

PRIMARY RECORD

Primary
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 512 5th Street

P1. Other Identifier: 510 5th Street, 508 5th Street

*P2. Location: Not for Publication Unrestricted

*a. County Yolo

*b. USGS 7.5' Quad Davis, CA Date 2021 T ; R ; ¼ of ¼ of Sec ; B.M.

c. Address: 512 5th Street City: Davis Zip: 95616

d. UTM: Zone 10s , 609558.48 mE/ 4267236.77 mN

e. Other Locational Data: APN 070-211-007

*P3a. Description:

The property at 512 5th Street (APN 070-211-007) is located on south side of 5th Street, mid-block between D and E streets in the downtown area of Davis. The parcel is bounded by a parking lot on the adjacent parcel to the west and the City of Davis Fire Department Headquarters to the east. It is occupied by three buildings: a one-story, wood-frame, former residential building, a one-story portable building, and a one-story, wood-frame ancillary building. Mature trees shade the primary façade on 5th Street as well as the rear of the property.

The primary building on the parcel is a one-story, wood-frame, rectangular plan, Cape Cod style former residence set on a concrete slab foundation topped by a side gable roof with clipped gable ends. The building is clad in wood lap siding and the roof is clad in asphalt shingles. The main entrance is centered in the (primary) façade and is recessed beneath a front-facing gabled porch. The porch overhang is supported by two curved wooden knee braces. All windows have been replaced with double-hung, one-over-one vinyl sashes. All doors and windows are trimmed with flat board trim.

(continued on page 3)

*P3b. Resource Attributes:

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



P5b. Description of Photo:

North (primary) and west (secondary) facades, looking southeast, July 2022.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
c. 1937 (aerial photographs, Voter Registration Records. See B10: Significance)

*P7. Owner and Address:

City of Davis
23 Russell Blvd.
Davis, CA 95616

P8. Recorded by:

Amber Grady and Vanessa Armenta, ESA
2600 Capitol Avenue, Suite 200
Sacramento, CA 95816

*P9. Date Recorded: June 2, 2022

*P10. Survey Type: intensive

*P11. Report Citation: none

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 512 5th Street
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*NRHP Status Code: 5S2

B1. Historic Name: Diogenes House, 510 5th Street

B2. Common Name: 512 5th Street

B3. Original Use: Single Family Residential

B4. Present Use: Community Service

***B5. Architectural Style:** Cape Cod

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

c.1937 – Constructed

1972 – remodeled for offices

1989 – modular building installed; garage remodeled

1990 – remodeled for transitional housing

***B7. Moved?** No Yes Unknown **Date:** n/a

Original Location: n/a

***B8. Related Features:** Converted Garage, modular building at rear

B9a. Architect: unknown

b. Builder: Unknown

***B10. Significance: Theme** Explosive Growth (1959 – 1971) **Area** Downtown Davis

Period of Significance 1969-present **Property Type:** Civic/Social Support **Applicable Criteria:** A/1/1/1

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

In 2015, the *Davis, California: Citywide Survey and Historic Context Update* was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significance themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property was constructed in 1937, and therefore falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context. However, as will be discussed in more detail below, due to its association with the Diogenes House from 1969 to the present the Explosive Growth (1959 – 1971) and Progressive Visions, Managed Growth (1972 – 2015) are also considered in the following evaluation.

(Continued on page 3)

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

Single Family Property, HP4: Ancillary Building, HP39: Other

***B12. References:** (Continued on page 15)

B13. Remarks: none

***B14. Evaluator:** Becky Urbano

***Date of Evaluation:** September 7, 2022

(This space reserved for official comments.)



*P3a. Description: (Continued from page 1)



West (secondary) façade, looking east. The two rear buildings are visible at right. ESA, 2022.



East façade, looking west. The portable building is visible at left. ESA, 2022.

The north (primary) façade is composed of three bays: the eastern bay has tripartite window with a larger central window flanked by smaller side sashes, the western bay has a single window, and the middle bay has two double-hung sashes

recessed under the porch overhang. The main entrance is on the eastern wall of the recessed bay. A wood and concrete wheelchair ramp parallels the front of the building and terminates at the entry porch landing.

