

P1. Other Identifier: APN 070-243-010

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance: Theme** Early Twentieth Century and Depression Era (1905 – 1939) **Area** Downtown Davis
Period of Significance ca.1935 **Property Type** Commercial **Applicable Criteria** n/a

Historic Context

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 at 235 3rd Street was originally constructed ca.1935-38; therefore, it falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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

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

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 [just south of the subject property].

The following excerpts are 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.

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

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

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.

Subject Property

The building at 114 E Street was constructed ca.1935 as a single-family residence.³ It sits on an 8,542 sq. ft lot. It is multi-gable Tudor Revival residence building converted to an office. In spite of the conversion, it retains its original appearance. The L-plan building is surmounted by a moderately pitched side gable primary roof. The projecting front wing, located on the south side of the front façade is steeply pitched, as is the slightly projecting gable over the front entrance. Both of the front gables have faux half-timbering on the gable end. A small bay is located on the projecting gable wall with multi-light windows. Other fenestration consists of double-hung, multi-light windows. The entry door is also multi-light. The cladding is stucco.

³ Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed November 21, 2022.

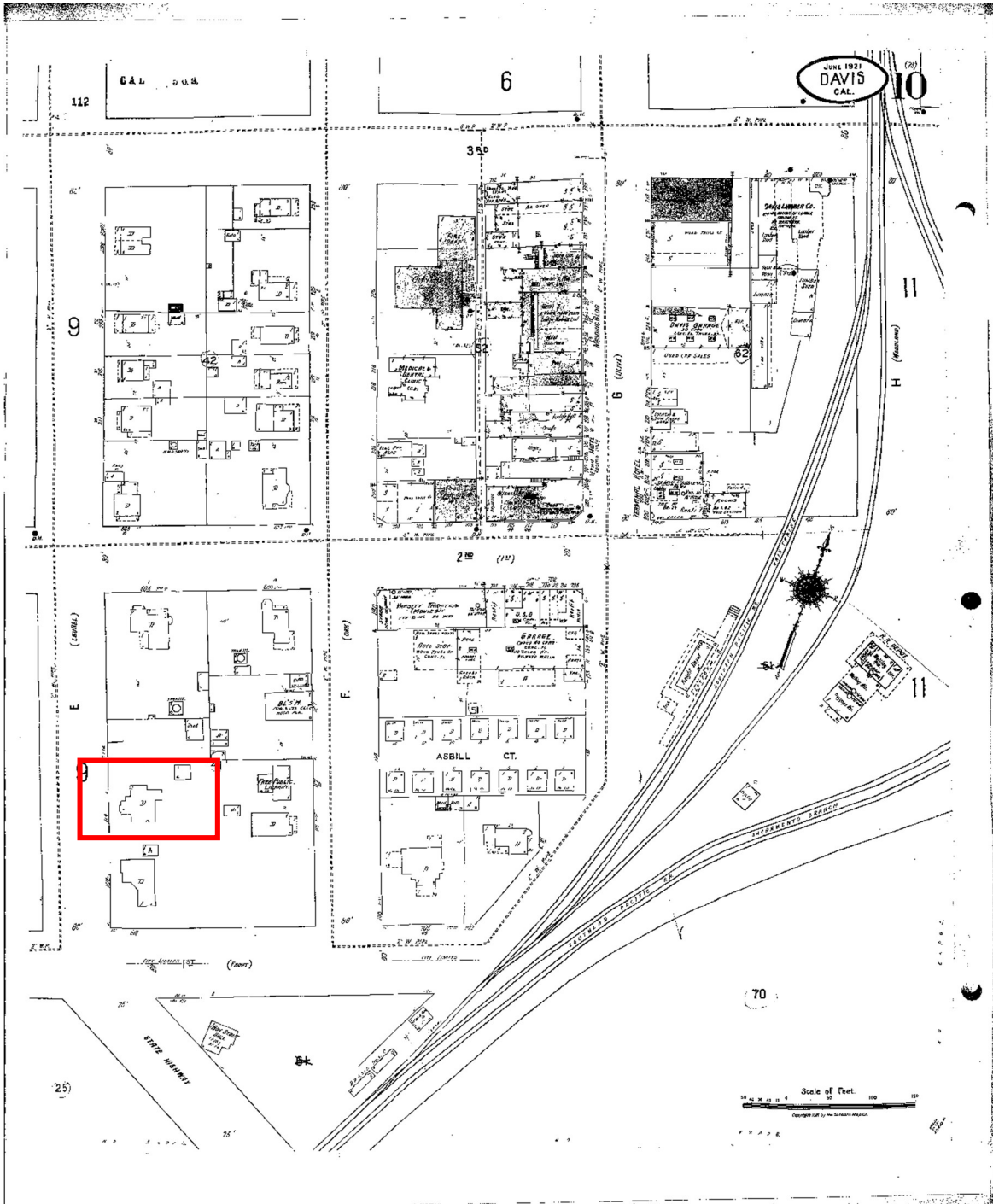


Figure 1 – 1941 Updated Sanborn Map, Subject Property in Red

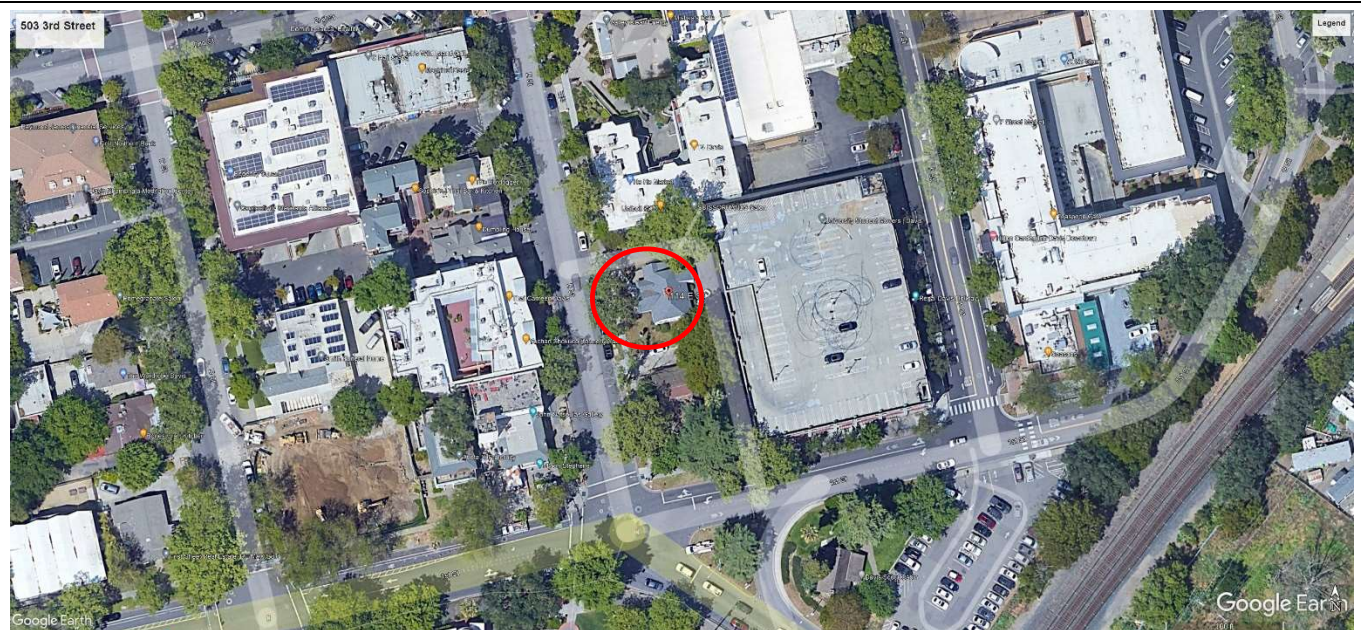


Figure 2 – 114 E Street Current aerial (Google Earth 05/30/2023)

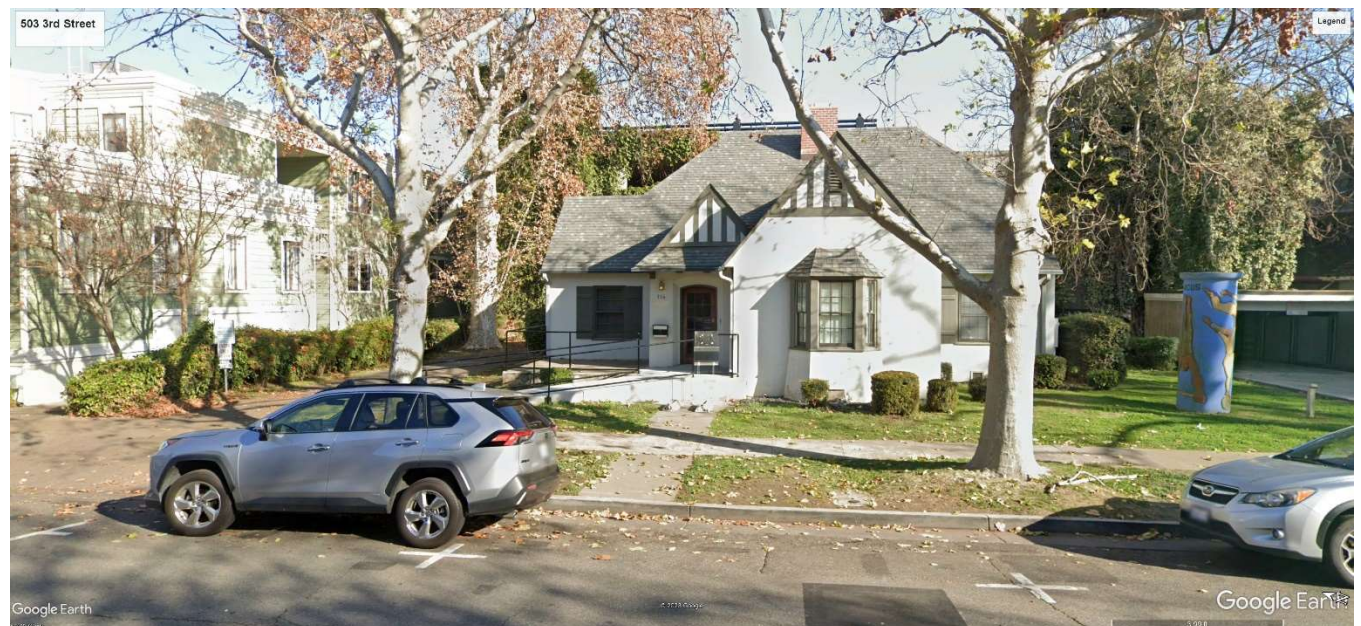


Figure 3 – 114 E Street Front view (Google Earth 05/03/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 114 E Street was evaluated in 2003 and 2015. It was determined to no longer retain enough integrity to be considered historic however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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 subject property falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme. Archival review indicates that 114 E Street was constructed ca. 1935 in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 114 E Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 114 E Street and significant persons or businesses. Its owners/occupants during its residential use do not appear to be historically significant and its current office use is too recent to be considered historically significant. It is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

As noted in previous inventories, the subject property at 114 E Street was constructed in the Tudor Revival style. No specific architect, engineer, or designer is associated with the building at 114 E Street, nor does it appear to be the work of a master architect. For these reasons, 114 E Street is recommended ineligible under Criteria 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." 114 E Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 114 E Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May 2023.

P1. Other Identifier: Orangecourt, APN 070-244-009

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance: Theme** Pioneer and Railroad Era (1848 – 1904) **Area** Downtown Davis
Period of Significance ca. 1880 **Property Type** Commercial **Applicable Criteria** n/a

Historic Context

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 oldest portion of the subject property was originally constructed in 1880 with subsequent additions; therefore, it falls into the Pioneer and Railroad Era (1848 – 1904) significance theme established in the 2015 historic context.

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

Pioneer and Railroad Era (1848 – 1904)

Davis Ranch

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.

Railroad and Davisville

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 lumber-yard, 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.

Commercial and Residential Development

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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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.

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

CONTINUATION SHEET

Trinomial

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*Resource Name or #129 E Street

*Recorded by: Sonali Gupta, ESA

*Date: June 2023

Continuation

Update

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 [just south of the subject property].

Subject Property

The earliest portions of the building at 129 E Street were constructed ca. 1880.² It sits on a 12,040 sq. ft lot. This irregular complex of one and two-story, flat roofed and gabled structures incorporates a 19th-century building, considerably altered, and a number of more recent constructions that replicate the older structure. The earlier building is clad with horizontal shiplap siding and most of the more recent structures are covered with vertically scored plywood. The complex is used for commercial purposes and is called Orangecourt. The adaptive reuse scheme for the complex was done by local Davis architect Richard Berteaux. The complex consists of two structures constructed more than 45 years ago and three new two-story buildings designed to complement the design of the older structures. The five buildings are linked with decks and railings. The courtyard is accented with a half-story tall, abstracted form of a water tower typical to this part of California.³

² DPR, 1980, 2015.

³ DPR 1996

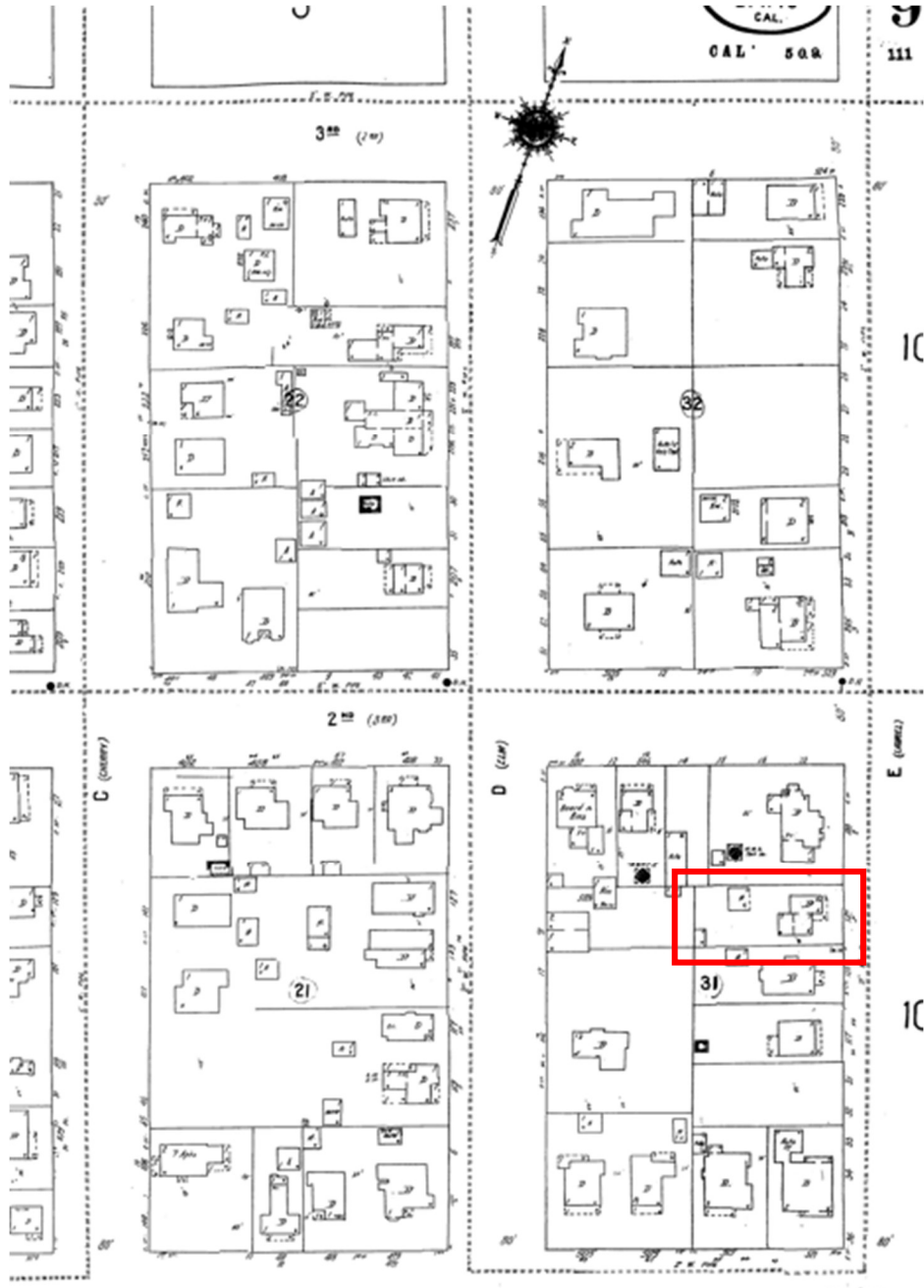


Figure 1 – Updated 1941 Sanborn Map, Subject Property in Red

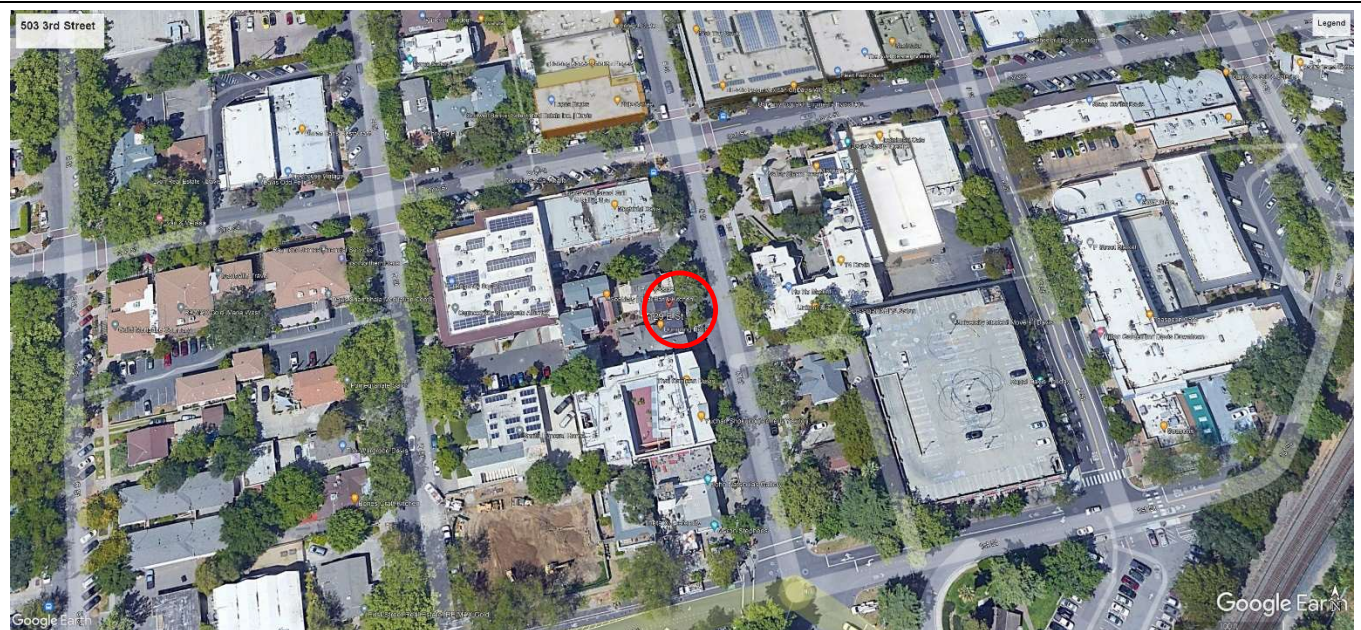


Figure 2 – 129 E Street Current aerial (Google Earth 05/30/2023)



