Gambrel Roof: A roof with a double or broken slope creating two pitches between eaves and ridges.

Georgian Revival: The architecture of the British Colonies in North America from 1714 to 1776. It is a period term derived from the name of the English sovereigns of the 18th century. Classicist Baroque in general character, it utilized features from the 15th and 16th century Italian architecture as seen through English eyes of the 17th and 18th centuries. Its historic time span was 1700-1790, but its forms were revived in the late 19th century Colonial Revival.

Greek Revival: A period of English architecture extending from 1750 to 1850. A very popular style in the Eastern United States in the second quarter of the 19th century, it persisted longer in California, sometimes blending with Italianate details. Usually rectangular in shape without projections or wings except in a composition of blocks, with a low pitched gable roof treated as a pediment. Symmetrical facades have corner pilasters and large windows with shutters. Doors are sometimes flanked with oblong sidelights (long, narrow windows which do not open) with an oblong transom over the door and sidelights.

Half-timbered Building: A timber-framed building, the structural members being of wood and the spaces between the framework filled with brick or other material. The visual effect of this timber and infill system is frequently drawn upon for the Tudor Revival.

Hip or Hipped Roof: A roof with sloping ends and sides which rises by inclined planes from all four sides of the building.

International Style: Characterized by an absence of ornamentation, and by forms that emphasize volumic rather than weight or mass. This effect is achieved through the use of flat roofs, smooth wall surfaces, and windows with minimal exterior reveals.

Italianate: A period term which included forms and ornaments derived especially from 15th and 16th century Italian architecture, translated into the wood-frame technology of 19th century California. The mode was especially common between 1850 and 1875 in Northern California. In common form, Italianate structures are either flat fronted or have angled bays and hip roofs with a cornice at the eaves or a parapet that obscures the roof. Characteristic details are a bracketed cornice, turned balustrades, tall narrow windows with flat or rounded tops and prominent lintels, a raised front porch and elaborately detailed entrance portico, quoins, and sometimes rusticated facade.

Jerkinhead: A roof form in which the top of a gable is cut off by a secondary slope forming a hip.

Jigsaw: A thin narrow saw blade operated mechanically up and down to achieve sawing along curved lines.

Lintel: The horizontal member of the most common structural form - a beam resting its two ends upon separate posts.

Medallion: A circular or oval plaque fixed to a surface.

Mission Revival: Inspired by the late 19th century enthusiasm for California's Hispanic past, the Mission Revival evolved a standard set of image fragments to symbolize that highly mythicized era. Typical details are gabled or hipped roofs of red tile; rough textured stucco; round arches, frequently in groups; curved, parapeted gable ends; and quatrefoil windows. There is frequently an emphasis on heavy roof support timbers, and occasionally exotic details such as an ogival arch. The forms were loosely based on imaginary reconstructions of the badly deteriorated adobe missions.

Modernism: A school of thought in design which stresses contemporary needs and technics instead of following forms of the past.

Mullion: The upright member dividing the lights of a window.

Muntin: The central vertical member in a door, dividing the panels above and below the middle rail. Also, a bar member supporting and separating panes of glass in a sash or door.

Newel: A post terminating the handrail of a stairway at top, bottom, or on a landing. Originally the central pillar of a spiral staircase.

Order of Architecture: In architecture, the basic columnar or pilaster type of the classical world, usually a column with base, shaft and capital surmounted by an entablature. The orders evolved and used by the Greeks were the Doric, Ionic and Corinthian; these were used by the Romans with two additions, Tuscan (a simplified form of Doric) and Composite (a highly enriched combination of Ionic and Corinthian).

Palladian Window: A window form with high arched central section and flanking rectangular sections. Derived from the name of the Italian architect, Andrea Palladio (1518-1580); extensively used in the late Georgian era and again in the Colonial Revival.

Parapet: A low retaining wall at the edge of a roof, porch or terrace.

Pattern Books: Pattern books are books from which contractors, owners or other designers can obtain ideas for building designs. Usually the plans for the buildings shown in the books can be purchased for a nominal sum. Sometimes these books are published, as they were by the Bay Area's Newsom brothers, as a public relations gesture. Others, Southern California's "Wilson, The Bungalow King" or nationally established Herbert Chivers simply ran a mail order business whose product was blueprints. From the time of A.J. Downing and the Gothic Revival to the present day, the plan book has been an important element in the formation of public taste. Today's Sunset magazine along with Better Homes and Gardens and many builder and decorator publications, are Contemporary versions of the Pattern Books employed by Californians during the last 130-odd years.