The west (secondary) façade has a single-leaf, solid panel pedestrian door set slightly south of the gable peak. It is flanked by two double-hung windows of different sizes, covered by a metal awning, and accessed by a set of concrete steps with a metal railing. A small, rectangular louvered vent is just below the clipped gable.

The east façade is partially visible from the public right-of-way. The northern half of the façade projects from the main face of the building and has a lower clipped gable roof with the same angles and proportions as the main roof. There are three double hung windows on the first floor and a small, rectangular louvered vent just below the main roof's clipped gable peak. The south façade was not visible.

At the rear property line is a one-story, rectangular plan portable building set parallel to the south façade of the main building. It has a metal standing seam, side gable roof. It is clad in vertical wood siding. The primary (north) façade has a row of clerestory windows that run across the façade. They terminate at the eastern end at a single leaf, solid panel pedestrian door. The door is protected by a wood-frame trellis awning. A wood-frame wheelchair ramp parallels the building façade. The west (secondary) façade has a small window at the northern edge of the façade. No other windows are visible. A single leaf, solid panel pedestrian door is located north of the central gable peak. It is accessed from a set of wood steps with a wood landing and protected by a wood-frame awning. No other facades are visible from the public right-of-way.

Also at the rear property line is a one-story, rectangular plan building with a front facing, asphalt shingle clad roof. The building is set at grade and is devoid of decoration. Its north (primary) façade has a single pedestrian entrance located immediately west of the central gable peak. A small, rectangular louvered vent is just below the gable. This building is addressed at 508 5th Street.

***B10. Significance:** (Continued from page 2)

The subject property is located within the original plat boundaries of the City of Davisville and served as the home of a university orchardist for over 25 years. The following provides a brief summary of the growth of the City around the initial period of construction (c.1937) as well as the period when the building's use shifted from residential to social support services.

The following early history of the City of Davis is taken from the *Davis, California: Citywide Survey and Historic Context Update*.¹

American settler Joseph Chiles bought a portion of the Rancho Laguna de Santos Calle, which he resold to his son-in-law Jerome Davis in 1854. Davis established a dairy and other ventures, and eventually his land holdings grew to 12,000 acres. After California became a state in 1850, other farmers, many of them German immigrants, began to settle in the area. Yolo County quickly became a prosperous farming region focused on grain, livestock and orchard crops.

In the 1860s, a group of five investors sometimes called the "Big Five" began planning a railroad routed through Davis' ranch, and by 1868 the California Pacific Railroad had built its line to the area, laying out the three-way junction in its present location and alignment, where the Woodland branch line turned north from the main line. The railroad also constructed a depot, and laid out a town around it as a speculative investment.

The arrival of the railroad was a turning point, creating an economic impetus to found a town out of what had previously been a collection of scattered farms. The railroad's investors laid out the town site adjacent to the depot, and by 1868 Davisville had about 400 residents. The railroad and new population spurred a brief building boom, but by the 1870s local growth had slowed. Davisville during the late nineteenth century was a farm village devoted to processing, storing, and shipping agricultural products. There was also industrial activity along the railroad tracks, some of which, like the lumberyard, served the town in general. Most of the industry, however, was related to agriculture in one way or another, such as the Schmeiser manufacturing plant, on the east side of the railroad tracks with buildings on both sides of what is now Third street, which built almond hullers.

After the railroad provided an economic impetus for a town, commercial establishments quickly sprang up to serve local residents. In addition to the farming-related businesses that were the community's *raison d'être*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and

¹ Brunzell Historical. *Davis, California: Citywide Survey and Historic Context Update*. November 2015.

express office provided access to the world beyond Davis, and hotels, restaurants, saloons, and boarding houses catered to travelers. Retail businesses such as grocery stores, butchers, liquor stores, and clothing stores opened, as did a doctor's office and shoe repair shop. With warehouses and industrial services concentrated along the railroad tracks, downtown was clustered between First and Third Streets on G Street, a block west of the depot and tracks. A short lived weekly newspaper was founded in 1869, and the Davis Enterprise began publishing in 1897. In addition to all the commercial activity, local residents established an Odd Fellows Lodge and Presbyterian and Roman Catholic churches.