Figure 3 – 129 E Street Front view (Google Earth 05/030/2023)

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:

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- 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.
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- (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 a "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 129 E Street was surveyed in 1980, 1996, and 2015. It was determined to no longer retain enough integrity to be considered historic however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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

Archival review indicates that the oldest portions of 129 E Street were constructed circa 1880 and it has been added to several times in 140 years since. It does not appear that there are any significant associations between 129 E Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential or commercial development within the history of Davis. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 129 E Street and significant persons or businesses. As research does not indicate that 129 E 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

As noted in previous inventories, the subject property at 129 E Street was constructed in vernacular 19th-century style. The oldest structure and the most prominent building of this complex was built prior to 1888 as it appears in the Sanborn Insurance Maps of that year. On the 1891 Sanborn Insurance Map a hay barn and outbuilding appears to adjoin the house. The complex makes use of the older building, and the newer additions and decks are of the same character as the original building. The complex is an early example of a successful adaptive reuse scheme in the late 1970s. The adaptive reuse scheme was undertaken by Richard Berteaux, an architect from Davis in the 1970's. No specific architect, engineer, or designer is associated with the original building at 129 E Street, nor does it appear to be the work of a master architect. For these reasons, 129 E Street is recommended ineligible under Criteria 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.” 129 E Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 129 E Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource but is an important contributor to the area neighborhood.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor’s Parcel Data. ParcelQuest.com. Accessed May 2023.

P1. Other Identifier: APN 070-065-007

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance:** Theme: Early Twentieth Century and Depression Era (1905 – 1939); Area Commercial Core
Period of Significance 1912 Property Type Residential Applicable Criteria n/a

Historic Context

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 originally constructed in 1912; therefore, it falls within the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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

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

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 [just south of the subject property].

The following excerpts are 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.

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

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

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.

Subject Property

This vernacular building is really a series of separate units connected to one another. The property was constructed in 1912 on a 6,450 sq.ft. lot. It is a large, two-story, rambling, Folk Victorian house that is irregular in plan that appears to have been constructed in phases. Of wood frame, the house is clad in white painted shingles. The roof line is a series of intersecting gables. Several porches added to the jumbled lines of the roof. The main entrance to the house is off a front wraparound porch. The front door is wood with a panel on the lower portion and a light on the upper portion of the door. The windows are primarily one over one double-hung wood sash. Many of them have rustic wood shutters that have been painted grey as the rest of the house trim. The overall composition of the front elevation is asymmetrical.³

It appears that this house was always used as a rooming or boarding house. It appears on the 1921 Sanborn map and is clearly marked boarding house. Building permit records indicate that the porch was added in 1956. At the same time, a bathroom was added and miscellaneous improvements were undertaken. Little information has been gathered about the history of this house or the individuals associated with the structure.

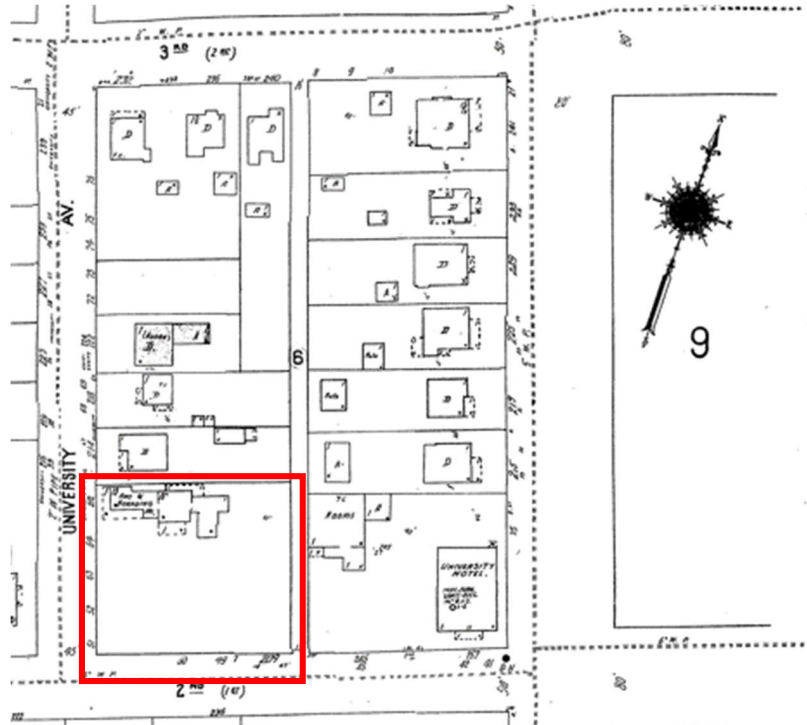


Figure 1 –Updated 1941 Sanborn Map, Project Site in red⁴

³ DPR 1996

⁴ DPR 1996

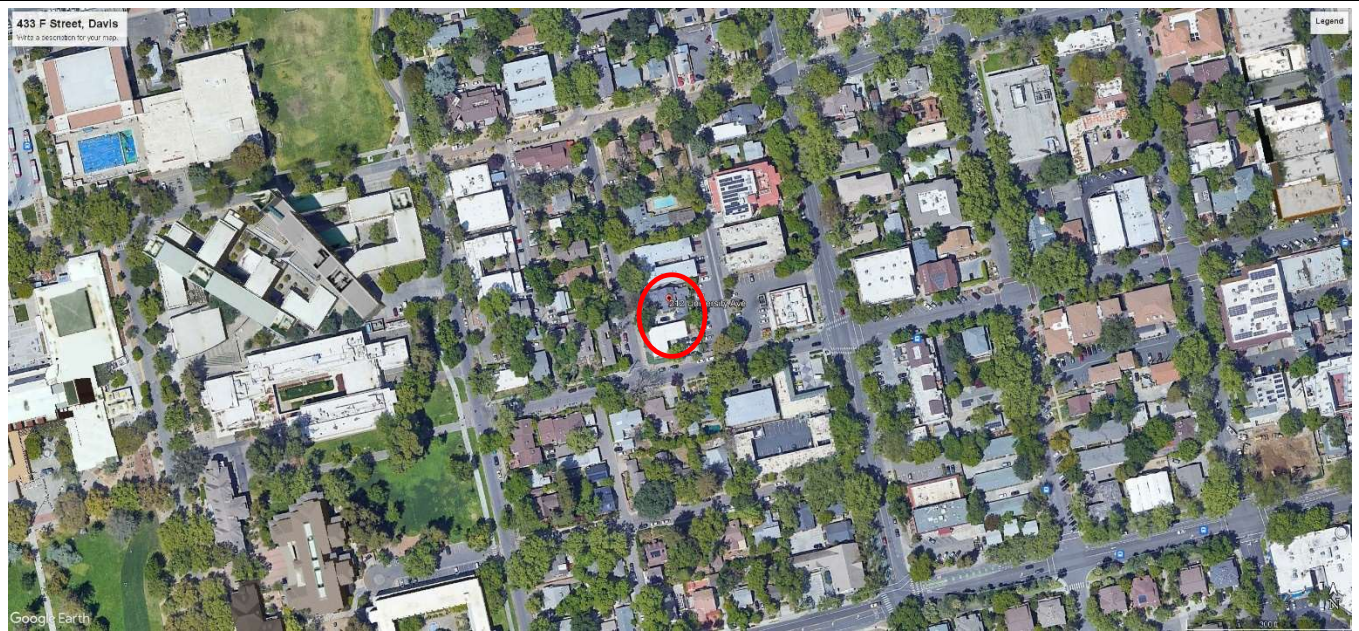


Figure 2 – 212 University Avenue Current aerial (Google Earth 05/30/2023)

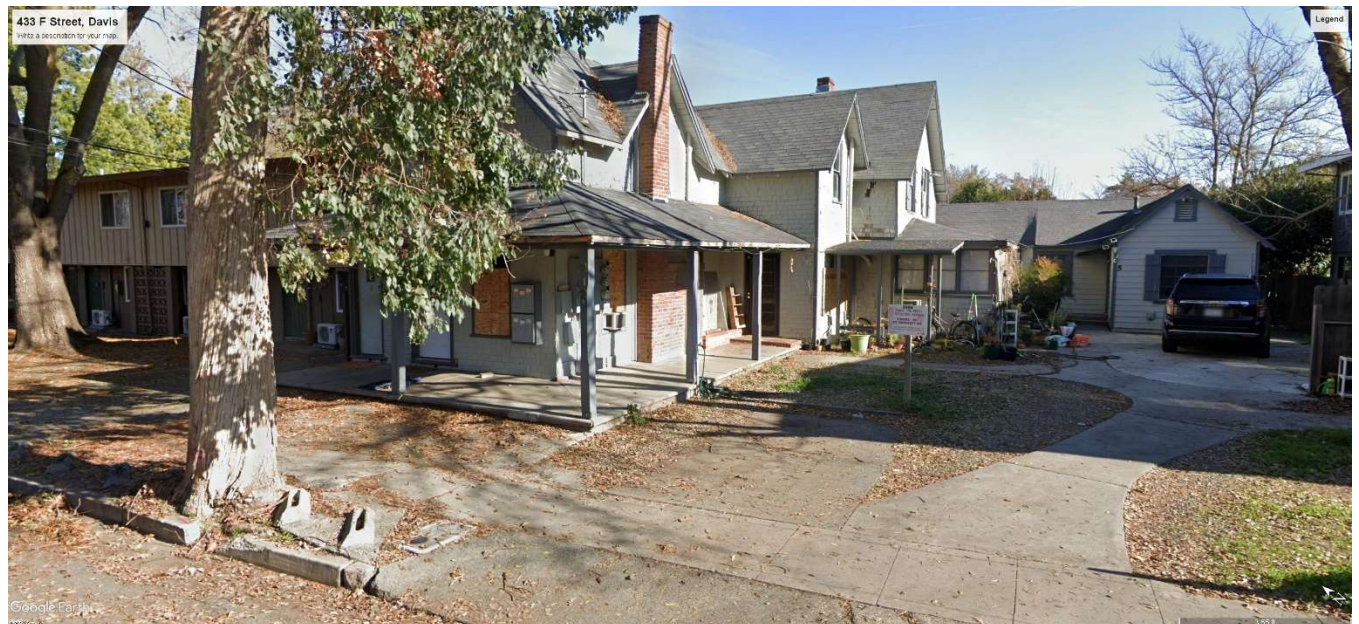


Figure 3 – 212 University Avenue Front view (Google Earth 05/03/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 212 University Avenue was constructed in 1912 and surveyed in 1996, 2003, and 2015. It was determined to no longer retain enough integrity to be considered historic however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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

212 University Avenue appears to have originally been constructed as a rooming or boarding house in 1912 and appears to have been utilized for that purpose for university students. It does not appear that there are any significant associations between 212 University Avenue and important events or patterns in history. It does not appear to rise above the typical associations with multi-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 212 University Avenue and significant persons or businesses. As research does not indicate that University Avenue 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

212 University Avenue was constructed as a vernacular, multi-family home with no recognizable plan or organization. No specific architect, engineer, or designer is associated with the building at 305 D Street, nor does it appear to be the work of a master architect. For these reasons, 212 University Avenue is recommended ineligible under Criteria 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." 212 University Avenue does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 212 University Avenue ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource but is an important contributor to the area neighborhood.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May 2023.

*Recorded by: Sonali Gupta, ESA

*Date: June 2023

Continuation

Update

P1. Other Identifier: APN 070-251-011 and 012

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance:** Theme Early Twentieth Century and Depression Era (1905 – 1939); Area Commercial Core
Period of Significance ca. 1915 Property Type Commercial Applicable Criteria n/a

Historic Context

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 originally constructed ca. 1915; therefore, it falls within the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context.

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 lumber-yard, 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.

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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 [just south of the subject property].

The following excerpts are from the Davis, California: Citywide Survey and Historic Context Update.

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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.

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

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

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.

Subject Property

This commercial building is an example of two separate shop spaces that share a common wall. The construction date of the building is unknown, but it appears as early as 1915 in pictures of the downtown. The northern portion of the building appears to have always been occupied by a cafe, displaying a prominent sign to that effect that projected out from the building. It is now occupied by a pizza parlor. The north building is rectangular, one-story with a flat roof and a crenelated parapet. The south building is similar in plan but with a straight parapet. In the 1933 assessment records it is noted as the Louie Young restaurant. Large plate glass windows fill much of the front facades, separated by three entry doors. On the north building the windows and doors are framed by ceramic tile work which may have been added in the 1920's or 30's. The tile on the south building is part of a recent "restoration" and does not match the earlier tile. The brick on the south building also appears to have been altered to some degree.

