

memorandum

date May 7, 2024
to Eric Lee, Planner
cc file
from Becky Urbano, ESA
subject 2022 - 2024 City of Davis Evaluations and DPR 523 Updates – Summary

Dear Eric:

Over the past two years, ESA has assisted the City of Davis with updating the historic resources inventory throughout the Downtown Davis Specific Plan area. This work has consisted of review of previous documentation to identify gaps in the documentation or evaluation findings, phased documentation updates of previously identified historic resources (DPR updates), and evaluation of properties that were wither overlooked in prior surveys, have reached the recommended 45-year threshold for consideration for as a historic resource, or properties that had incomplete evaluations. In total, ESA has updated or evaluated 86 properties. The following table summarizes our findings.

SUMMARY OF FINDINGS

Status Recommendation	Table Column Heading
Eligible for National Register	0
Eligible for California Register	1
Eligible as a City of Davis Landmark	1
Eligible as a City of Davis Merit Resource	4
Not eligible at any level (6Z)	80
Total	86

As noted above, ESA recommends six properties as eligible for historic resource listing at some level. Those properties include:

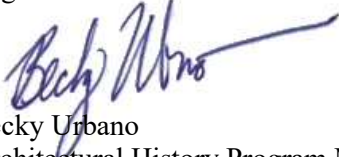
- **222 D Street (APN 070-241-013)**: The single-family residential building at 222 D Street is recommended eligible for listing on the California Register and as a City of Davis Landmark under Criteria 1/1, 2/2, and 3/3 at the local level of significance. Under Criterion 1/1, significant for its association with early Davisville social, community, and civic development. Under Criterion 2/2, the property is significant for its association with Lewis C. Drummond, a prominent rancher in Yolo County during the late 19th century. Under Criterion 3/3, the property is significant for its association with early residential development in downtown Davisville. Under Criteria 1/1 and 3/3, the period of significance is 1874; under Criterion 2/2, the period of significance is 1874-82. The building retains sufficient integrity to convey its historic significance.
- **304 F Street (APN 070-216-001)**: The U.S. Bank branch at 304 F Street is recommended eligible for listing as a City of Davis Landmark under Criterion 3 as a representative example of local master architect Dean Unger’s small-scale commercial designs in the greater Sacramento region, of which there are relatively few in Davis. The period of significance is 1970, the year during which the building was constructed. Furthermore, 304 F Street retains a high degree of integrity to convey its significance.
- **512 5th Street (APN 070-211-007)**: The single-family residential building at 512 5th Street is recommended eligible for listing as a City of Davis Merit Resource 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.
- **325 E Street (APN 070-212-007)**: The Bank of America branch at 325 E Street is recommended eligible for listing as a City of Davis Merit Resource under Criterion 3 as an early design by architect Ed Kado, who would later become locally renowned. The period of significance is 1971-72, the years during which the building was constructed. Additionally, the subject building retains a high degree of integrity to convey its significance.
- **414 E Street (APN 070-213-002)**: The building at 414 E Street is recommended eligible for listing as a City of Davis Merit Resource under Criterion 1 for its association with innovative community support initiatives in the City of Davis. Between 1978 and 1985, the property served as the location of one of northern California’s only outpatient treatment facilities for heroin detoxification and provided crucial support serviced to the underserved members of Davis. This effort is a character-defining trait for the City as evidenced by the program at 414 E Street. The period of significance is ca. 1978 to ca. 1985.
- **305 E Street (APN 070-212-008)**: The single-family residential building at 305 E Street is recommended eligible for listing as a City of Davis Merit Resource under Criterion 3 for its association with early residential architecture in Davisville. These associations are evidenced through the character-defining traits of early 20th-century vernacular Queen Anne architecture, such as the general massing, gable roof, bay and multi-paned windows with decorative mullions, machined roof and window brackets, and hip-roofed porch. The period of significance is the property’s date of construction, ca. 1905.

Included below is Appendix A which presents all of the properties assessed by ESA during the course of this project. It includes all properties through all phases, covering all work from 2022 through May 2024. The one

remaining task under our current contract is to present these findings to the Historical Resources Management Commission during their June 2024 meeting.

It has been a pleasure working with the City of Davis on this project. We welcome future opportunities to support the City in their efforts to proactively plan for their historic resources and for community growth.