With the tiny downtown located on G Street, residential development began around F Street just one more block to the west. Individual property owners built houses one at a time, and the availability of land meant that during the nineteenth century many blocks had only one or two houses set on large parcels. The gradual population growth of this area (ten residents a year) meant that residential construction proceeded at a measured pace. At the turn of the twentieth century, Davis did not have a single residential block that was completely built-out in the modern sense. The original town plat easily accommodated the gradual growth of the little town, and the only major subdivision was Rice's Addition in 1888, which was four small blocks along Rice Lane between the University campus and B Streets.

Peak & Associates, Inc. *Historical Resources Assessment of the 302/304 G Street Properties, City of Davis, California*. May 13, 2015. Page 1.

Davisville was platted out in 1868, with the California Pacific Railroad from Vallejo to Sacramento completed through the townsite in 1869. The grid included thirty two square blocks. Each full block contained 16 lots, roughly 50 by 120 feet in size. G Street was first called "Olive Street."

The following additional information is excerpted from the *Davis, California: Citywide Survey and Historic Context Update*.

Early Twentieth Century and Depression Era (1905 – 1939)²

In 1905, Davisville experienced a second momentous economic turning point when Governor George Pardee established a commission to find a site for a University Farm. The University of California (which at the time was what is now known as UC Berkeley) had an agriculture department, but California legislators wanted a dedicated university farm located in a rural area where practical farming techniques could be taught, and where Berkeley instructors could easily travel. Communities state-wide competed for the farm, but Davis boosters ultimately won by underwriting the land sale to the University of California, purchasing water rights and promoting Davis as conveniently accessible from the Bay Area via railway. The first building was constructed in 1907, and the Farm began a period of rapid growth. The University Farm brought state investment and a well-educated population to town.

In 1906, after the UC Regents announced the location of the University Farm, the publisher of the Davisville Enterprise changed the paper's name to the Davis Enterprise, to celebrate Davis becoming a more important place. Local residents agreed, and in 1907, the U.S. Postal Service changed the name of the post office, and the town officially became "Davis." In 1922, the campus began its first four year degree program, and initiated a campus development plan the same year. By 1930, the University Farm encompassed 1,000 acres.

Municipal Growth

Changing its name to "Davis" was a symbolic first step toward the growth of the little village into a more substantial and prosperous town. In addition to the economic boost provided by the University Farm, a devastating downtown fire in 1916 spurred an interest in formalizing municipal government. In 1917, Davis incorporated as a city, setting off a decade of civic improvements and additions to city services. Davis developed a water system in 1920, and sewer and garbage collection followed the next year. Davis government then undertook significant road improvements, tree planting, and streetlight installation. In 1923, citizens proposed a long-range development plan, and a more formalized plan was developed in 1927 when the city retained professional planner Charles Cheney. Cheney's Davis plan, most of which was never adopted, included urbane elements such as transforming Second Street into a formal allée culminating in a classical quadrangle at the University Farm entrance. Although some of Cheney's ideas were perhaps too grand for Davis, his proposal for devoting an entire block to a park was carried out in spirit when the Federal Works Progress Administration (WPA) built a park with landscaping, paths, and restrooms on the block between Fourth, Fifth, B, and C streets in the 1930s.

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 8.

Commercial and Residential Development

During the early twentieth century Davis' commercial district began to spread to the west and north, and its original wood-frame buildings were replaced with more substantial masonry structures as the town prospered. During the teens and 1920s banks, theaters, and new commercial buildings diversified Downtown Davis. Residents constructed new churches and lodge buildings during this period to serve the growing population. The Davis Community Church, a city landmark, was built during this era. Early developers subdivided several ranches adjacent to the little town into residential parcels after the establishment of the University Farm. Residential development continued to increase its pace, particularly in the 1920s when prosperity, population growth, and alterations in mortgage practices fueled a construction boom [...]

Depression-era Davis

Davis was somewhat insulated from the dire problems experienced in many parts of the U.S. during the 1930s, and did not experience bread lines, labor unrest, or severe unemployment. At the same time, Davis benefited from some of the federal economic stimulus programs of the era. In addition to its first public park, which was built by the WPA, Davis built a new city hall and fire station during the 1930s. Although residential construction slowed, it did not halt completely as in some areas, and a number of new houses were built in College Park and the Old North neighborhood.