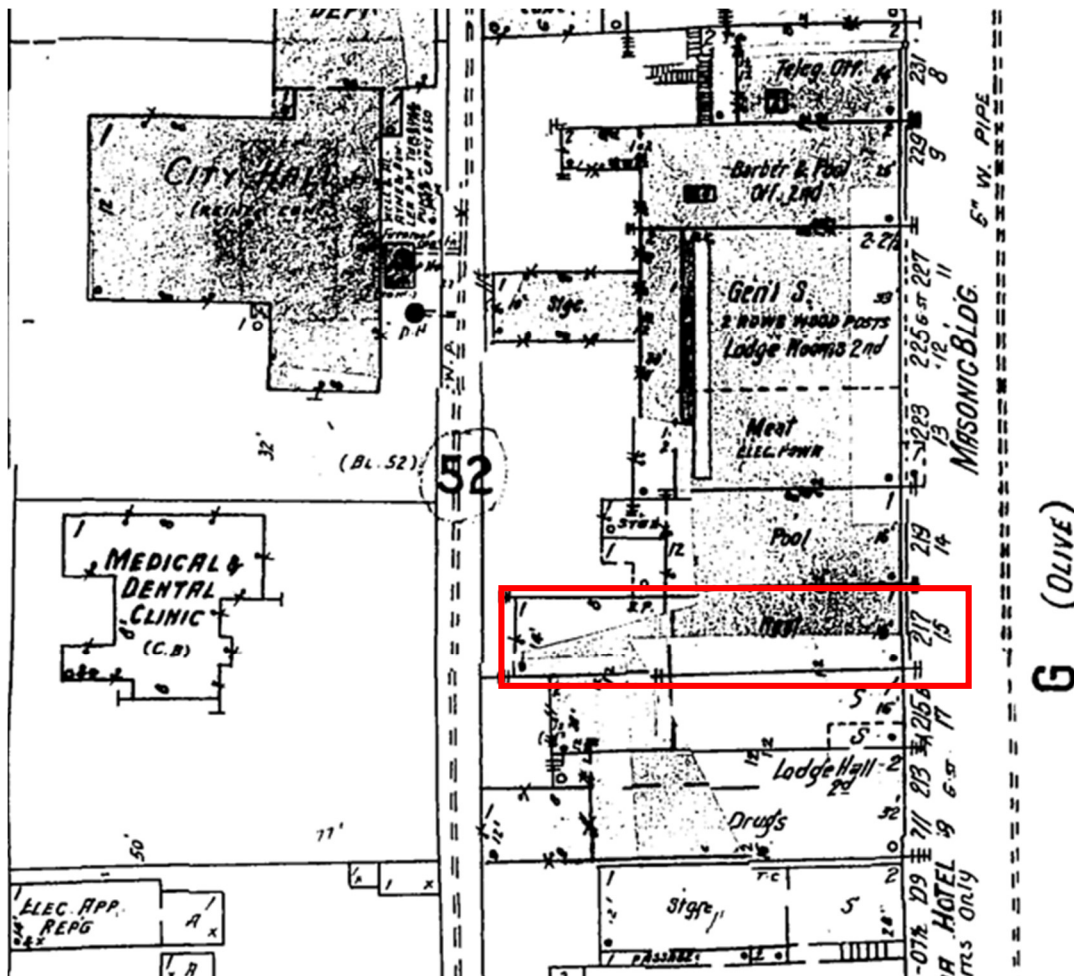


Figure 1 – Updated 1941 Sanborn Map, Subject Property in red

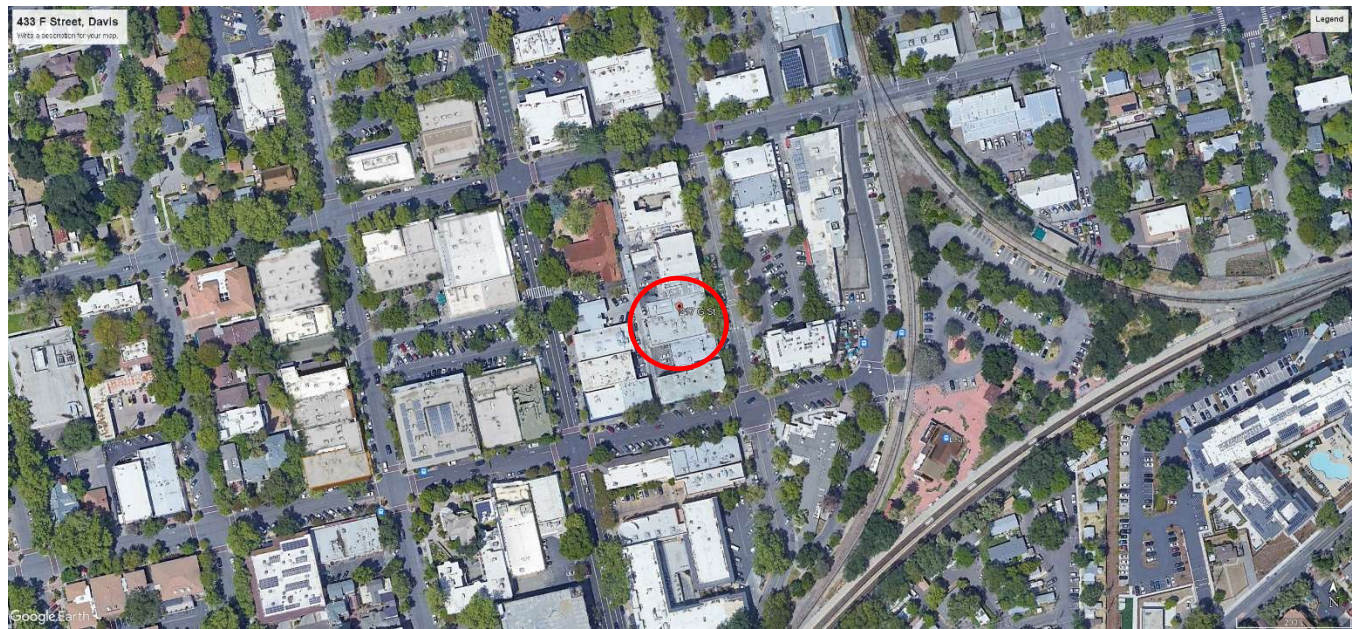


Figure 2 – 217-219 G Street Current aerial (Google Earth 05/30/2023)



Figure 3 – 217-219 G Street Front view (Google Earth 05/030/2023)

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:

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- A) Are associated with events that have made a significant contribution to the broad patterns of our history, or
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- 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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 217-219 G Street was constructed ca. 1915 and surveyed in 2003 and 2015. It was determined to no longer retain enough integrity to be considered historic however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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

217-219 G Street was built as a commercial entity circa 1915, and it does not appear that there are any significant associations between 217-219 G Street and important events or patterns in history. It does not appear to rise above the typical associations with commercial development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 217-219 G Street and significant persons or businesses. As research does not indicate that 217-219 G 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

As noted in previous inventories, the subject property at 217-219 G Street was constructed as a vernacular commercial building circa 1915. No specific architect, engineer, or designer is associated with the building at 217-219 G Street, nor does it appear to be the work of a master architect. For these reasons, 217-219 G Street is recommended ineligible under Criteria 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." 217-219 G Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

*Recorded by: Sonali Gupta, ESA

*Date: June 2023

Continuation

Update

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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 217-219 G Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource but is an important contributor to the area neighborhood.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May 2023.

P1. Other Identifier: APN 070-065-004

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance: Theme** Early Twentieth Century and Depression Era (1905 – 1939);
University Farm and University of California Era (1905 – present) **Area** University Avenue
Period of Significance 1929 **Property Type** Residential **Applicable Criteria** n/a

Historic Context

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 originally constructed in 1929; therefore, it falls in the University Farm and University of California Era (1905 – present) and Early Twentieth Century and Depression Era (1905 – 1939) significance themes established in the 2015 historic context.

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 lumber-yard, 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 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.

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

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 [just south of the subject property].

The following excerpt is 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.

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

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

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.

Subject Property

The property was constructed in 1929 on a 12,900 sq.ft. lot. This one story, L-shaped vernacular building is topped by two intersecting gables. The front and north walls are constructed of rammed earth. The remainder was built of adobe brick. Wood headers top the openings and the gables are faced with vertical wood siding. The house has a tall brick wall surrounding it. Extensive remodeling has occurred at this house. What portions of the original house that remain are few. However, it is the only adobe house in Davis and its construction is related to the University. The front part of the house was built as a class project by students in J. D. Long's civil engineering class in 1929. The north wall and front facade were constructed by the rammed earth method, the rest of the house was made with adobe brick. The back bedroom addition was completed in 1935. Mr. Long retired in 1960 and moved to Kansas. The house was rented out to students and faculty members of the nearby U.C. campus until it was purchased by Maynard Skinner, a former Davis mayor.³

The house has undergone a series of alterations including the insertion of large, glazed gable ends. It is now surrounded by a high brick wall and is largely closed off from view. The house was identified in both the 1982 and 1996 surveys. Most of the more dramatic alterations to the building were undertaken in the period between those two surveys

³ DPR 1996

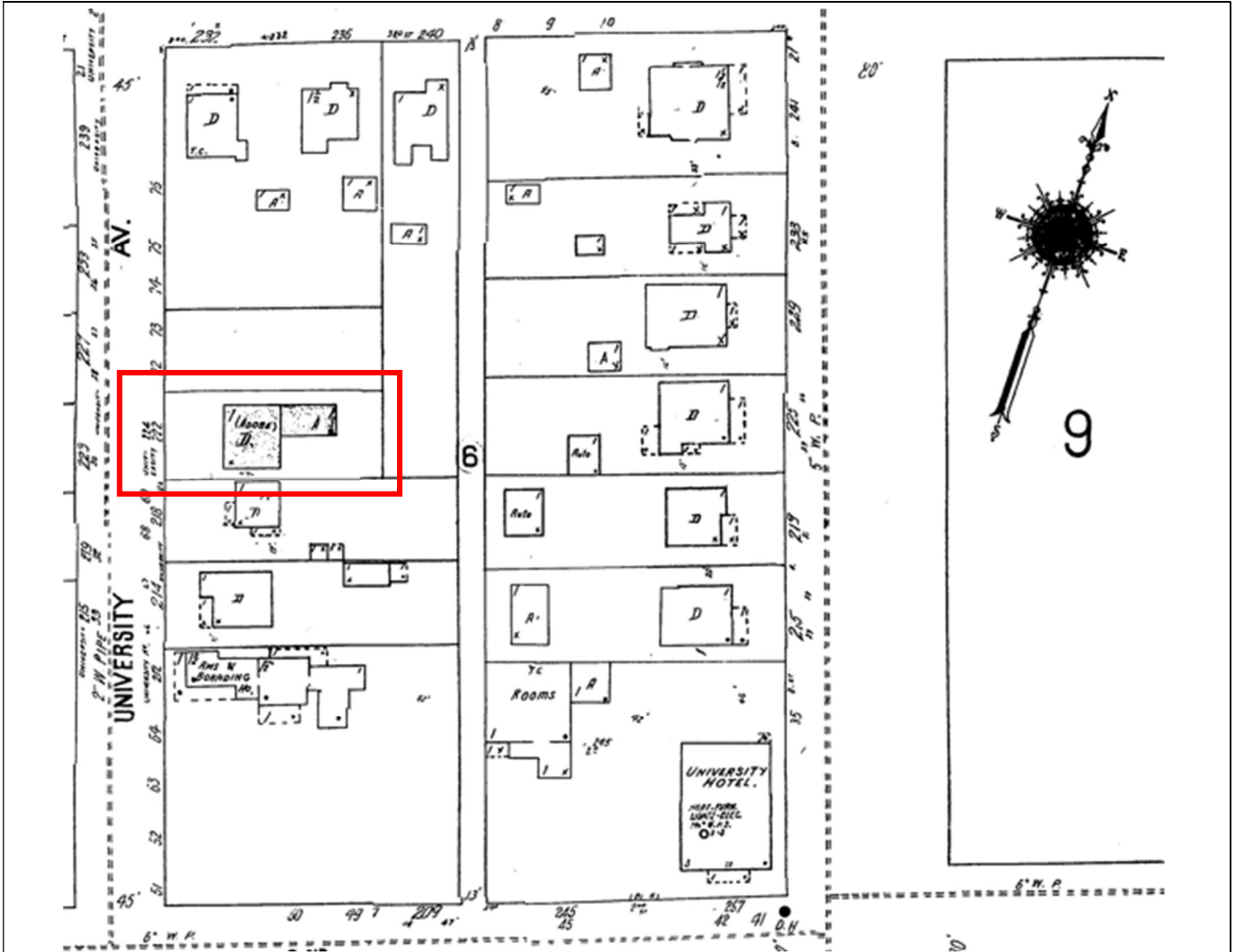


Figure 1 –1941 Sanborn Map, Subject Property in Red⁴

⁴ DPR 1996

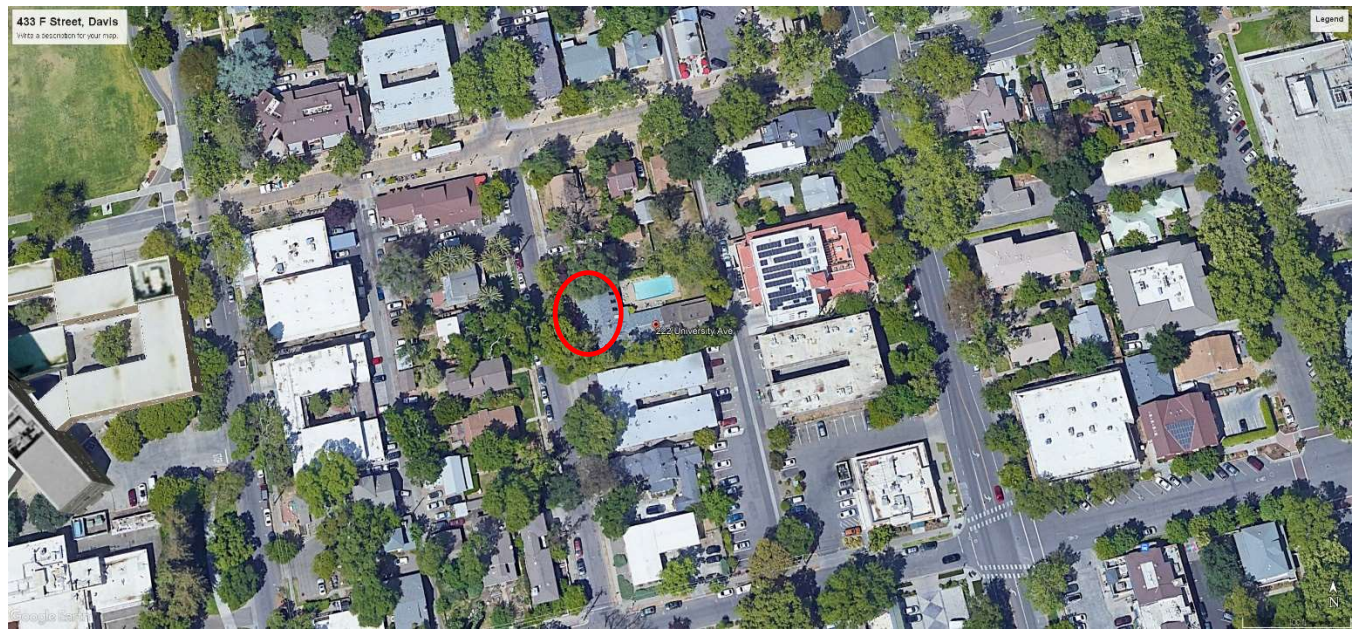


Figure 2 – 222 University Avenue Current aerial (Google Earth 05/30/2023)

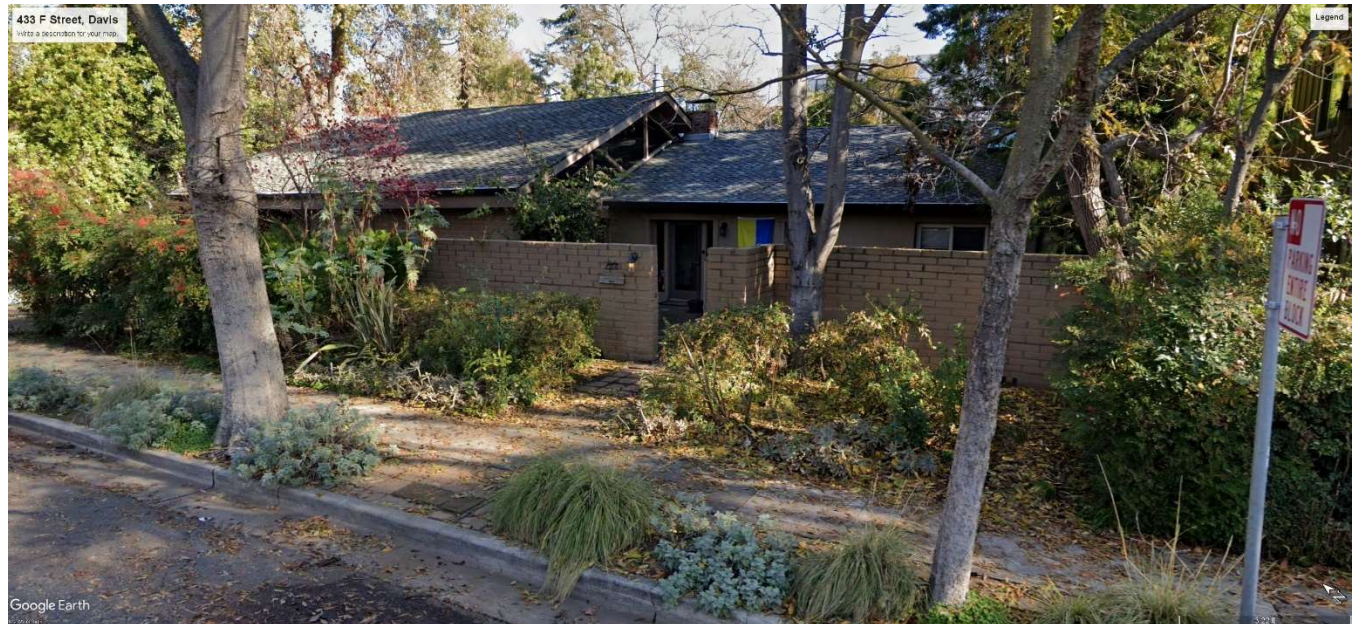


Figure 3 – 222 University Avenue Front view (Google Earth 05/030/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 222 University Avenue was constructed in 1929 and surveyed in 1980, 1996, 2003, and 2015. It was determined to no longer retain enough integrity to be considered historic however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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

222 University Avenue was built as a classroom project for a university class in 1929, however archival review does not indicate that it does not appear to rise above the typical associations with single-family residential development or the contextual period of development. It does not appear significant for its association with the University, teaching methods, or educational programs at the time. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 222 University Avenue and significant persons or businesses. While it was purchased in the 1960s by Maynard Skinner, a former mayor of Davis, his period of residence at 212 University Avenue is not associated with the productive period of his tenure as mayor. As research does not indicate that University Avenue 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

Although its design, form, and decoration are not remarkable, the structure is an interesting engineering product and is unique in Davis in terms of material and construction techniques, being the only adobe structure in Davis. The front façade of the building was constructed by a civil engineering class in 1929 and reflects the vernacular construction. While interesting, the design does not appear to have been influential on residential design in the area. It does not represent innovative building techniques or especially significant adaptations of traditional construction methods. For these reasons, the subject property at 222 University Avenue is recommended ineligible under Criteria 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." 222 University Avenue does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 222 University Avenue ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource but is an important contributor to the area neighborhood.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May 2023.

P1. Other Identifier: APN 070-065-013

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance: Theme** Early Twentieth Century and Depression Era (1905 – 1939) **Area** University
Period of Significance 1920 **Property Type** Residential **Applicable Criteria** n/a

Historic Context

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 at 233 B Street was originally constructed in 1920; therefore, it falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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

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

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 [just south of the subject property].

The following excerpts are 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.

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

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

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.

Subject Property

The residence at 233 B Street was constructed in 1920 as a single-family residence.³ It sits on a 7,500 sq.ft lot.. Occupants included Olive E. Fissel (1925-1940), and George T. Fissell (1933). It has historically been a rental property.