Pediment: The triangular face of a roof gable, especially in its classical form.

Pergola: An arbor or open set of roof rafters, usually set on posts and often vine covered.

Period Revival: The use of historic forms derived from previous periods of architectural style.

Pier: An upright structure of masonry that serves as a principal support to beams or arches, or is attached to a wall at a point where a heavy load is imposed.

Pilaster: A rectangular column or shallow engaged pier projecting only slightly from a wall; in classical architecture it follows the height and width of a related column, with similar base and capital.

Pillar: An upright member, which need not be cylindrical or conform with the proportion of an order.

Pitch: The angle at which a roof slopes.

Prairie Style: Derived from Midwestern architecture, notably that of Frank Lloyd Wright. It is often found in combination with other styles. Horizontality is a primary emphasis of the mode. Design elements include ribbon windows with wooden casements, massive and rectangular piers supporting roofs of porches or verandahs, low, often hipped roofs with projecting eaves, suppressed heavy-set chimneys, low terraces, and a distinctly horizontal flare to eave ends.

Quatrefoil Window: A four-lobed window often used as a design element in Mission Revival style buildings.

Queen Anne: Originally an English style formulated by Richard Norman Shaw in the 1860's, which bore little relation to the architecture of the time of Queen Anne. It went through many transformations before it arrived in California about 1885. Less formal than earlier Victorian styles, it sought to be picturesque with an asymmetrical plan, complex roof line, corner tower, and gables. Frequently displaying a variety of textures and colors in bands of different siding materials including brick, clapboard, and shingles. Having bay windows of various shapes, porches and balconies, and a variety of predominantly classical ornamental details.

Quoin: One of the cornerstones of a wall when these are emphasized by cutting, by more conspicuous jointing, or by differences in texture. Originally stone, this ornament is often simulated in wooden blocks.

Romanesque Revival: The style expresses various phases of European architecture that were based on Roman forms, usually more specifically labeled as Italian Romanesque, French Romanesque, and German Romanesque. In its Revival form, the style is characterized by round arches, towers, and a variety of roof forms. Constructed primarily of brick or stone buildings of this style were predominantly built during the period between 1840 and 1900.

Reinforced Concrete: Concrete in which steel bars or mesh to give tensional strength have been embedded before being poured.

Scrollwork: Open woodwork cut with a jigsaw.

Shingle Style: The late-19th century architectural fashion which derived from sources in New England of the late 17th century, and from certain progressive eastern architects' variations on them; it often combined features of other late 19th century architectural fashions, especially Richardson Romanesque and Queen Anne. The phrase was described especially by V. Scully in The Shingle Style, New Haven, 1955. Similar to the Queen Anne, particularly as it appeared in the Eastern United States. Displaying a greater simplicity of detail together with a greater interest in massing of forms, walls and roofs are shingled and include frequently curving wall surfaces.

Shiplap: A beveled or rebated jointing of two boards to form a weather-resisting outside wall surface.

Sidelight: One of a pair of narrow windows flanking a door.

Soffit: The finished underside of an eave.

Spanish Colonial Revival: The style is characterized by red-tiled roofs of low pitch, flat roofs surrounded by tiled parapets, occasionally by arched forms, and stucco or plaster walls. There may be carved or cast ornament of considerable elaboration, usually concentrated around the openings. Doorways may be flanked by columns or pilasters. Balconies, with railings of wrought iron or wood, are common features. So are window grilles, rejas of wood turned spindles or of iron. Windows often vary much in size in a single elevation, when they are asymmetrically disposed with broad expanses of wall between. Structures are oriented inwardly to garden patios with pergolas, arcades, etc. rather than toward the street.

Streamline Moderne: A style focused upon the combining of simple curved and rectangular building forms, designed and ornamented to express the motion and speed of transportation modes that inspired its evolution.

String Course: A continuous horizontal band, either plane or molded, projecting from the face of a structure.

Surround: A decorative framing element for an entrance or window.

Terra-Cotta: Cast or fire clay (tile-like) units, usually larger than brick, often glazed or colored, sometimes having a molded ornamental pattern.