Social / Community Service

The following is excerpted from *Growing Pains: Thirty Years in the History of Davis*:³

The foundation was already in place by 1968, the volunteer spirit already strong. There were big gaps, though, in the social-service network that sought to provide a safety net for Davis residents. Over the ensuing 25 years, an army of volunteers worked tirelessly to fill in those gaps[...]

In 1968, senior citizens could join the 50 Plus Club to play card games and plan trips at the Roundhouse in Chestnut Park. Down-and-out residents often relied on local churches for assistance. The community was just starting to come to grips with drug problems among its teenagers. STEAC would later become a mainstay of the community's efforts to help the needy, but in 1968 was only a couple of years old. A study conducted by the Davis Human Relations Council and UCD Equal Opportunity Advisory Committee discovered an urgent need for moderately priced housing, so more people who worked in town could afford to live here as well. Davis Community Hospital had just opened its doors in 1968. Help was available for the mentally ill, but big gaps existed in the area's mental-health services.

Much of the volunteer workload fell on traditional service clubs, many of which remained important 25 years later. The Soroptimist Club of Davis was helping set up a clothing bank for the county's needy residents in 1968. The Venture Club was busy with a host of projects. A coalition of groups worked to strengthen the community's youth programs. The Yolo County Health Council established a sick-room equipment loan closet, where any county resident could borrow needed equipment if referred by a physician. About 300 women participated in that year's Cancer Crusade, knocking on doors throughout the community.[...]

Davis, of course, was no Haight-Ashbury, but it too had drug addicts and street people with little money and no insurance to handle health problems that needed attention. Into the void stepped Jones and a small group of compatriots. They opened their program as an adjunct to Diogenes House in 1969, setting out on their own in 1972, establishing the Davis Free Clinic. For awhile, Jones set up shop at the Friends Meeting of Davis at 345 L St., using makeshift tables and screens. "It just kind of grew. There was more and more need," recalled his wife Nancy. Jones also began visiting the area's farm labor camps and hippie encampments in the foothills, using a converted milk-delivery truck as a traveling clinic.

The Free Clinic started out offering non-emergency general medical services, but its mission grew rapidly, as the area's population grew and needs changed. It established a women's health program 1973, and the clinic added drug detoxification, perinatal day treatment and mental health counseling to its list of services the following year. A perinatal program was added in 1979, a pediatric program was created in 1984, and the clinic inaugurated primary dental care in 1991. In the early 1980s, clinic officials branched out to West Sacramento, opening the John H. Jones Community Clinic to provide drug rehabilitation, counseling and educational services there. The organization expanded again in 1993, when county officials decided to shut down Yolo General Hospital and turn over operation of other county health facilities to the private sector. Clinic officials took over operation of two facilities: Peterson Clinic in Woodland and Salud Clinic in West Sacramento. Officials also set up an umbrella organization, CommuniCare Health Centers, to operate the

³ Finch, Mike, *Growing Pains: Thirty Years in the History of Davis*, 1998, Chapter 5.

four clinics. Despite its rapid growth, organizational changes and ambitious plans for the future, the Davis Community Clinic continued to rely on volunteer physicians and nurses. Medical students from UCD also helped out, many as volunteers. Other volunteers served as counselors, support workers, lab technicians, class instructors and clerical help.

Diogenes House

Diogenes House was founded in 1969 by UCD students Jan Lecklikner, Sue Spungin, and Harvey Stone, at the City-owned house at 510 5th Street. From the beginning it was an unusual arrangement, with the City owning the property and the City's Human Relations Council serving as a liaison between Diogenes House and the community. It was run by young adults, many current or recently graduated students of UCD. "Diogenes House serves as a constructive peer group,"⁴ where youth ages 13-18 could get counseling and services related to mental health, drug and alcohol addiction, and parental problems. The House served as a shelter, community center, and support clinic.⁵

The organization operated at 510 5th Street until the Fall of 1973 when its funding was cut and they were forced to reorganize. In early 1974, they reopened at 503 3rd Street.⁶ This too was short-lived. They moved to a third location at 1421 Drake Street c.1976.⁷ Through the years and through many instances of funding gains and cuts, Diogenes House continued its mission to serve youth-in-need with a staff composed largely of young adults and peer counselors. It is unclear when the organization moved to 9719 Lincoln Village Drive, Suite 502 in Sacramento. They closed their doors in 2004, after 37 years of service.⁸