This is a highly simplified rectangular plan bungalow, a house form that appears numerous times throughout Davis. The small building is symmetrically arranged with a central entry door, in this case a replacement. The door is flanked by single windows. Other fenestration is double hung windows display six-over-one glazing. The entry is covered with a gabled porch roof slightly wider than the doorway. It is trimmed with a plain fascia and supported on knee brace brackets. There is an open cement stoop. Cladding is clapboard.

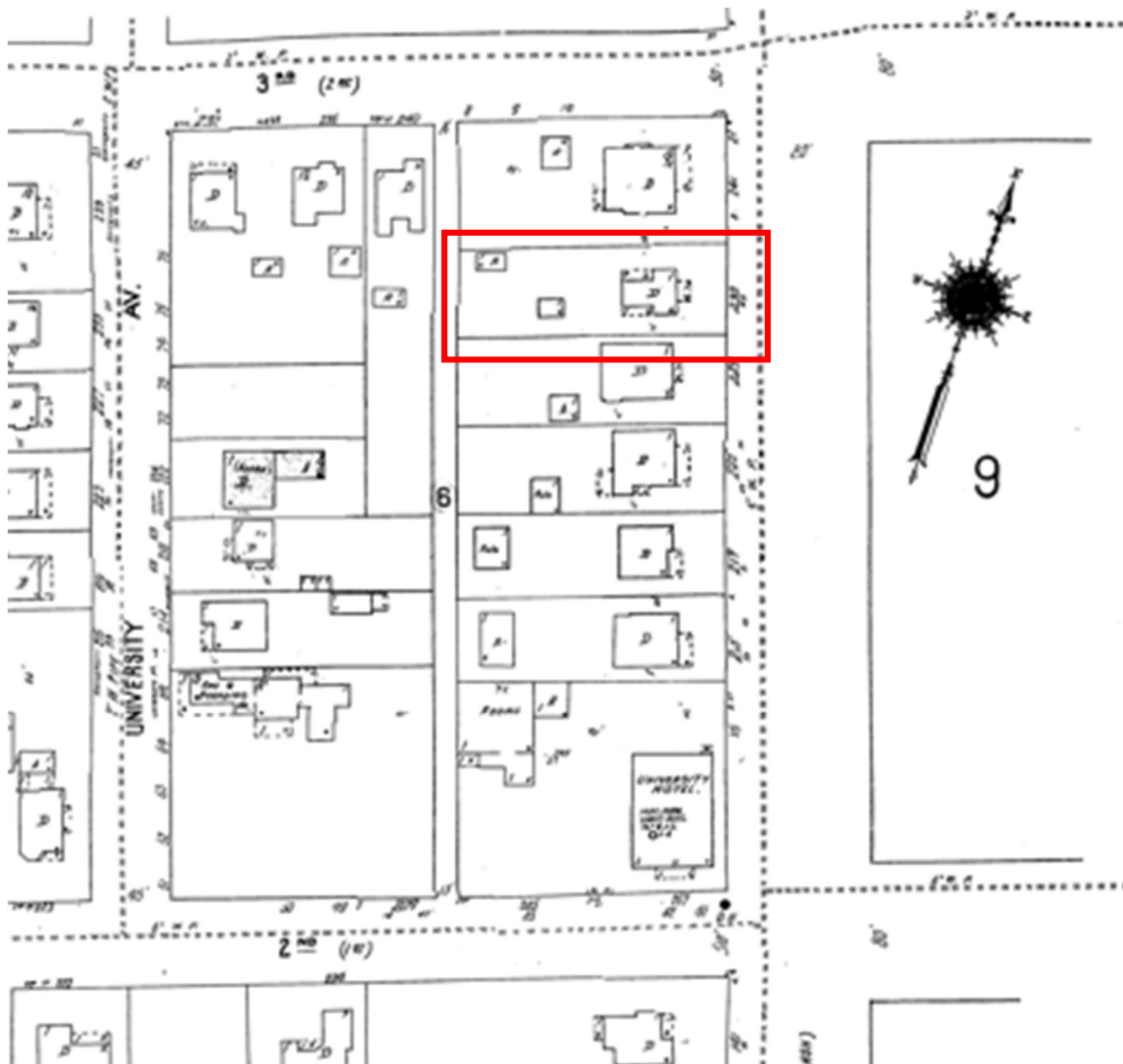


Figure 1 – June 1921 Sanborn Map, Subject Property in Red

³ Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed November 21, 2022.

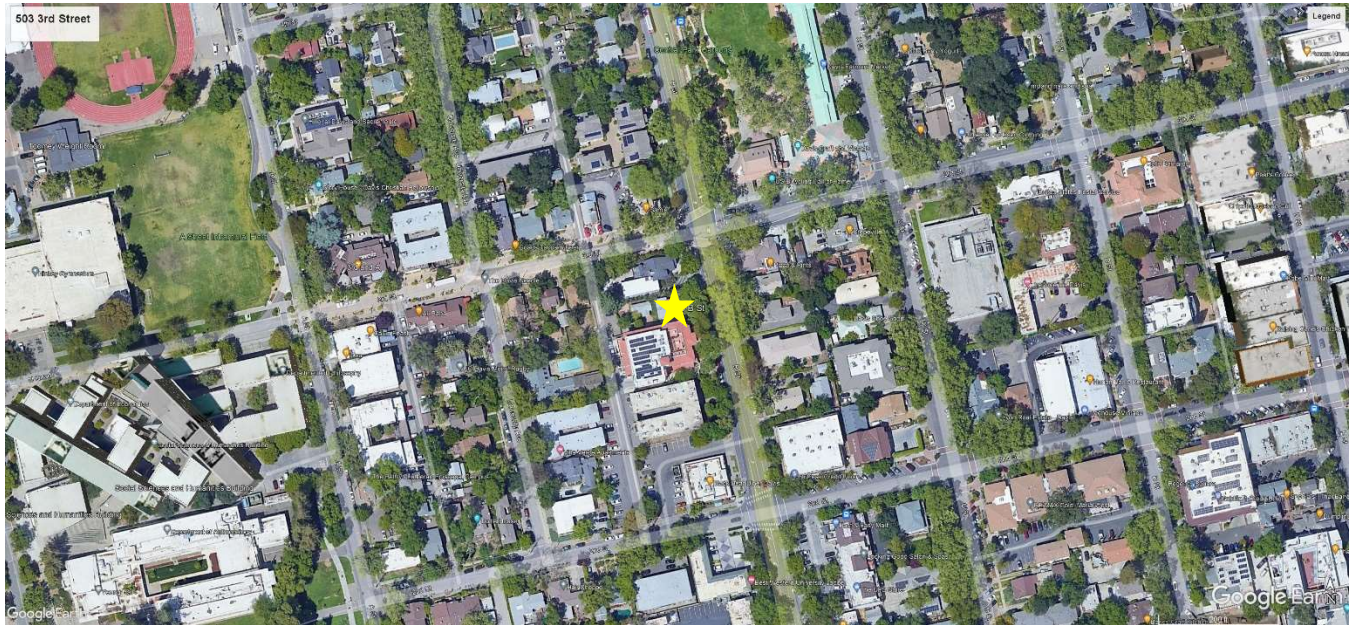


Figure 2 – 233 B Street Current aerial (Google Earth 05/30/2023)

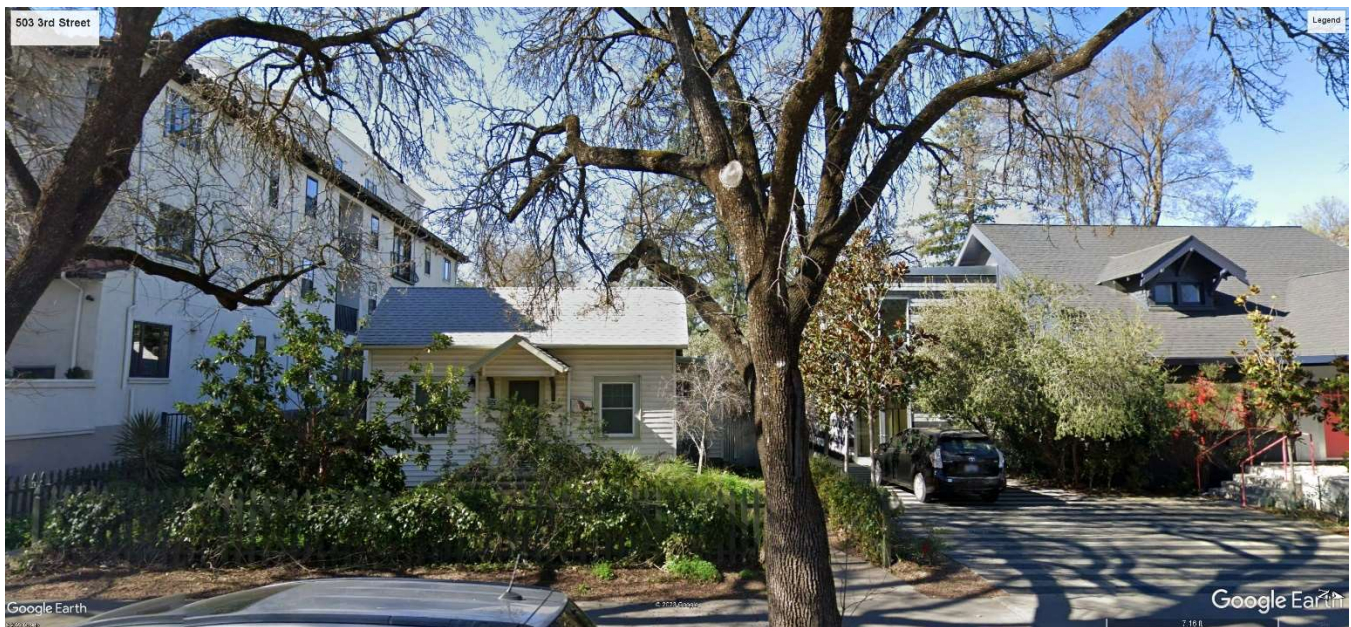


Figure 3 – 233 B Street Current aerial (Google Earth 05/30/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 233 B Street was evaluated in 2003 and 2015; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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. The house retains its integrity of design, materials, workmanship, setting, location, feeling and association. It contributes to the historic character of the neighborhood.

A/1/1/1 - Events

Archival review indicates that 233 B Street was constructed in 1920 in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 233 B Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 233 B Street and significant persons. As research does not indicate that 233 B 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

As noted in previous inventories, the subject property at 233 B Street was constructed as a single family. It does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 233 B Street, nor does it appear to be the work of a master architect. For these reasons, 233 B Street is recommended ineligible under Criteria 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

*Recorded by: Sonali Gupta, ESA

*Date: June 9, 2023

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to our understanding of human history or prehistory and the information must be considered important." 233 B Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 233 B Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May 2023.

P1. Other Identifier: APN 070-073-007

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance: Theme** Early Twentieth Century and Depression Era (1905 – 1939) **Area** University Ave
Period of Significance 1916 **Property Type** Residential **Applicable Criteria** n/a

Historic Context

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 at 235 3rd Street was originally constructed in 1916; therefore, it falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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

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

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 [just south of the subject property].

The following excerpts are 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.

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

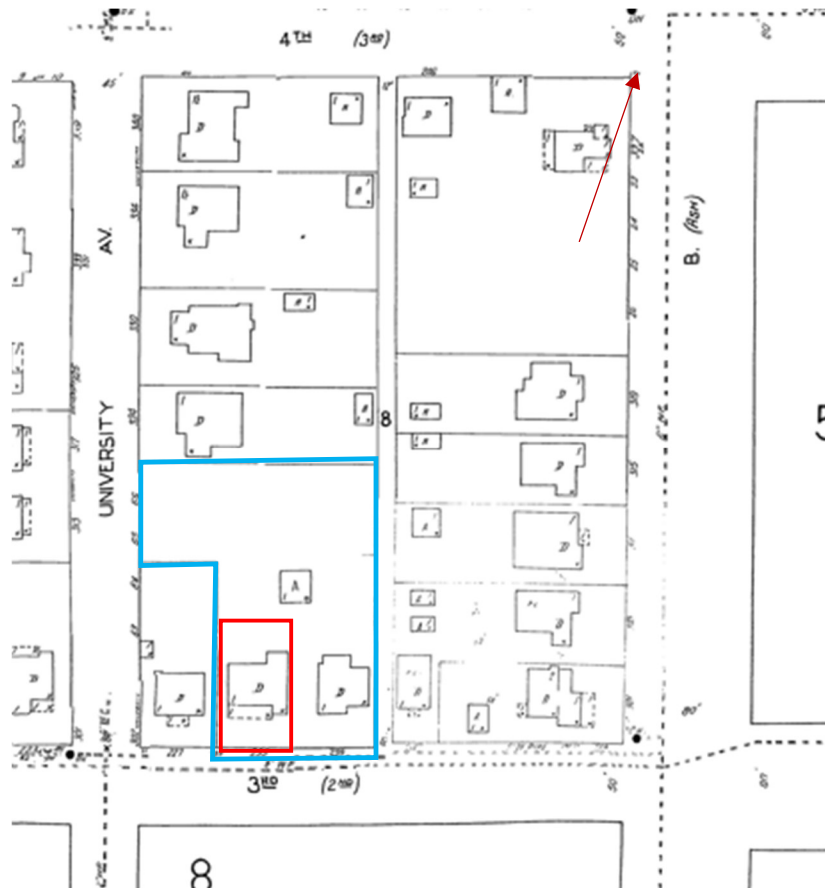
Davis was somewhat insulated from the dire problems experienced in many parts of the U.S. during the 1930s, and did not experience bread lines, labor unrest, or severe unemployment. At the same time, Davis benefited from some of the federal economic stimulus programs of the era. In addition to its first 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.

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

Subject Property

The residence at 235 3rd Street was constructed in 1916 as a single-family residence.³ It sits on a 0.275-acre lot that includes a second single-family residence addressed as 239 3rd Street.^{4, 5} It is a small, one-story, ranch-like house. The main roof is gabled with the ridge running parallel to the street. An intersecting cross gable is located at the eastern end of the front elevation. The house is sheathed in thin clapboards and is painted white with blue trim. Two small one-over-one double-hung windows flank the front door. A pair of larger one-over-one double-hung windows is located on the western side of the front elevation. Landscaping blocks the eastern end of the front elevation. The house appears to be in good condition and is currently used as a rental property. Little information has been discovered concerning the history of this house. No building permit records were found detailing alterations to the structure. The house is on a subdivided lot that faces 3rd Street. This structure contributes to the pre-World War II character of this neighborhood.

The bungalow is described as a horizontally emphasized Craftsman-styled one⁶, and a good example of its style type, and although not maintained in excellent condition. It retains its integrity of materials, workmanship, setting, location, feeling, and association. It continues to contribute to the historic character of the neighborhood.



Note: Red arrow indicates north. Red outline indicates subject building. Blue outline indicates parcel (APN 070-073-007)

Figure 1 – June 1921 Sanborn Map

³ Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed November 21, 2022.

⁴ Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed November 21, 2022.

⁵ 1921 Sanborn Map

⁶ DPR 2003

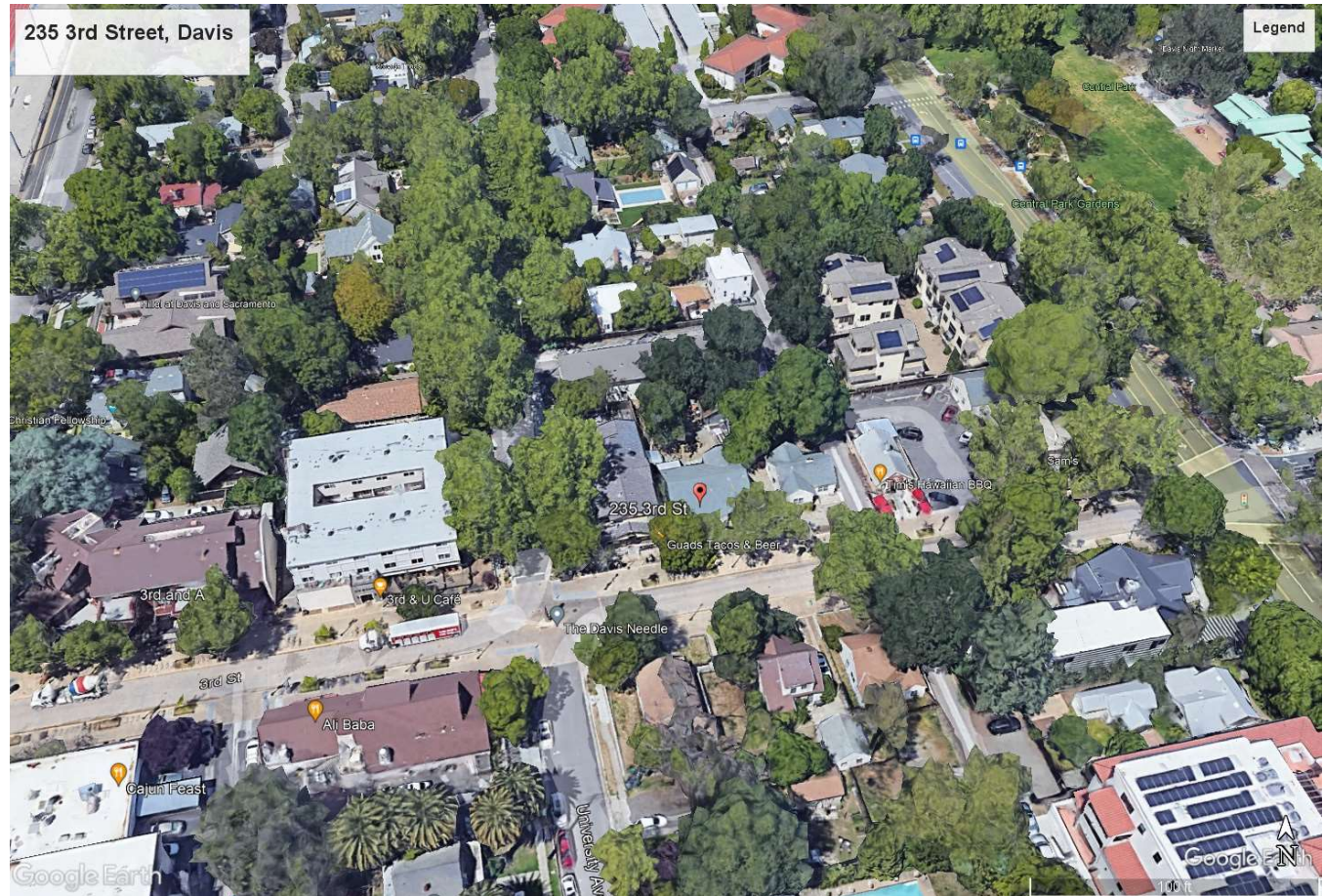


Figure 2 – Current aerial (Google Earth 05/01/2023)