Regards-

A handwritten signature in blue ink that reads "Becky Urbano". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Becky Urbano
Architectural History Program Manager
burbano@esassoc.com

LIST OF PROPERTIES AND RECOMMENDED FINDINGS

APN	Address	Date of Construction	New Evaluation or Update	Recommended Finding of Eligibility as Historic Resource
070 064 001	230 A STREET	1967	Evaluated, 2022	Not Eligible Any Level (6Z)
070 064 002	224 A STREET	1970	Evaluated, 2022	Not Eligible Any Level (6Z)
070 064 003	214 A STREET	c1900-1921	Evaluated, 2022	Not Eligible Any Level (6Z)
070 064 013	226 3RD STREET	c1985	---	<45 Years Old
070 065 003 / - 001	240 3RD STREET / 232 UNIVERSITY AVENUE	1951	Updated, 2023	Not Eligible Any Level (6Z)
070 065 005	218 UNIVERSITY AVENUE	c1963	Evaluated, 2022	Not Eligible Any Level (6Z)
070 065 008	204 UNIVERSITY AVENUE	1962	Evaluated, 2022	Not Eligible Any Level (6Z)
070 065 014	241 B STREET	1914 / 1975	Updated, 2023	Not Eligible Any Level (6Z)
070 073 005	312 UNIVERSITY AVENUE	1959	Evaluated, 2022	Not Eligible Any Level (6Z)
070 074 009	307 UNIVERSITY AVENUE	1970	Evaluated, 2022	Not Eligible Any Level (6Z)
070 074 014	207 3RD STREET	c1985	---	<45 Years Old
070 163 003	738 G STREET	1940	Evaluated, 2024	Not Eligible Any Level (6Z)
070 163 006	815 SWEETBRIAR DRIVE	1941	Evaluated, 2024	Not Eligible Any Level (6Z)
070 163 007	740 G STREET	1940	Evaluated, 2024	Not Eligible Any Level (6Z)
070 163 012	808 & 810 E. 8th STREET	c 2010	---	<45 Years Old
070 166 003	630 G STREET	1963	Evaluated, 2022	Not Eligible Any Level (6Z)
070 192 002	620 G STREET	c1961	Evaluated, 2022	Not Eligible Any Level (6Z)
070 193 003	522 G STREET	1939	Evaluated, 2022	Not Eligible Any Level (6Z)
070 193 005	512 G STREET	1939	Evaluated, 2022	Not Eligible Any Level (6Z)
070 193 006	506 G STREET	1941	Evaluated, 2022	Not Eligible Any Level (6Z)
070 211 007	512 5TH STREET	c1937	Evaluated, 2022	Eligible - Merit Resource (1) (5S2)
070 212 007	325 E STREET	1970	Evaluated, 2024	Eligible - Merit Resource (3) (5S2)
070 213 002	414 E STREET	1935	Evaluated, 2024	Eligible - Merit Resource (1) (5S2)
070 213 003	418 E STREET	1941	Updated, 2024	Not Eligible Any Level (6Z)
070 213 003	420 E STREET	1941	See 418 E St	Not Eligible Any Level (6Z)
070 213 004	422 E STREET	1939	Evaluated, 2024	Not Eligible Any Level (6Z)
070 213 007	434 E STREET	1959	Evaluated, 2024	Not Eligible Any Level (6Z)
070 213 008	437 F STREET	1966	Evaluated, 2024	Not Eligible Any Level (6Z)
070 213 011	417 F STREET	1966	Evaluated, 2024	Not Eligible Any Level (6Z)
070 214 002	330 E STREET	1970	Evaluated, 2022	Not Eligible Any Level (6Z)
070 214 003	612 4TH STREET	1966	Evaluated, 2022	Not Eligible Any Level (6Z)