Homer Heagy Delay (1895-1961)

Homer Heagy Delay was born in Illinois in 1895. He married his wife Alice and had three sons while living in Montana. By 1938, the family is living at the subject property, then addressed as 510 5th Street.⁹ It is likely that Homer built the single-family residence, as it appears on 1937 aerials of the block. In 1941, all three Delay sons - Orson, Roland, and Clarence - were drafted into World War II.¹⁰ Census records from 1940 and 1950 list Homer's occupation as an orchardist in the employ of the State University. He died on August 10, 1961.

Subject Property

Comparison of historic aerials show the building in place as early as 1937 (**Figure 1 through 4**).¹¹ By 1938, the Delay family is listed in voter registration records as living at the building.¹² Homer and Alice Delay moved to Davis from Montana between 1930 and 1940 and raised three sons at what was then addressed 510 5th Street. Homer worked at the University orchard nearby, an occupation he had for at least 12 years. Homer and Alice Delay were still listed at the property in the 1950 census and they, presumably, lived at the address until Homer's death in 1961.

By 1969, the City of Davis purchased the building. Since that time, the property at 512 5th Street has served as a center for community services since 1969. In that year, the newly formed Diogenes House opened its doors as a youth counseling and community center. This organization was innovative for its model of being run by youth for youth. Funded by the City of Davis, federal and state funds, and private donors, it gradually grew its staff and its services to address the growing drug crisis of the early 1970s. Perpetually in a state of funding instability, it moved from the subject property to 503 3rd Street after a 3-month closure at the end of 1973.

By 1983, 512 5th Street was used, in part by the Short Term Emergency Aid Committee (STEAC) who distributed donated clothing from the converted garage at the rear of the property.¹³ By 1989, the house was again being utilized for social services when the Yolo Wayfarer Center was granted a lease by the City.¹⁴ They operated a temporary shelter and transitional housing facility at the site through 1997. It was then that Davis Community Meals took over the lease. They continue to operate at 512 5th Street in 2022.

The building and the property have been occupied by various individuals and institutions. (**Table 1**).

⁴ Susan Sumerville, "Diogenes House Grows," *The California Aggie*, April 15, 1970, p.9.

⁵ Rosanne Tompkins, "Diogenes House Faces Critical Times," *The California Aggie*, January 7, 1972, p.12.

⁶ "Diogenes House is Back," *The California Aggie*, January 15, 1974, pp. 1,3.

⁷ Robert Celaschi, "Diogenes House Gives Runaways A Home," *The California Aggie*, January 31, 1979, p.9.

⁸ https://localwiki.org/sac/Diogenes_House

⁹ "Index to Davis No.2 Precinct Register," 1938, available at www.ancestry.com, accessed September 7, 2022.

¹⁰ "Three DeLays in Wars," *Petaluma Argus Courier*, March 28, 1944, p.1.

¹¹ The building is not present on the 1921 Sanborn maps. 1937 is the earliest aerial photographs available for review as of the writing of this report.

¹² "Index to Davis No.2 Precinct Register," 1938, available at www.ancestry.com, accessed September 7, 2022.

¹³ "Proposal to Improve the STEAC Clothing Facility," May 3, 1993.

¹⁴ "Transfer of lease 510 Fifth Street," Staff report, February 12, 1996.