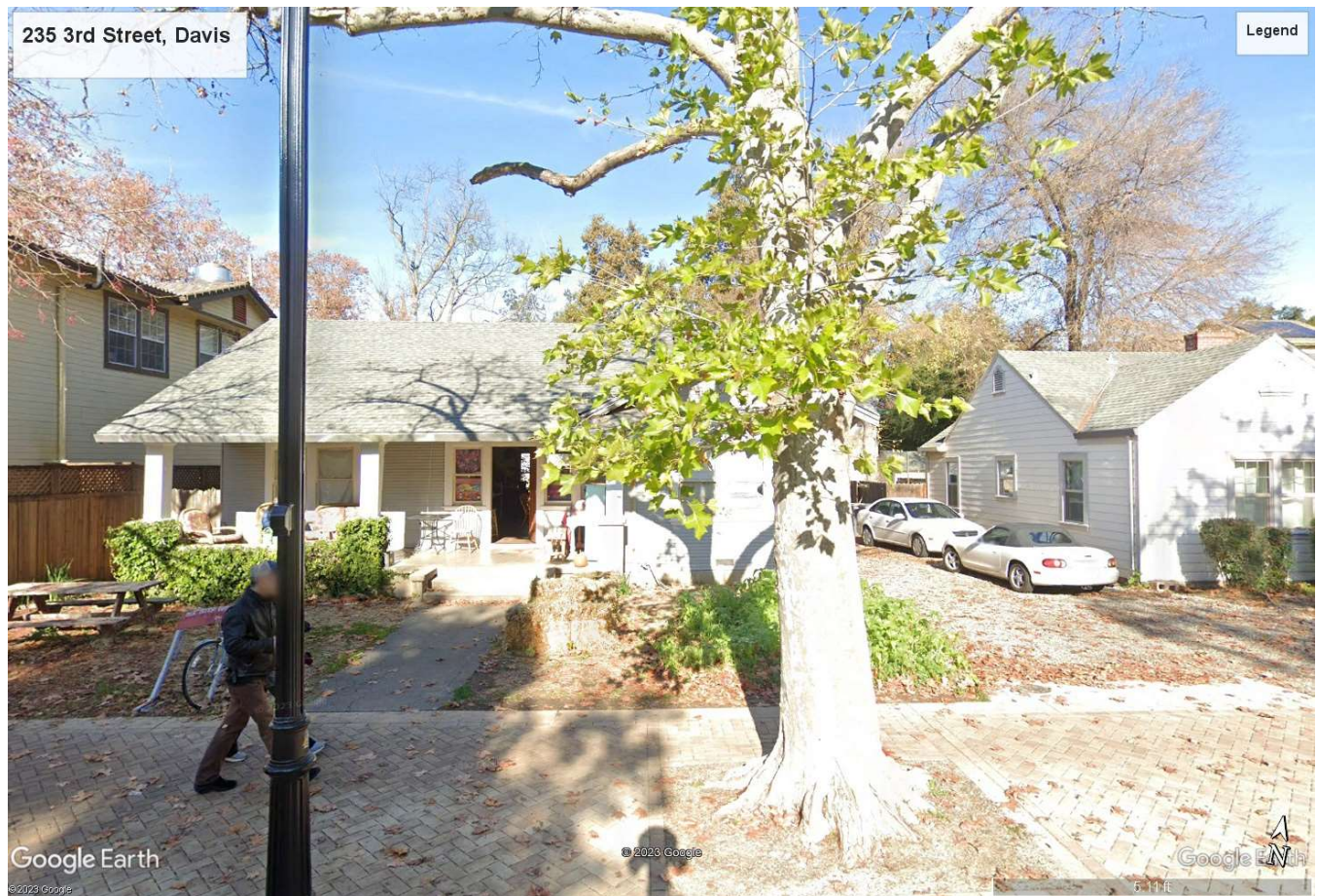


Figure 3 – Current view of 235 3rd Street, Davis (01/05/2023, Google Earth)

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;

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*Date: June 9, 2023

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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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 235 3rd Street was surveyed in 1996, 2003, and in 2015; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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 subject property falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme. Archival review indicates that 235 3rd Street was constructed in 1916 in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 235 3rd Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 235 3rd Street and significant persons or businesses. As research does not indicate that 235 3rd 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

As noted in previous inventories in 1996 and 2003, the subject property at 235 3rd Street was constructed as a single-family residence. The subject property at 235 3rd Street is an example of a modest Craftsman-style residence that has been significantly altered through a primary façade remodel and a large addition post-1996. It does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 235 3rd Street, nor does it appear to be the work of a master architect. For these reasons, 235 3rd Street is recommended ineligible under Criteria 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.” 235 3rd Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 235 3rd Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor’s Parcel Data. ParcelQuest.com. Accessed May 2023.

P1. Other Identifier: APN 070-065-002-000

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance: Theme** Early Twentieth Century and Depression Era (1905 – 1939) **Area** University Ave
Period of Significance ca.1935 **Property Type** Residential **Applicable Criteria** n/a

Historic Context

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 at 236 3rd Street was originally constructed circa 1935; therefore, it falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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 shortlived 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

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

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*Date: June 9, 2023

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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 [just south of the subject property].

The following excerpts are 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.

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.

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

CONTINUATION SHEET

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*Resource Name or # 236 3rd Street

*Recorded by: Sonali Gupta, ESA

*Date: June 9, 2023

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Subject Property

The residence at 236 3rd Street was constructed in c.1935 as a single-family residence. At least in 1945, the immediate area was dominated by single-family residences. It is a two-story Colonial Revival single-family residence. It has a steeply pitched, cross gable roof with a projecting, gable-roofed vestibule. All of the gables and eaves are clipped. Fenestration consists of one-over-one double-hung windows arranged singly and in pairs. The entry door is partially glazed and is accessed via a small cement stoop. The house is clad with wood clapboard siding.

The Colonial Revival residence is one of the intact early twentieth-century residences on the 200 block of Third Street. The double-wide parcel was owned by Lucy Eggleston until at least 1933 and owned by Willis Harlsen in 1940. Lucy Eggleston, a resident from those early days also a leading member of the Women's Christian Temperance Union.³ The area is now a mix of commercial and residential uses, with many homes converted for commercial use.

³ <https://petescully.com/tag/eggleston-house/>

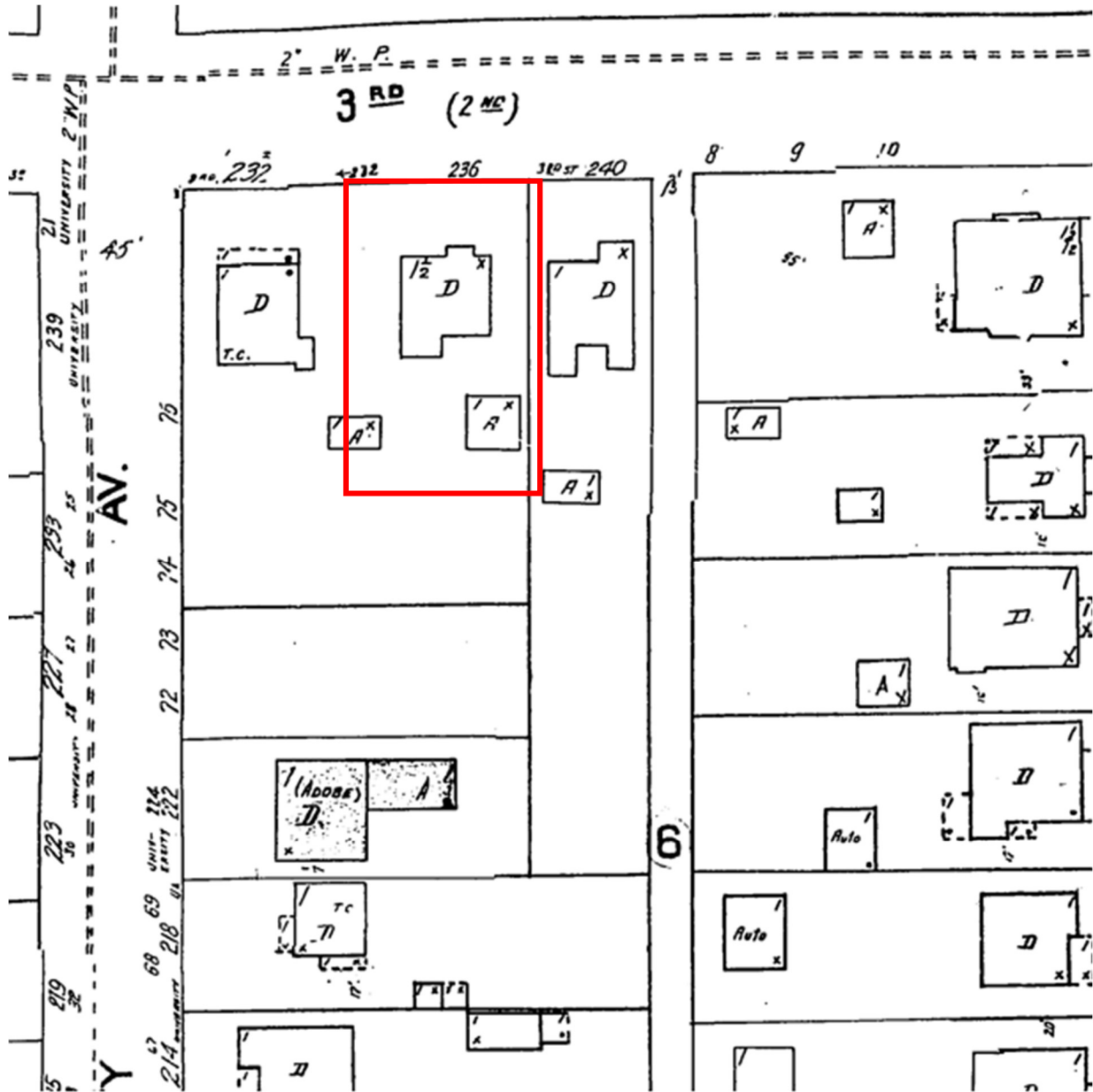


Figure 1 - 1941 Sanborn Map, Subject Property in Red

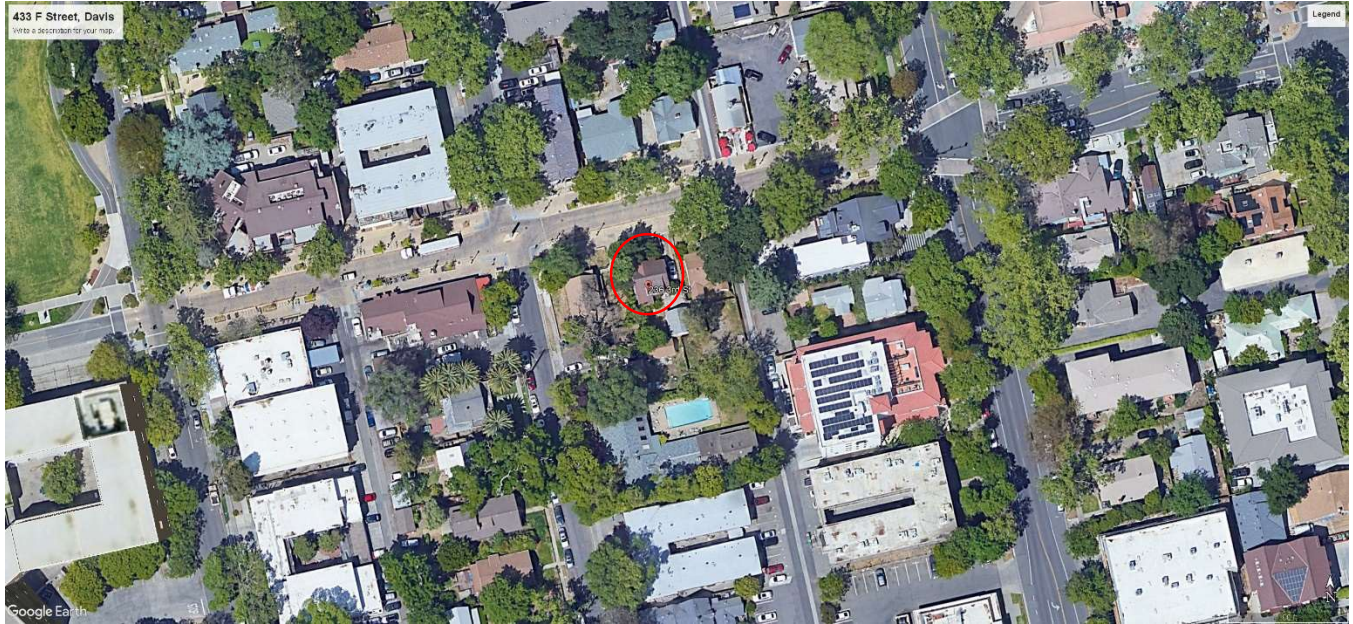


Figure 2 - 236 3rd Street Aerial view (03/05/2023) Google Earth



Figure 3- 236 3rd Street Front view (03/05/2023) Google Earth

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 236 3rd Street was surveyed in 1996, 2003, and 2015; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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 subject property falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme. Archival review indicates that 236 3rd Street was constructed ca. 1935 in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 236 3rd Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 236 3rd Street and significant persons or businesses. As research does not indicate that 236 3rd 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

As noted in previous inventories in 1996, 2003, and 2015, the subject property at 236 3rd Street was constructed as a two-story single-family residence in the Colonial Revival style. It has a lot size of 3906 sq.ft. It does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 236 3rd Street, nor does it appear to be the work of a master architect. For these reasons, 236 3rd Street is recommended ineligible under Criteria 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

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to our understanding of human history or prehistory, and the information must be considered important." 236 3rd Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 236 3rd Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Google Streetview for August 2007, May 2012, May 2014, April 2015, May 2016, August 2017, and April 2019. Accessed, May 3, 2023

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May 3rd, 2023.

*Recorded by: Sonali Gupta, ESA

*Date: June 9, 2023

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P1. Other Identifier: APN 070-065-003

P8. Recorded by:

Sonali Gupta, ESA

***B10. Significance: Theme** World War II and Post-War (1940 – 1958) **Area** University Ave
Period of Significance: 1951 **Property Type** Residential **Applicable Criteria** n/a

Historic Context

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 at 240 3rd Street was originally constructed in 1951; therefore, it falls into the World War II and Post-War (1940 – 1958) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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 shortlived 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

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

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 [just south of the subject property].

The following excerpts are from the Davis, California: Citywide Survey and Historic Context Update.

World War II/Post-war Era (1940 – 1958) ²

Davis was typical of communities across the United States in that support for the war effort was a collective priority during World War II. In addition to more common volunteer activities, local residents assisted with harvesting crops and unloading railroad cars. After the fall semester in 1942, classes were suspended at the University Farm because so many students (who were almost all male during this era) had enlisted in the military. Professors engaged in agricultural research, however, redoubled their efforts to expand food production. The University also donated a ten-acre parcel south of the Richards underpass for a community garden. In February 1943, the U.S. Army took over the entire campus, which it used as an advanced training facility for its Signal Corps. The Signal Corps returned the campus to the University in fall of 1944, and classes resumed in 1945. Despite the sacrifice and disruptions of wartime, Davis during World War II remained the quiet agricultural community it had been for many years.

Transformation of the University Farm

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Over two-thirds of students had come directly from military service to the University. This abrupt spike in enrollment led to an on-campus housing crisis that quickly spilled over into the town. Without adequate dormitory or rental housing, students lived in basements, water towers, converted warehouses, and wherever else they could find space.

The G.I. Bill (officially the Serviceman's Readjustment Bill of 1944) made it possible for more people than ever to attend college, and the federal government was also increasing its support for University research during this period. Decisions made by the University Regents to increase investment in the Davis campus caused it to grow even more quickly than other campuses in the system. In 1945, before the war had even ended, the Regents appropriated \$2,700,000 to construct six new buildings on the Davis campus, including new Veterinary College, Plant Science, and Student Health buildings. The University was also in the process of buying 539 acres of farmland adjacent to the campus to prepare for future expansion. In 1951, the University established the College of Letters and Science, a first step toward becoming an institution with a broader focus. By 1956, enrollment had risen to 2,166 students, including over 600 women. This context of growth and new emphasis on education was reflected in the massive expansion of the University of California system in the 1950s.