LIST OF PROPERTIES AND RECOMMENDED FINDINGS

APN	Address	Date of Construction	New Evaluation or Update	Recommended Finding of Eligibility as Historic Resource
070 214 004	333 F STREET	1969	Evaluated, 2022	Not Eligible Any Level (6Z)
070 215 001	420 F STREET	1941	Evaluated, 2024	Not Eligible Any Level (6Z)
070 215 002	424 F STREET	unknown	Evaluated, 2024	Not Eligible Any Level (6Z)
070 215 003	430 F STREET	1970	Evaluated, 2024	Not Eligible Any Level (6Z)
070 215 010	407 G STREET	1963	Evaluated, 2022	Not Eligible Any Level (6Z)
070 216 001	304 F STREET	unknown	Evaluated, 2024	Eligible - Davis Landmark (3) (5S2)
070 216 002	314 F STREET	unknown	Evaluated, 2024	Not Eligible Any Level (6Z)
070 216 005	337 G STREET	1969	Evaluated, 2022	Not Eligible Any Level (6Z)
070 216 007	325 G STREET	c1888	Evaluated, 2022	Not Eligible Any Level (6Z)
070 216 008	315 G STREET	c1963	Evaluated, 2022	Not Eligible Any Level (6Z)
070 216 009	303 G STREET	c1911	Evaluated, 2022	Not Eligible Any Level (6Z)
070 218 004	330 G STREET	1949	Evaluated, 2022	Not Eligible Any Level (6Z)
070 218 007	830 4TH STREET	1960	Evaluated, 2022	Not Eligible Any Level (6Z)
070 241 010	217-219 & 223 E St	1964	Evaluated, 2024	Not Eligible Any Level (6Z)
070 241 011	227 & 231 E ST	1968	Evaluated, 2024	Not Eligible Any Level (6Z)
070 241 013	222 D STREET	1874	Updated, 2024	Eligible - CA Register (1,2,3) (3CS)
070 242 003	232 E STREET	1966	Evaluated, 2022	Not Eligible Any Level (6Z)
070 242 005	609 2ND STREET	1963	Evaluated, 2022	Not Eligible Any Level (6Z)
070 242 006	617 2ND STREET	c1951	Evaluated, 2022	Not Eligible Any Level (6Z)
070 242 007	217 F STREET	1964	Evaluated, 2022	Not Eligible Any Level (6Z)
070 242 008	239 F STREET	1959	Evaluated, 2022	Not Eligible Any Level (6Z)
070 244 003	116 D STREET	1936	Evaluated, 2024	Not Eligible Any Level (6Z)
070 244 009	129 E STREET	1978	Updated, 2023	Not Eligible Any Level (6Z)
070 251 004	212 F STREET	1957	Evaluated, 2022	Not Eligible Any Level (6Z)
070 251 005	204 F STREET	1963	Evaluated, 2022	Not Eligible Any Level (6Z)
070 252 025	240 G STREET	1965	Evaluated, 2022	Not Eligible Any Level (6Z)
070 321 010	912 5TH STREET	1956	Evaluated, 2022	Not Eligible Any Level (6Z)
070 324 001	904 4TH STREET	c1980	---	<45 Years Old
070-065-002	236 3RD STREET	1937	Updated, 2023	Not Eligible Any Level (6Z)
070-065-004	222 UNIVERSITY AVENUE	1928 / 1980	Updated, 2023	Not Eligible Any Level (6Z)
070-065-007	212 UNIVERSITY AVENUE	1912	Updated, 2023	Not Eligible Any Level (6Z)
070-065-013	233 B STREET	c1920	Updated, 2023	Not Eligible Any Level (6Z)
070-073-007	235 3RD STREET	1916	Updated, 2023	Not Eligible Any Level (6Z)
070-073-008	247 3RD STREET	1923	Updated, 2023	Not Eligible Any Level (6Z)
070-073-010	329 (formerly 305) B STREET	1938	Updated, 2023	Not Eligible Any Level (6Z)

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APN	Address	Date of Construction	New Evaluation or Update	Recommended Finding of Eligibility as Historic Resource
070-163-013	735 H STREET	Modern - Survey Verified	---	<45 Years Old
070-163-014	820 E. 8TH STREET/799 H STREET	C.2000 - Survey Verified	---	<45 Years Old
070-203-009	305 D STREET	1920	Updated, 2023	Not Eligible Any Level (6Z)
070-212-001	503 3RD STREET	1910	Updated, 2023	Not Eligible Any Level (6Z)
070-212-008	305 E STREET / 515 3RD STREET	unknown	Updated, 2024	Eligible - Merit Resource (3) (5S2)
070-212-008	515 3RD STREET / 305 E STREET	1900	Updated, 2023	Not Eligible Any Level (6Z)
070-212-009	509 3RD STREET	1905	Updated, 2023	Not Eligible Any Level (6Z)
070-213-001	603 4TH STREET	1920	Updated, 2023	Not Eligible Any Level (6Z)
070-213-009	433 F STREET	1906 / 1958	Updated, 2023	Not Eligible Any Level (6Z)
070-213-012	413 F STREET	1934	Updated, 2023	Not Eligible Any Level (6Z)
070-213-013	621 4TH STREET	1928 / 1984	Updated, 2023	Not Eligible Any Level (6Z)
070-214-001	300 E STREET	1971	Updated, 2023	Not Eligible Any Level (6Z)
070-214-008	609 & 615 3rd St / 303 F St	1972	Evaluated, 2022	Not Eligible Any Level (6Z)
070-215-009	403 G STREET	1910 / 2000	Updated, 2023	Not Eligible Any Level (6Z)
070-216-004	340 F STREET	1963	Updated, 2023	Not Eligible Any Level (6Z)
070-218-008	815 3RD STREET	1967	Updated, 2023	Not Eligible Any Level (6Z)
070-234-009	109-117 C STREET	c1950s	Updated, 2024	Not Eligible Any Level (6Z)
070-241-020	513-521 2ND	1968	Evaluated, 2024	Not Eligible Any Level (6Z)
070-241-021	207 E STREET	unknown	see 513-521 2nd St.	Not Eligible Any Level (6Z)
070-242-001	604 3rd St / 238 & 250 E St	1961	Evaluated, 2022	Not Eligible Any Level (6Z)
070-242-002	608 3rd St	1966	Evaluated, 2022	Not Eligible Any Level (6Z)
070-243-010	114 E STREET	c1935	Updated, 2023	Not Eligible Any Level (6Z)
070-244-007	521 1ST STREET	1920	Updated, 2023	Not Eligible Any Level (6Z)
070-244-010	510, 520, 524 2ND STREET	1955	Updated, 2023	Not Eligible Any Level (6Z)
070-251-011 and -012	217-219 G STREET	c1915	Updated, 2023	Not Eligible Any Level (6Z)
070-333-0004	1207 3RD STREET	1936	Evaluated, 2024	Not Eligible Any Level (6Z)