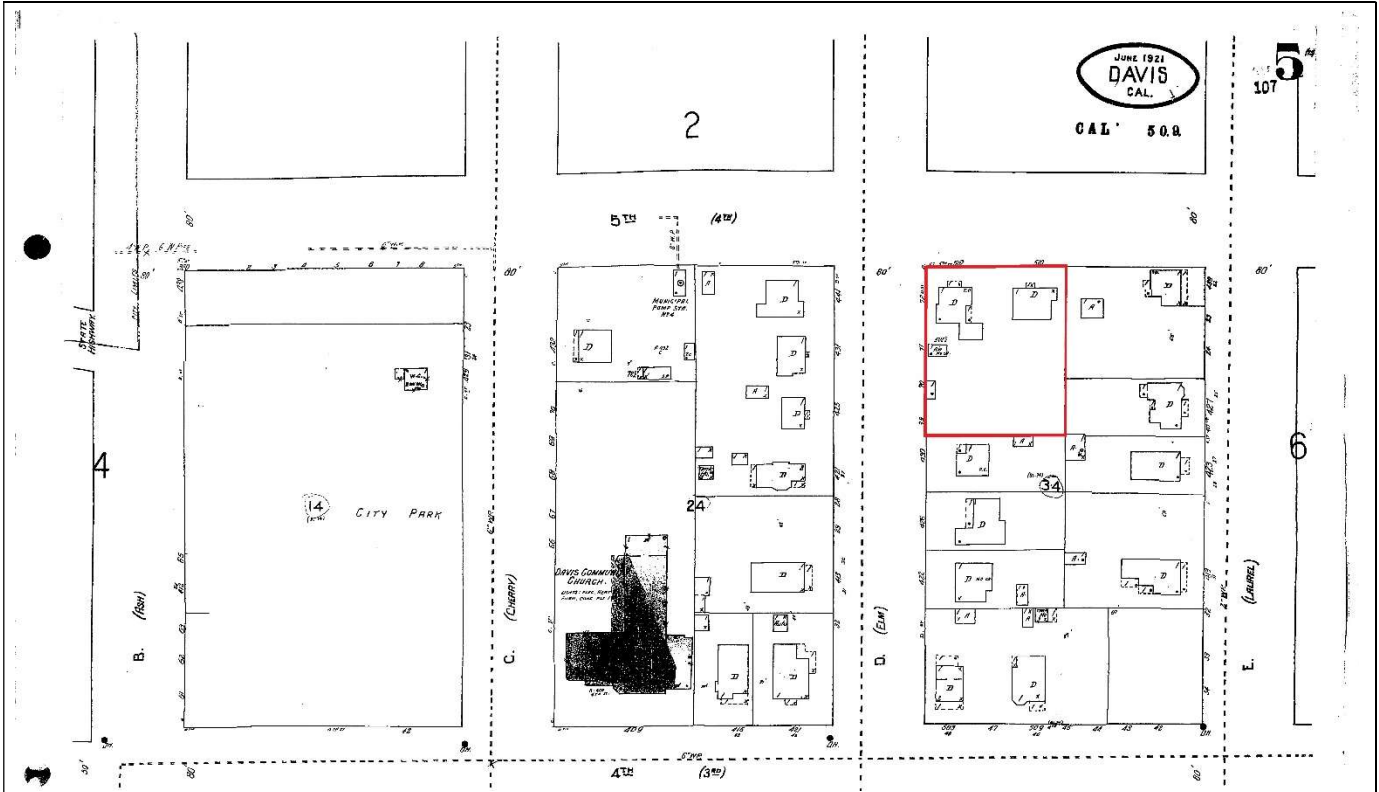
TABLE 1: OWNERS/OCCUPANT

Year(s) of Occupation	Occupant(s)/Business	Notes
c. 1937 – 1961	Homer DeLay	Likely constructed the house
c. 1961 – 1969	Unknown	The City of Davis owns the house by 1969.
1969-1970	Diogenes House	
1970-1971	vacant	
1972-1973	Diogenes House	
1973 – 1983	Unknown	
1983 – present	Short Term Emergency Aid Committee	Uses former garage for clothing distribution
1989 - 1996	Yolo Wayfarer Center	Transitional Housing
1997 – present	Davis Community Meals	

The building and the property have been modified for changes use and general maintenance **Table 2** below includes an accounting of these various changes from the City's permit records.

TABLE 2: BUILDING PERMITS AND CITY RECORDS

Date	Permit Number	Type	Notes
c. 1937			Building constructed
1971			Request made to relocate the "Heath Department Annex" to the location (City of Davis Planning Commission Minutes, April 6, 1971)
1972	5-184	remodel	
1973	6387	Reroof	Garage building
1983	Report	Remodel	Garage building for STEAC distribution center, proposal dated 5/3/1983
1989	89-1211	Electrical	Garage
1989	88-496	New building	Installation of "temporary mobile modular structure, 24x32 and ramp and stairs"
1990	Report	Conversion	Office to residential conversion, Building Inspector Report (2/7/1990)
1990		Change of address	Address officially changed by the City from 510 to 512 5 th Street
1993	19-93	Remodel	Garage remodeled to current appearance



Source: Los Angeles Public Library, accessed June 3, 2022

Figure 1: 1921-1945 Sanborn Map



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, ABO-1937-54-2, 08/20/1977, accessed June 3, 2022.