Residential Development

After World War II, the U.S. population and economy grew at an unprecedented rate. The trends were not uniform nationwide, however, and growth was particularly rapid and strong in California. Hundreds of thousands of people who had relocated to California for military service and wartime work stayed after the war ended, and the state population continued to grow in the 1950s. The exponential growth of UC Davis intensified the broader trends of economic growth and pent-up housing demand after the war. These factors working together meant that the town footprint that had contained Davis's 2,500 prewar residents was woefully inadequate. And the population surge was coupled with factors that put home ownership within reach for millions more Americans than before the war: Federal Housing Administration (FHA) mortgage insurance and G.I. Bill mortgage insurance for veterans. These federal policies, along with the relatively new tax deduction for mortgage interest, made home ownership attractive nationwide, and particularly so in a growing community like Davis.

Davis was attractive for housing construction because of its proximity to Sacramento, a lack of strict local controls on development, and the growth of the University. Without geographical barriers like major river

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 11.

systems or mountains, the little town was a developer's paradise. By 1943, Davis leaders had already realized that expansion and growth in California were inevitable after the war, and that Davis would also grow. Elected officials and city staff began planning for enlarging Davis' geographical footprint, developing new areas, and improving infrastructure. The Chamber of Commerce also recognized the challenges Davis was facing, and began planning for the postwar period. By 1944, the group was discussing the need for access roads and overpasses, more housing, and the potential benefits of annexing adjacent areas.

In 1945, Davis' city limits encompassed 220 acres, only marginally larger than the original 24-block Davisville that had been laid out in 1868. The Chamber of Commerce released results of a study of annexation that year. Projecting population growth in Davis resulting from growth of the state and the University, the committee strongly recommended annexation, warning that planning would prevent development on Davis's borders in what they called "a haphazard manner." The proposed annexation would nearly triple the size of the city limits, and include areas such as Robbins and Millers subdivisions adjacent to the University (where development had already begun) as well as portions of north and east Davis that remained primarily agricultural. The Chamber also recommended new sewer lines and the extension of West Eighth and K streets. In November 1945, Davis residents approved the annexation plan in an election.

Local investors and landowners recorded six new subdivisions 1946 and 1948. Although all were small (one had only ten parcels) their number signaled a marked change from the period from 1930 to 1945, when only one new neighborhood was subdivided. The construction was clustered around the high school (currently City Hall), in the area northeast of Downtown, and adjacent to the University. Development in the immediate postwar period was in transition from the traditional gradual expansion of neighborhoods to the industrial-scale housing construction that became the norm in the later decades of the twentieth century. For the most part, these subdivisions followed the traditional pattern, although the rate was somewhat accelerated.

In fact, relatively few houses were actually constructed in the 1940s: most parcels in these neighborhoods were not developed until the early 1950s or later. This pattern was not unusual in California, despite the pent-up demand from decades of depression and war. Building materials, which had been diverted to the war effort for years, did not become available immediately after hostilities ended.

After 1950, housing development in Davis accelerated markedly. Developers recorded 34 new subdivisions between 1950 and 1959, more than triple the number created in the previous two decades. The mostly contiguous new neighborhoods spread out to the north of old Downtown Davis and the University to its west, and in the area east of Downtown and the railroad tracks. By 1960, the developed footprint of Davis had roughly doubled, and a significant amount of infill construction had also occurred.

1950 marked a watershed in the type of neighborhoods developers built in Davis, as well as the pace of growth. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that characterize post-war subdivisions throughout California. Although these features have their aesthetic roots in nineteenth-century suburbs, they did not begin to widely replace the traditional urban grid pattern until in the second half of the twentieth century. One reason for the increased popularity of suburban-style neighborhood layout was that the FHA, which controlled the flow of capital to developers, promoted these features. Probably more important, however, was the fact that in an increasingly automobile-dependent culture, this type of design was viewed by the public as a safety feature. Almost all Davis neighborhoods subdivided after 1950 share these features, as well as cost-saving rolled (rather than square) curbs. Most sidewalks lack planting strips and are situated immediately adjacent to the curbs, with city-owned street trees planted in the front yards by developers. Post-war Davis neighborhoods lack alleys, and every property is equipped with a garage or carport.

In addition to the shift in neighborhood design, during the 1950s developers began to utilize standardization and mass-production methods to building the houses. Although the construction of standardized tracts with identical (or very similar) houses would eventually lead to the construction of large subdivisions in Davis, the process when it began was very much in scale with the traditional local construction pattern, which was much more incremental.

The industrialization of housing construction and rise of merchant builders was a trend that began transforming the housing business nationwide even before the end of World War II. In contrast to old-fashioned subdividers, merchant builders acquired large areas of land, prepared streets and utilities, and then built and sold their houses. Inspired by wartime and consumer-goods factories, and responding to the extreme need for housing after the war, industrial-scale builders began constructing houses faster and

*Recorded by: Sonali Gupta, ESA

*Date: June 9, 2023

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cheaper than their small-scale competitors as early as the end of the 1940s in California's urban centers. Although the trend was slower to develop in rural Davis, industrialized building was one of the most important factors in the Davis' transformation from a rural railroad junction town to an expanding "University City."

Although the residential landscape of Davis had begun to rapidly transform, city government and infrastructure grew much more slowly. New water mains, domestic wells, and sewer lines were constructed on a piecemeal basis as needed. Davis does not appear to have added new parks, libraries, or recreational facilities during this era. And city government remained headquartered Downtown in its 1938 WPA-built City Hall until 1981.

City officials attempted to both encourage and manage growth during the 1950s. A district map from 1953 shows a town divided into zones for commercial, industrial, single-family dwellings, two family dwellings, and multiple-family dwellings. Fraternities were limited to portions of only 6 blocks along Second and B Streets.²⁵ Both sides of the railroad tracks, as well as the area between Highway 80 and the tracks, were zoned industrial. These areas had housed activities associated with agricultural processing since the nineteenth century. Other businesses in the industrial zone, such as a lumber yard and breweries, had serviced local needs. Almost all commercial development was Downtown on Second, Third, and G streets, although during this period it began spilling over into formerly residential areas. A grocery store at the corner of Russell Boulevard and Anderson Road was the only neighborhood commercial development.

What is most striking about the 1953 map is that the majority of Davis is zoned for two- or multifamily housing. During the late 1940s, the Planning Commission had changed zoning of some subdivisions back and forth from single- to multiple-family. This indecision was apparently at least in part due to pressure from local builders. By the early 1950s, the only areas set aside for single family dwellings were the neighborhoods immediately north of the University, new tracts, and areas that had not yet been developed. All of Downtown-adjacent Old Davis was zoned for two families. Bowers Acres, the area of north-central Davis that had been laid out with extra-large lots in 1913, was zoned for apartments. Davis was still grappling with a housing shortage, and local leaders had decided that redeveloping Old Davis would be the best way to solve the problem. In March, 1955, Davis City Council instituted a six-month moratorium on new building, and requested Yolo County to do the same for the area around Davis. Davis leaders argued that the break from development would allow "orderly growth," with plans for constructing and financing new infrastructure.

Subject Property

The residence at 240 3rd Street was constructed in 1951. This modest Minimalist Traditional house is L-shape in plan. It has a cross-gable, moderately pitched roof with clipped gables and eaves. The projecting wing gable exhibits a molded fascia and a small louvered attic vent. Fenestration consists of double-hung and fixed windows, trimmed with vertical plank shutters. The shutters, along with the clapboard siding, give the house a slightly Colonial Revival appearance, although the form is not standard for that style.

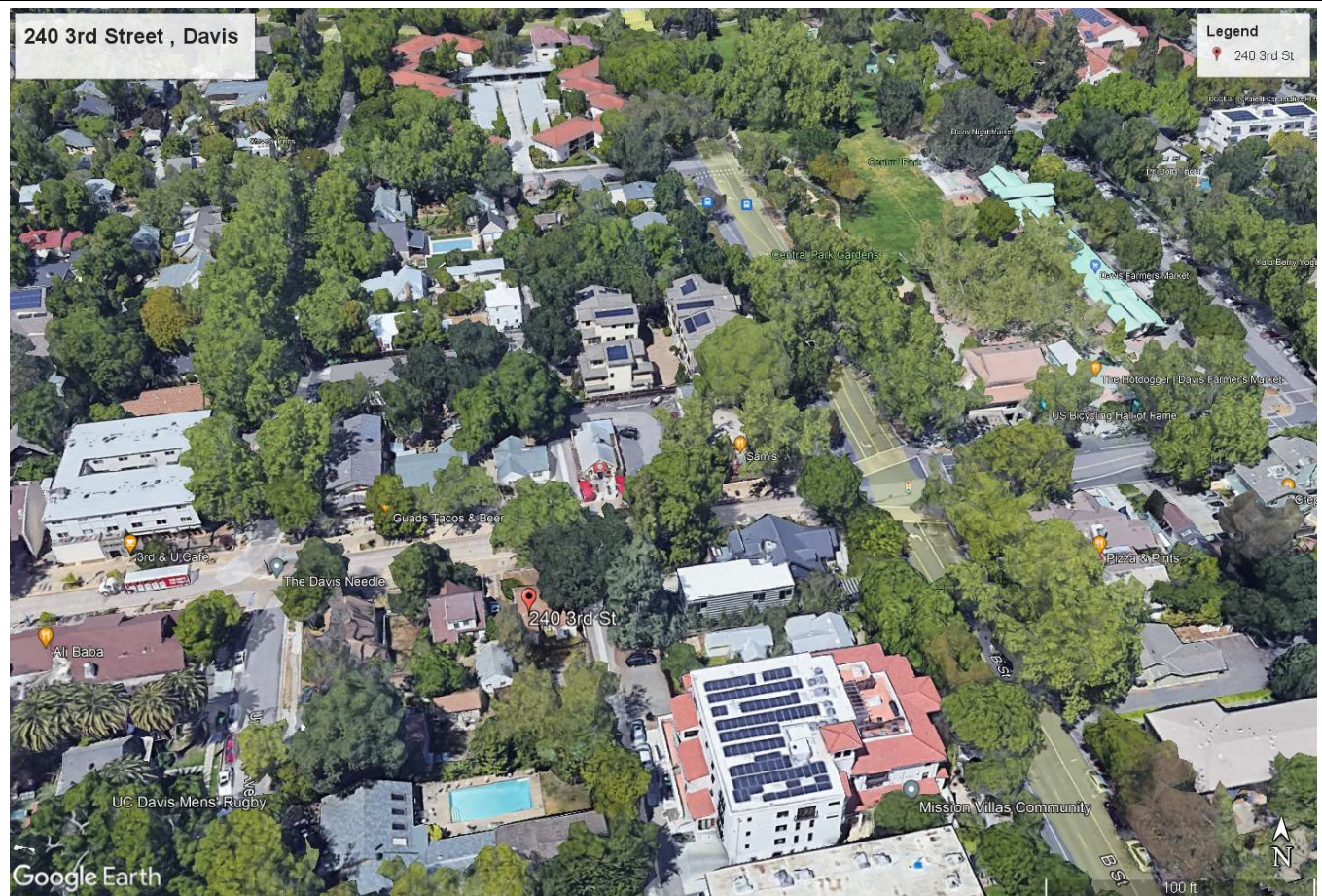


Figure 1 –Aerial View (Google Earth 05/04/2023)

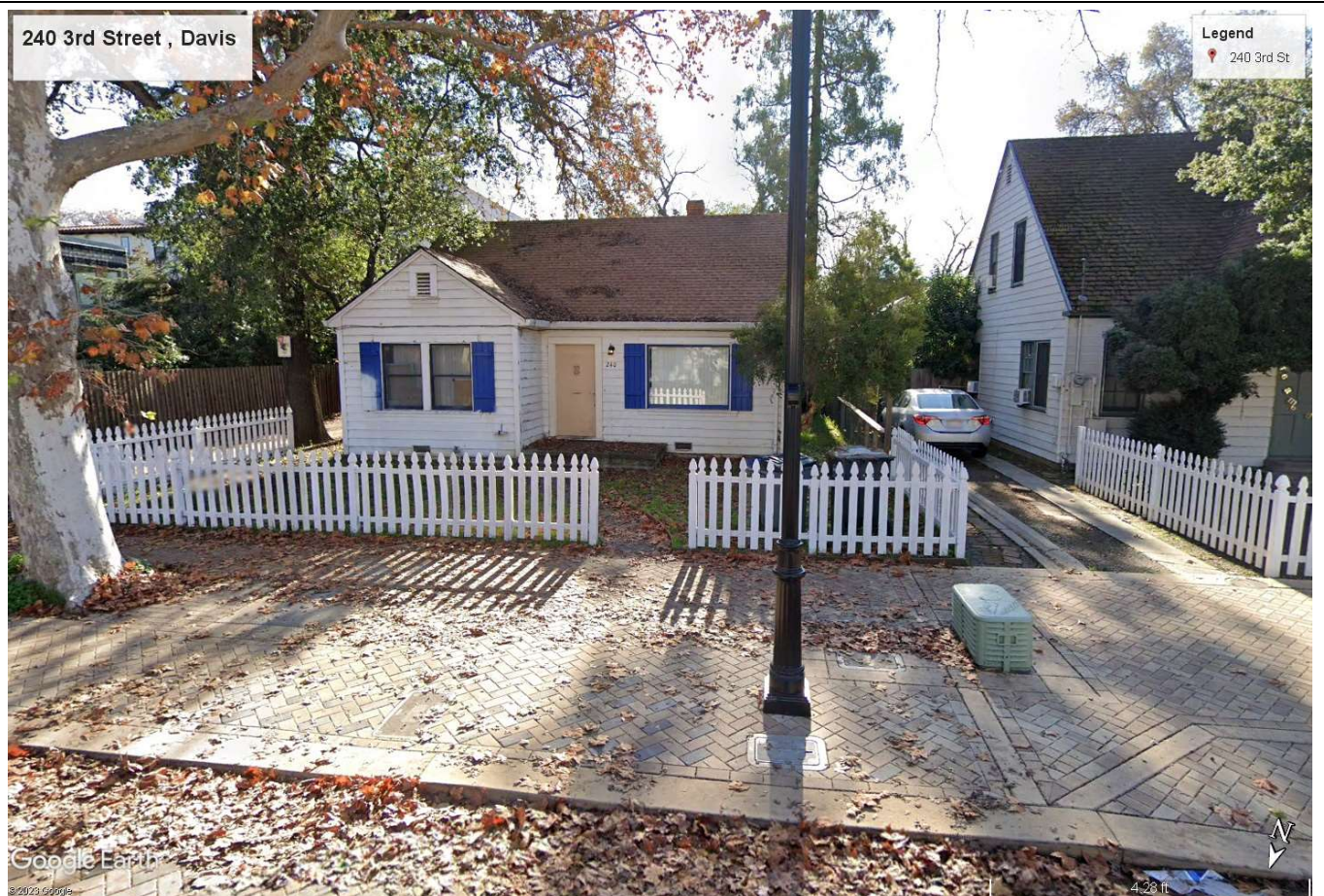


Figure 2 – Front View (Google Earth 05/04/2023)

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:

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- (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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 240 3rd Street was recorded in 2003 and 2015; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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

Archival review indicates that 240 3rd Street was constructed in 1951. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 240 3rd Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 240 3rd Street and significant persons or businesses. As research does not indicate that 240 3rd 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

As noted in previous inventories in 1996 and 2003, the subject property at 240 3rd Street was constructed as a Minimal Traditional style building. It does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 240 3rd Street, nor does it appear to be the work of a master architect. For these reasons, 240 3rd Street is recommended ineligible under Criteria 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." 240 3rd Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 240 3rd Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

*B12. References:

Archives Sanborn Map. Proquest Digital Sanborn Maps

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May 2023.

P1. Other Identifier: APN 070-065-014

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance: Theme** University Farm & University of California Era (1905 – present); the Early Twentieth Century and Depression Era (1905 – 1939)
Area University
Period of Significance 1920
Property Type Residential
Applicable Criteria n/a

Historic Context

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 at 235 3rd Street was originally constructed in 1920; therefore, it falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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

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

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 [just south of the subject property].

The following excerpts are 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.

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

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

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.