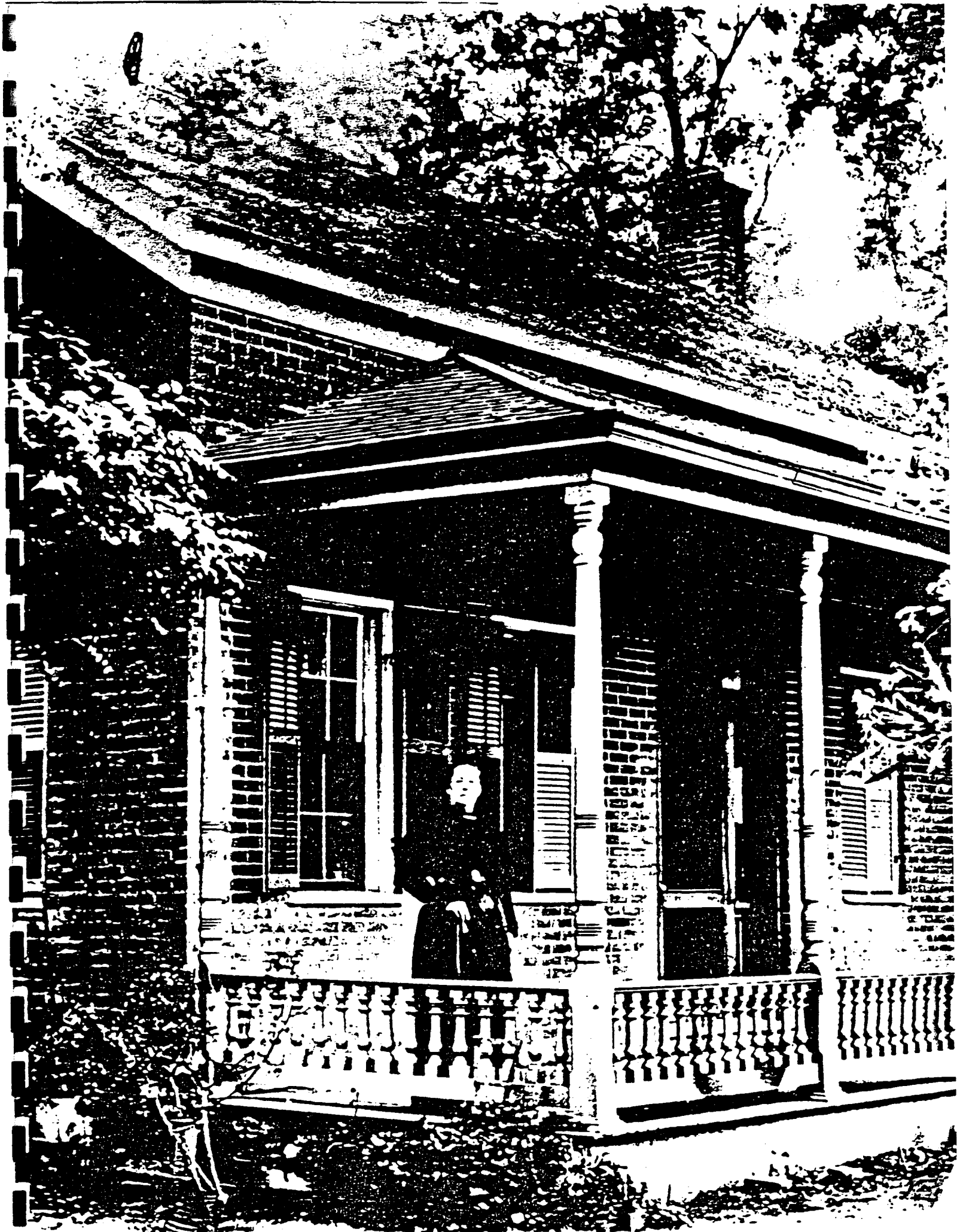
Tudor Revival: A Period Revival style that reflects and reinterprets the English Tudor architectural mode, in a 20th century expression.

Tuscan: A Roman order, which is a simplified Doric.

Veneer: A thin covering layer of a wall such as brick, marble, or wood.

Verandah: A long covered porch, enclosed on one side by the wall of a building.

Vernacular: Indigenous; characteristic of a locality. Used here to refer to structures typical of a geographical area but not representative of any formal architectural style. Designed by builders and lacking sufficient ornamental detail to characterize them as belonging to a recognized style.



CITY OF DAVIS

CULTURAL RESOURCE SURVEY

TECHNICAL SUMMARY  
SECTION

Note:

The present owners listed on the following survey forms were those of record prior either to July 1979 or to June 1980. Since that time ownership of several parcels has changed. The Historical Landmarks Commission is in the process of updating the list of present owners.