Figure 2: 1937 Aerial Photograph



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, ABO-1957_46t-36, 08/01/1957, accessed June 3, 2022.

Figure 3: 1957 Aerial Photograph



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130_12-213, 05/18/1965, accessed June 3, 2022.

Figure 4: 1965 Aerial Photograph

Regulatory Framework

National Register of Historic Places

A property is eligible for listing in the National Register of Historic Places (National Register) if it meets the National Register listing criteria at 36 CFR 60.4, as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A) Are associated with events that have made a significant contribution to the broad patterns of our history, or
- B) Are associated with the lives of persons significant in our past, or
- C) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D) Have yielded, or may be likely to yield, information important in prehistory or history

California Register of Historical Resources

To be eligible for the California Register of Historical Resources (California Register) a historical resource must be significant under one or more of the following criteria:

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

City of Davis Landmark Resource

In addition to the National and California registers, the City of Davis provides for the additional designations of Landmark Resource and Merit Resource in their Historical Resources Management Zoning Code (40.23.060). To be eligible as a Landmark a resource must meet at least one of the four criteria at the local, state, or national level of significance and retain a high level of historic integrity.

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

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a landmark if it is significant primarily for its architectural value or it is one of the most important surviving structures associated with an important person or historic event.
- (2) A birthplace or grave may be designated a landmark if it is that of a historical figure of outstanding importance within the history of Davis, the state or the nation and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a landmark if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (4) A resource achieving significance within the past fifty years may be designated a landmark if the resource is of exceptional importance within the history of Davis, the state or the nation.

City of Davis Merit Resource

In addition to the National and California registers, the City of Davis provides for the additional designations of Landmark Resource and Merit Resource in their Historical Resources Management Zoning Code (40.23.060). To be eligible as a Merit Resource must meet at least one of the four criteria and retain a high level of historic integrity. The four criteria to qualify as a Merit Resource as nearly identical to those for a Landmark except that Merit Resources only consider local significance.

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a merit resource if it is significant for its architectural value or if an understanding of the associated important person or historic event has not been impaired by the relocation.
- (2) A birthplace or grave may be designated a merit resource if it is that of an historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (4) A resource achieving significance within the past fifty years may be designated a merit resource if it is of exceptional importance within the history of Davis.

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

Evaluation

The subject property at 512 5th Street was evaluated for potential historic significance under National Register Criteria A through D, California Register Criteria 1 through 4, Davis Landmark Criteria 1 through 4, and Davis Merit Resource Criteria 1 through 4. While the wording is slightly different for each of the four criteria for the National Register, California Register, Davis Landmark, and Davis Merit Resource eligibility, they each align to cover the same potential significance criterion. A/1/1/1 covers associations with significant historical events, B/2/2/2 covers significant people, C/3/3/3 covers significant architecture, and D/4/4/4 covers the information potential of a site.

A/1/1/1 - Events

The c.1937 construction date of the subject property places it with in the Early Twentieth Century and Depression Era (1905-1939) significance theme. As such, it was part of the original residential settlement patterns in downtown Davis. Archival research does not indicate that it had any significant associations with the growth of the City at that time, or with residential development in the region during the late Great Depression period. It does not appear to share any significant associations with important event or pattern in history between its construction in c. 1937 and the death of Homer Delay in 1961.

However, its near continual use as a place for community counseling and social services since 1969 is unique within Davis. After being purchased by the City in the 1960s, is has been used by various organizations, with the support of the City, to serve various disadvantaged members of the Davis and Yolo County community. This began in 1969 with the experimental peer-to-peer counseling efforts of Diogenes House, and was followed up by the Short Term Emergency Aid Committee (STEAC)'s clothing distribution center starting in 1983, then the Yolo Wayfarer Center (1989-1996), and the Davis Community Meals program (1997-present). The building and the property have been used by the City of Davis for at least 53 years.