Subject Property

The residence at 241 B Street was constructed in 1920 as a two story Craftsman bungalow, square in plan, side gable with extended gable porch roof. The original gable dormer retains the open eaves, chiseled rafter tails, knee brackets and shingles. The original shingles on the body of the residence have been removed and the building is now clad in stucco. All windows have been replaced and the front porch significantly altered. The front door appears to be original. A 2-story concrete and glass addition has been added on the south and west elevations. The residence is sited on a level lot with recent landscaping and backs onto the rear alley. The bungalow was altered and used as offices since the 1970s. It has a modern two-story glass and concrete addition and is now used as a live/work property.³

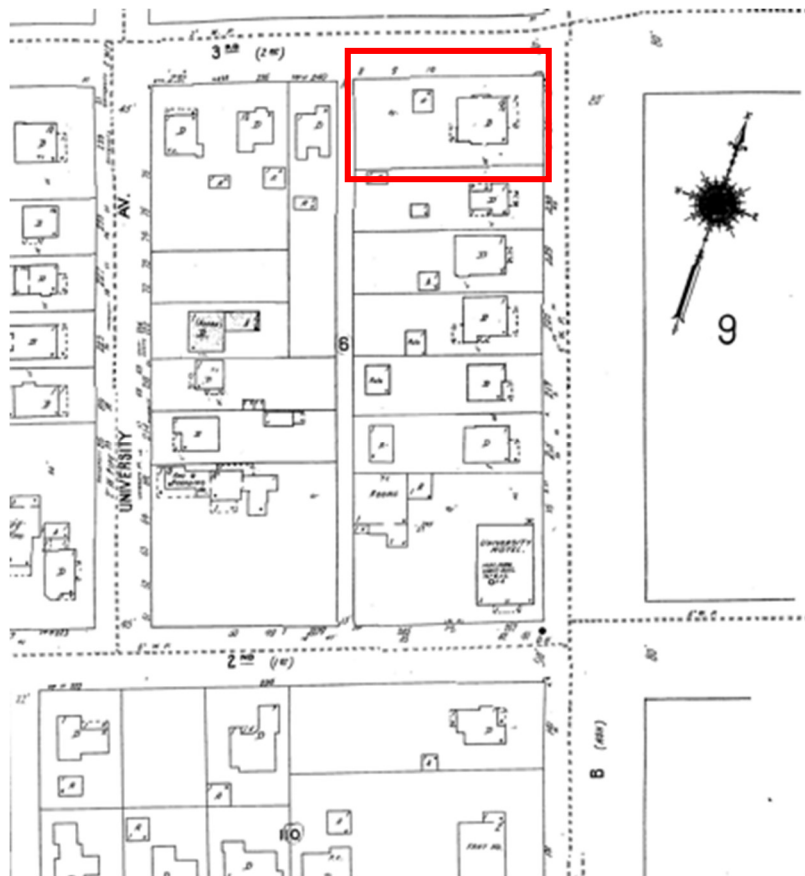


Figure 1 – June 1921 Sanborn Map, Subject Property in red

³ Circa History Property Development, *Historic Research and Cultural Resources Evaluation for the 3rd and B Street Area of the City of Davis*, Revised February 3, 2006.

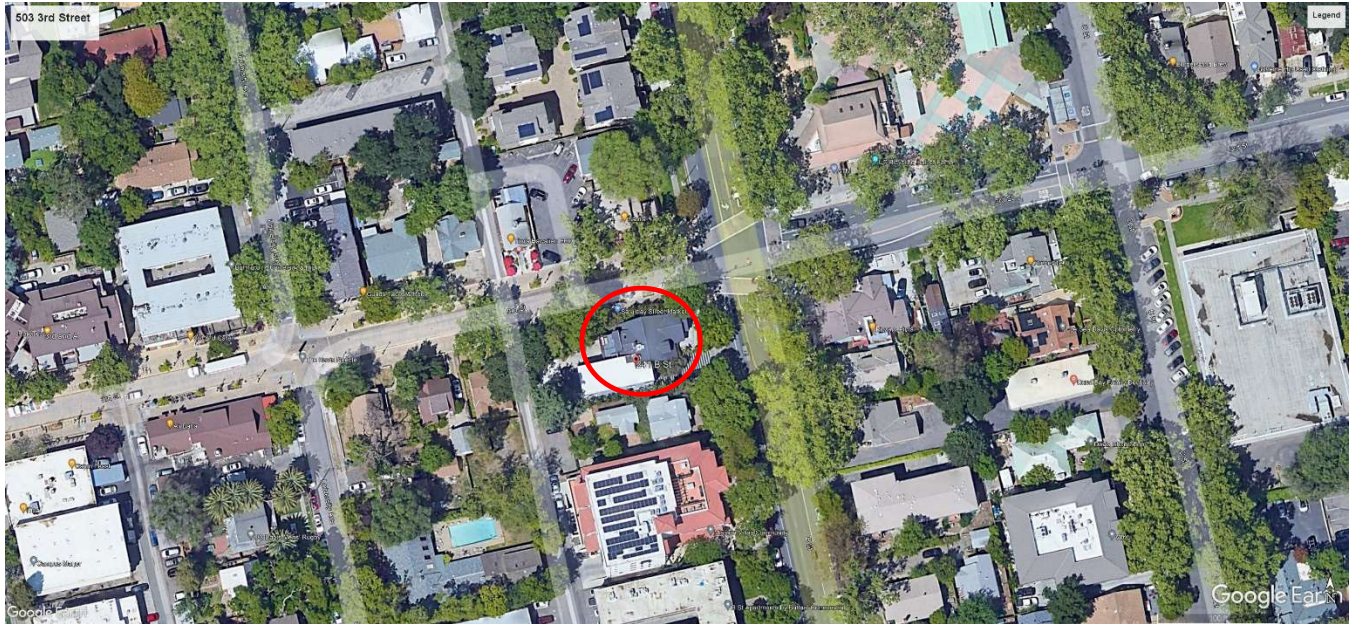


Figure 2 – 241 B Street Current aerial (Google Earth 05/30/2023)

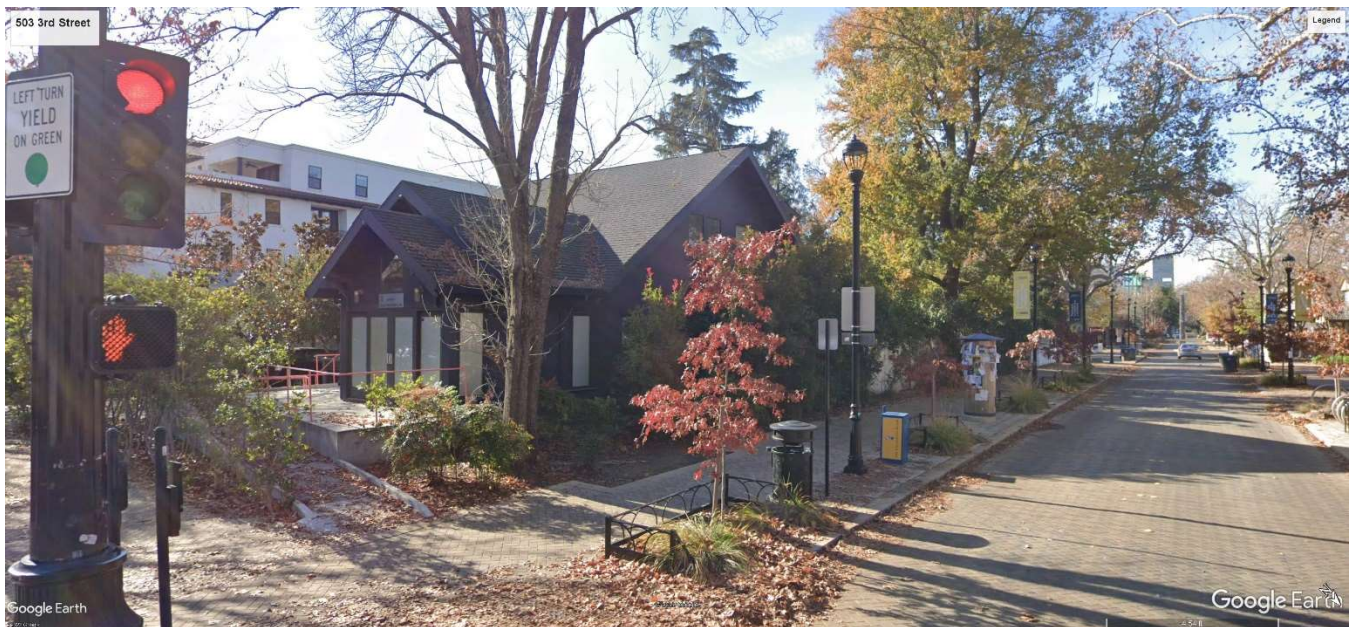


Figure 3 – 241 B Street Front and side aerial (Google Earth 05/03/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 241 B Street was evaluated in 2006.⁴ It was determined to no longer retain enough integrity to be considered historic; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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

Archival review indicates that 241 B Street was constructed in 1920 in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 241 B Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 241 B Street and significant persons or businesses. As research does not indicate that 233 B 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

As noted in previous inventories, the subject property at 241 B Street was constructed as a single-family craftsman bungalow. The bungalow was altered and used as offices since the 1970s. It has a modern two-story glass and concrete addition.⁵ No specific architect, engineer, or designer is associated with the building at 241 B Street, nor does it appear to be the work of a master architect. For these reasons, 241 B Street is recommended ineligible under Criteria 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

⁴ Circa Historic Property Development, February 2006.

⁵ Circa Historic Property Development, February 2006.

*Recorded by: Sonali Gupta, ESA

*Date: June 9, 2023

Continuation

Update

to our understanding of human history or prehistory and the information must be considered important." 241 B Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 241B Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May 2023.

P1. Other Identifier: APN 070-073-008-000

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance: Theme** Early Twentieth Century and Depression Era (1905 – 1939) **Area** University Ave
Period of Significance 1932 **Property Type** Commercial **Applicable Criteria** n/a

Historic Context

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 at 247 3rd Street was originally constructed in 1932; therefore, it falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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 shortlived 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

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

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 [just south of the subject property].

The following excerpts are 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.

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.

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

Subject Property

The property at 247 3rd Street is a Single story residence, now used for commercial. Rectilinear plan with wood drop siding, front gable roof with attic vent, open eave on front gable, others closed, chiseled rafter tails. Front (south) elevation has 1 one-over-one wood sash and 1 single plate window, front entry door, concrete steps, detached ramp and canopies. The west elevation has 3 six-over-six wood sash windows. The east elevation has no windows. The board and lattice wood fence screens the property from the alley way. The building is surrounded by concrete pavement.



Figure 1: 247 3rd Street, sketch by Pete Scully. ³

³ <https://petescully.com/sketchbooks/>

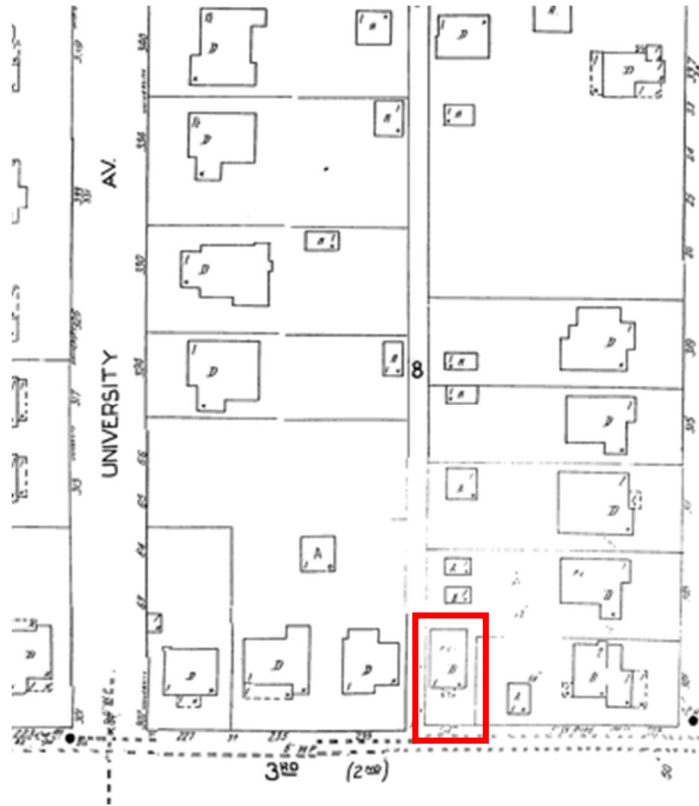


Figure 2: 1941 Sanborn Map, Subject Property in Red

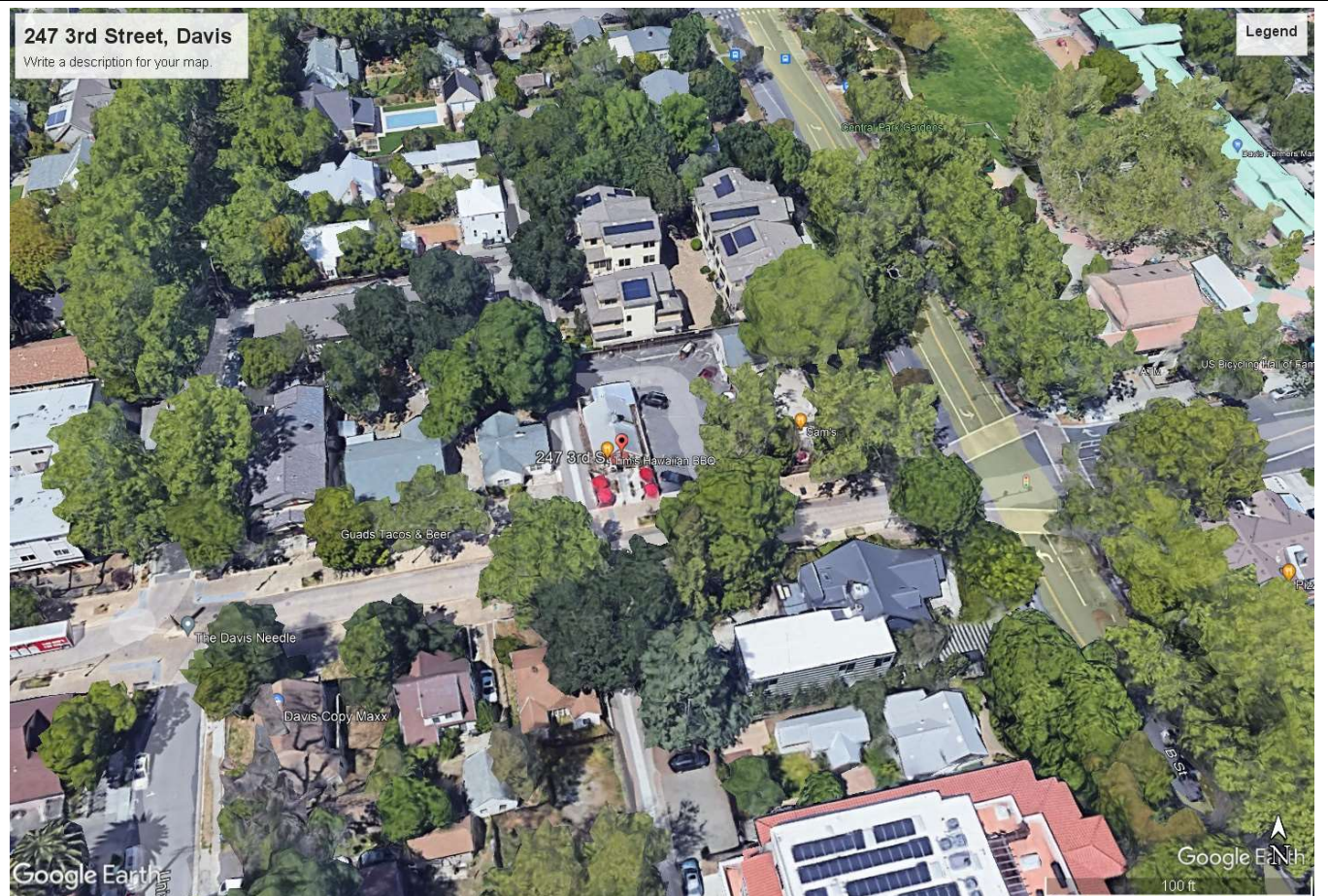


Figure 3 –Aerial View (Google Earth 05/09/2023)

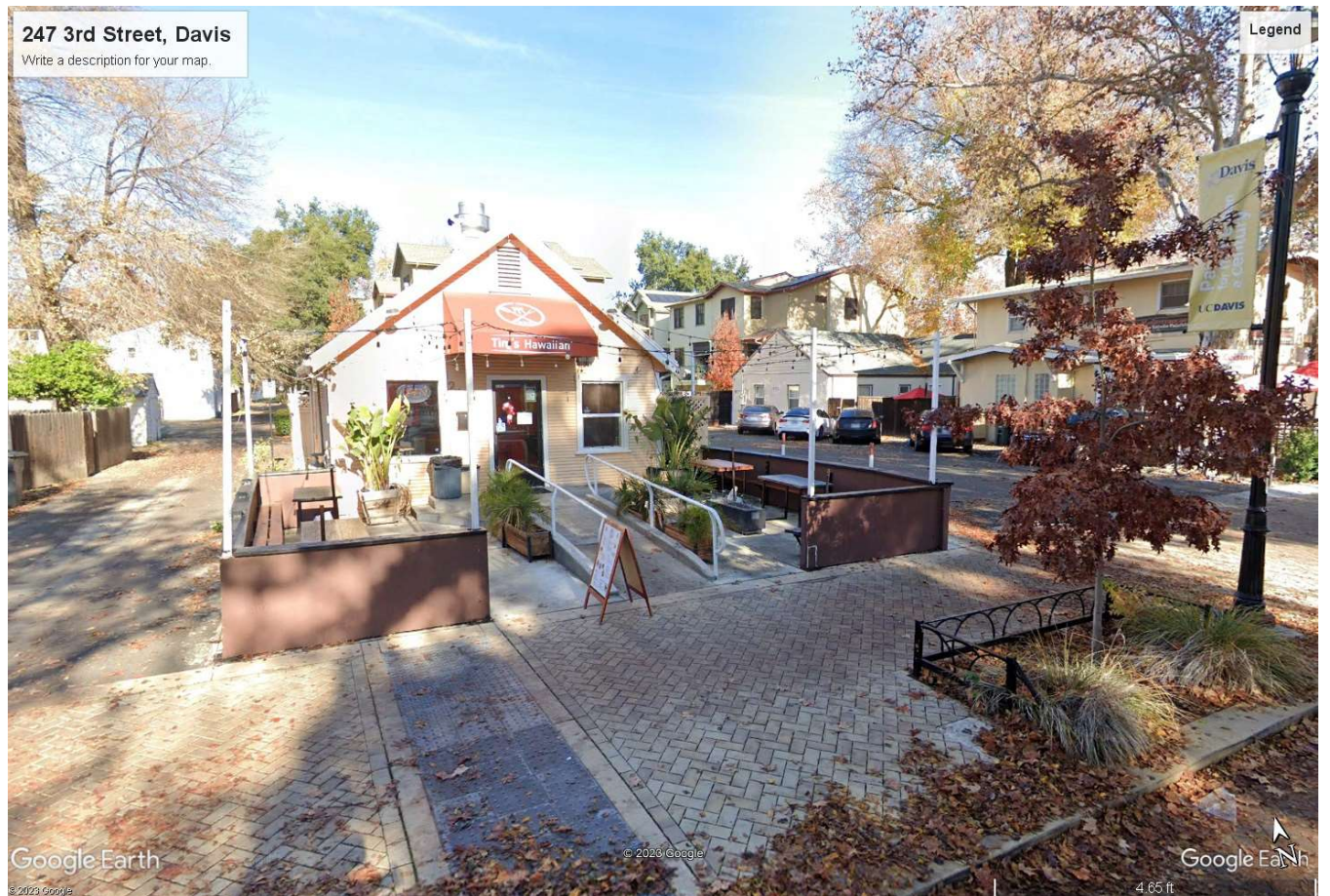


Figure 4 –Front View (Google Earth 05/09/2023)

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;

*Recorded by: Sonali Gupta ESA

*Date: May 2023

Continuation

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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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 247 3rd Street was recorded in 2005; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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

Archival review indicates that 247 3rd Street was constructed in 1932 in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 247 3rd Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 247 3rd Street and significant persons or businesses. The building at 247 3rd Street no longer represents its residential history, but its current commercial use that didn't begin until post-1996, which is too recent to be considered historically significant. Therefore, its owners/occupants during its commercial use are not relevant. As research does not indicate that 247 3rd 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

As noted in previous inventories in 1996 and 2003, the subject property at 247 3rd Street was constructed as a single family residence. The subject property at 247 3rd Street is an example of a modest Craftsman-style residence that has been significantly altered through a primary façade remodel and a large addition post-1996. It does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 247 3rd Street, nor does it appear to be the work of a master architect. The property does not meet the City of Davis Criteria however it is currently listed as "6L" under the California Status Code as "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning." The property would contribute to a historic district if one existed. However, as of now, 247 3rd Street is recommended ineligible as an individual resource under Criteria 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." 247 3rd Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 247 3rd Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

*Recorded by: Sonali Gupta ESA

*Date: May 2023

Continuation

Update

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed April 2023.