"Davis is also known for its innovation in all aspects of community life as a leader in fostering and implementing non-traditional approaches to traditional problems. Known as an environmentally aware and socially innovative city, Davis boasts more than 50 miles of bicycle paths and more bicycles per capita than any other city in the nation. Residents of Davis are active in local, national, and international political causes, sports, arts, and community organizations."¹⁵ This history of 512 5th Street, both its uses and its continual support by the City of Davis, showcases this community identity.

The influence of this social awareness and programs undertaken at 512 5th Street appears to be local in nature, primarily concerning the community in Davis and the immediately surrounding areas. The organizations associated with the subject property do not appear to have spurred like efforts outside of the immediate area, or grown into other programs or social efforts that have had a larger sphere of influence. It is for these reasons that 512 5th Street is recommended ineligible under National Register Criterion A and California Register Criterion 1. However, 512 5th Street is recommended eligible for the local

¹⁵ "About Davis: Community," *City of Davis*, <https://www.cityofdavis.org/about-davis/community>, accessed September 7, 2022.

register as both a Landmark and as a Merit Resource (Criteria 1/1). Please see the integrity assessment below for more discussion.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 512 5th Street and significant persons or businesses. The original occupant, Homer DeLay, does not appear to be historically significant. He was an employee of the University orchards, one of many such Davis residents associated with the university. The Diogenes House was innovative in its mission and the subject property served as its first location. However, they remained at 512 5th Street for less than four years and the majority of the organization's operational period took place at its later locations. Therefore, the association with the subject property is not historically significant. Subsequent organizations have longer associations; however, they do not appear to be historically significant as community service organizations. They reflect larger trends in the community and community need and are not unique or influential as part of larger movements. In summary, research does not indicate that 512 5th Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 512 5th Street is a very simple example of the Cape Cod residential style. It has very modest and limited decoration and is not affiliated with any known designer or engineer. It is of common wood-frame construction. The ancillary buildings on the property are also not historically significant for their design. The garage was constructed at an unknown date and is simple in both plan and materials. The modular unit was added in 1990 and does not yet meet the historic age threshold. For these reasons, 620 G Street is recommended ineligible under Criterion C/3/3/3.

D/4/4/4 – Information Potential

Criterion D/4/4/4 applies to properties that have the potential to inform important research questions about human history. According to National Register Bulletin 15, to qualify for listing, the property must "have or have had information to contribute to our understanding of human history or prehistory and the information must be considered important." 512 5th Street does not meet this criterion and is recommended ineligible under Criterion D/4/4/4.

Integrity

For a property to be eligible for listing in the National Register, California Register, or as Landmark or Merit resources per the City of Davis regulations it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. The subject property is recommended for local listing at the Landmark and Merit Structure level under criteria 1/1 as a representation of the historically high priority that the City of Davis makes with regard to social innovation and support.

National Register Bulletin 15 presents seven aspects of integrity that should be considered when evaluating buildings as potential historic resources. They are location, design, setting, materials, workmanship, feeling, and association. The former single-family residence at 512 5th Street has never been moved, is located in an area that still retains a mix of commercial and residential development, maintains the appearance and feeling of a single-family residence, and is still associated with social support programs as funded by the City of Davis. As such it retains integrity of location, setting, feeling, and association.

The building has undergone several remodels to convert it from a single-family residence to offices, then to transitional housing, and back to office uses. While the general category of use and target audience of that use remained stable, this design, materials, and workmanship of the original building have diminished.

The City of Davis maintains two categories of local historic resources – Landmarks and Merit Structures. Of these, merit structures have a lower threshold for remaining historical integrity. Therefore, 512 5th Street is recommended ineligible for listing as a City of Davis Landmark because of lack of historical integrity, but is recommended eligible for listing as a City of Davis Merit Structure, in spite of this diminished level of historical integrity.

Recommendation

The single-family residential building at 512 5th Street is recommended eligible for listing as a City of Davis Merit Structure under Criterion 1 for its long-time association with social support programs and innovated community support initiatives in the City of Davis. Since 1969 it has been used by a number of organizations, under the oversight of the City of Davis, to support the underserved members of Davis. This effort is a character-defining trait for the City as evidenced by the programs at 512 5th Street. The period of significance is 1969 to the present day.

***B12. References:** (Continued from page 2)

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