P1. Other Identifier: APN 070-214-001

P8. Recorded by:
Antonette Hrycyk, ESA

***B10. Significance: Theme** Explosive Growth (1959 – 1971); **Area** Downtown Davis
Period of Significance 1971 **Property Type** Commercial **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope.
Also address integrity.)

Historic Context

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 at 300 E Street was originally constructed in 1971; therefore, it falls into the Explosive Growth (1959 – 1971); significance themes established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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 shortlived 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

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

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.

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

Explosive Growth (1959 – 1971)²

Decades of sustained growth of the University, Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in "potential slums," inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed "urban sprawl" was actually planned "perimeter growth." The newspaper explained that Davis' expansion outside its original boundaries on all sides was the result of a "carefully calculated policy ... to annex all perimeter land, in every direction," and that the town's "orderly growth" in all directions was a direct benefit of this policy.[...]

Commercial Properties

Commercial development was no longer limited to Downtown, and was robust all over Davis. Downtown continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced. Meanwhile, subdivision developers were building strip-type shopping centers to serve neighborhood retail needs. And land near the freeway, even in the remote southern portion of Davis, was becoming attractive to business owners who wanted space to construct a corporate headquarters or a land-intensive venture like a car dealership. Although function was emphasized for the strip-type development, Downtown and freeway adjacent commercial structures from the era were often ambitious, architect-designed buildings. Architect designed commercial buildings included strong examples of established styles, such as Silvio Barovetto's New Formalist Intercoast Insurance Building. Other architects during the period combined elements of various modernist styles to create unique buildings like the Downtown Wells Fargo Bank, designed by Gordon Stafford in 1965.

Residential Development

The continuing growth of the University intensified the population and residential expansion that had characterized the previous decade, and Davis grew rapidly in the 1960s. While the increased student population led to construction of apartments and duplexes, the growth of the academic and administrative staff was even more significant, as it brought new permanent residents to Davis. Fifty-six subdivisions were recorded between 1960 and 1969, many of which were double or triple the size of a typical subdivision from the immediate post-war period. The new neighborhoods required large tracts of land, and Davis began to grow beyond its original boundaries in all directions, crossing former de facto urban limits Highway 99 and Covell Boulevard. In 1969, Davis became the largest city in Yolo County. By 1970, it had 23,488 residents,

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

and half of its workforce was employed in education. Population expansion led to growth in every aspect of local life, which was reflected in the city's primary and secondary education systems. Nine new local schools were constructed between 1952 and 1968. City services and infrastructure often lagged behind during this period, however. In 1965, for example, Davis still had only one traffic signal, on B Street near the High School (since 1981 City Hall).

Despite Davis' expansion in terms of housing, commercial activity, development of schools, and economic growth, the town took a hiatus from large annexations after the Chamber-led expansion in 1945. Additions to the size of the city were incremental and piecemeal in the 1950s. This did not slow development, and at least a dozen subdivisions were constructed outside city limits in the late 1950s. The pattern began to change after 1960, as developers continued to convert fields into subdivisions. Bruce Mace, a rancher with acreage east of Davis, broke ground on a new development at the end of 1959. El Macero Country Club and Golf Course was merely the initial stage of a large development that was to include hundreds of houses. Approximately three miles outside city limits, Davis leaders were afraid that it would become the nucleus of an adjacent competing city. Mace's plans spurred the Davis city council to undertake the largest annexation in city history. In 1966, Davis annexed 1.6 square miles of new territory south of Interstate 80 in order to head off uncontrolled development adjacent to town.

After 1965, public investment in infrastructure and amenities finally began to catch up with local residential growth with installation of the first local traffic light. Central Park was renovated the same year, major sewer lines were installed in new subdivisions north and west of Downtown, and new police and fire departments were completed. In 1967, Davis opened its new Community Park and public pool and purchased the Municipal Golf Course. In 1969, Davis voters approved new sewer facilities.

"Cluster Planning", which incorporated greenbelts into subdivisions, was an innovative form of development that began to take hold nationwide in the 1960s. It offered the environmental and quality-of-life benefits of increased open space, and allowed builders to avoid difficult terrain and save money by pouring less pavement. Cluster planning came to Davis in the mid-1960s. Like many development trends over the decades, more than one builder adopted the practice about the same time. By 1964, Alfred F. Smith was acquiring land in West Davis for his master-planned Stonegate development, which included a lake and golf course. In 1967, Gentry Development announced a 300-acre, 1400-house project that incorporated 19 acres of greenbelt and parks. Tom Gentry predicted that the open-space community would become a model for future development in Davis. Although Gentry had been developing in North Davis since 1965, he does not appear to have planned the greenbelt until the following year. Smith, though his planning was underway in the early 1960s, did not break ground until near the end of the decade. Although its origins in Davis cannot be credited to one developer, what is certain is that cluster planning had become de rigeur in locally by the last decades of the twentieth century.

Davis Builders and Developers

More large-scale regional builders also came to Davis starting in the 1960s. Walker Donant, for example, built University Farms No. 3 in 1960. Although the company was new to Davis, they had been constructing housing in Sacramento since at least 1949. The firm built a few hundred houses in Davis over the next fifteen years, just a fraction of what it was building in the Sacramento area during that period. The Stanley M. Davis Organization had hit its stride Davis by the 1960s, developing hundreds of houses east of Downtown along with its partners. Most of the local subdividers from the immediate post-war period had constructed one or two subdivisions and then left real estate development. John Simmons, however, had gained momentum and by the late 1950s was recording three new subdivisions most years. Simmons remained an important Davis developer through the 1970s. Davis local John Whitcombe, who constructed his first house in 1959, was a newer entrant to the residential housing market. By 1970, he was an important local builder. In the 1960s, he built houses before moving on to apartment construction in the 1970s, becoming a pioneer in energy efficient construction techniques.

The Streng Brothers probably influenced the aesthetics of the Davis housing market more than any other developers during this period. They entered the Davis market in 1962 with the first of their Ivy Town subdivisions. Bill and Jim Streng, along with their architect Carter Sparks, were responsible for breaking the dominance of Tract Ranch style in the residential landscape of Davis. In the late 1950s, Streng Brothers had taken over an uncle's development company and inherited its architectural plans, which were for Tract Ranch houses. After teaming up with Sparks, however, the Strengs began offering Post-and-Beam designs.

Although the Strengs and Sparks were in many respects opposites in terms of temperament and philosophy, their differences allowed them to complement one another's strengths. The Strengs have described Sparks as the creative genius and give him credit for pushing them to use building practices normally associated with custom designs, such as finishing the rear elevation with the same materials and details as the main façade. Although Sparks insisted on more expensive fixtures at times, Post-and-Beam construction saved money on materials. But the artistic Sparks, who built about 50 custom houses as well as commercial and institutional buildings, could never have designed so many houses without the practical and business-minded Strengs. Bill had been educated as an accountant, and the brothers kept an eye on the bottom line, pushed Sparks to meet deadlines, and reined in some of his excesses. The Strenge Brothers operation never had a money-losing year.[...]

Multi-family Housing

The apartment building, which had been present in Davis since the late 1940s, began to emerge as an important building type during the period of explosive growth. During the late 1950s and early 1960s, most Davis apartment buildings were still no more than two stories. Typically, they had between five and twenty units. By this time, apartment buildings were fully accepted as a respectable housing type, particularly for students, and developers did not usually bother offering the range of amenities used to promote early examples. Cal Davis Apartments at 340 Ninth Street, a two-story, twelve-unit building is a typical example. With an L-shaped plan, exterior entrances to each unit, large surface parking lot and little exterior ornamentation, the building was constructed to offer practical and affordable housing. As the 1960s progressed, Davis developers began constructing more apartment buildings than previously, and the average multi-family building began to grow progressively larger. The pace of apartment development is illustrated by one builder's statistics: Robert C. Powell constructed about 4,000 apartment units between 1961 and 1972. By the mid-1970s, Davis had about 60 apartment buildings. Whereas older apartments were often infill projects, after 1965 whole streets could be filled with multi-building apartment complexes. Many of these buildings occupied most or all of one- to three-acre parcels, and were sometimes starkly pragmatic buildings. The large, flat-roofed apartment building at 515 Sycamore Lane, constructed in 1965 and surrounded by multi-family housing, is a typical example.

At the start of the 1970s, developers introduced a new residential building type to Davis: condominiums or "Townhouse homes." Stanley M. Davis began selling Covell Commons (one- and two-story units with shared walls set in a greenbelt) in 1971. Marketing stressed the opportunity for home ownership without the responsibilities of maintenance or yard work. In an echo of developers' promotion of Davis's first apartment units two decades earlier, the Woodland Daily Democrat praised the development as "the utmost in luxury living combined with leisure." Like apartments, the townhouse became a lasting fixture of Davis residential neighborhoods.

Subject Property

The property at 300 E Street originally housed the Bank of California and opened on May 15, 1971. The building is a one story flat-roofed reinforced concrete building which is sheathed with brick veneer. A rectangular roof supported by a grid of piers shelters the somewhat smaller, and irregularly shaped building, creating sheltered setbacks and walkways with planting areas. The fenestration is fixed panels set in metal frames. Stylistically the building is a somewhat softened interpretation of International Modernism. Later alterations include an extension for a walk-up teller window in 1977, but since the same brick was used, the addition is not intrusive. The building was designed by Richard Marshall and Chester Bolles of San Francisco. This is a well-proportioned example of the type, and the play of void and solid created by the setback of the building proper from the structural screen promotes considerable sculptural interest for an essential simple building. Low key in its imagery, the building fits unobtrusively into a collection of related buildings which give a visual coherence to the Davis downtown area.

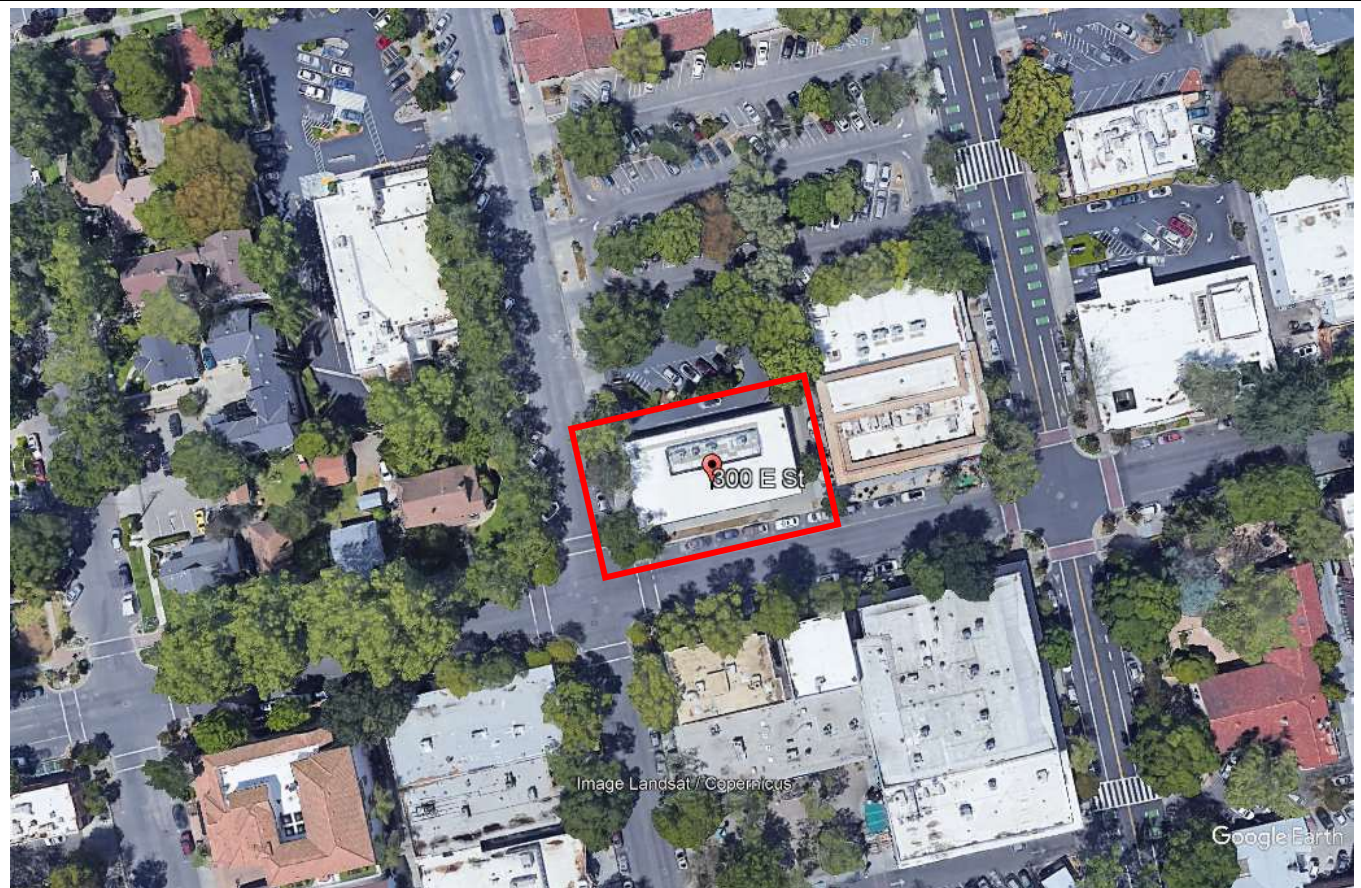


Figure 1 – Current Aerial, Subject Property in red (Google Earth 6/12/2023)



Figure 2 – Current Street view (Google Earth 6/12/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 300 E Street was recorded in 1980 and 2015; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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 subject property falls into the Explosive Growth (1959 – 1971) significance theme. Archival review indicates that 300 E Street was constructed in 1971 as a bank to support the continued residential growth of Davis. It was built as a typical bank building, and it does not appear that there are any significant associations between 300 E Street and important events or patterns in history. It does not appear to rise above the typical associations with the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 300 E Street and significant persons or businesses. As research does not indicate that 300 E 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

As noted in previous inventories in 1980 and 2015, the subject property at 300 E Street was constructed as a bank building in the International Modern style, a common architectural style for bank buildings of this time. 300 E Street does not contain any unique architectural features, nor is it an exceptional example of its type. The building was designed by Richard Marshall and Chester Bolles and built by Murchedson of Sacramento, none of whom are especially notable in their craft or rise to the level of master architect. For these reasons, 300 E Street is recommended ineligible under Criteria 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.” 300 E Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 300 E Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:**

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

Yolo County Assessor’s Parcel Data. ParcelQuest.com. Accessed November 8, 2022.

*Recorded by: Sonali Gupta, ESA

*Date: June 2023

Continuation

Update

P1. Other Identifier: APN 070-203-009

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance: Theme** Early Twentieth Century and Depression Era (1905 – 1939) **Area** Commercial Core
Period of Significance 1920 **Property Type** Residential **Applicable Criteria** n/a

Historic Context

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 originally constructed in 1920; therefore, it falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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

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

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 [just south of the subject property].

The following excerpts are 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.

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

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

*Recorded by: Sonali Gupta, ESA

*Date: June 2023

Continuation

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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.

Subject Property

The residence at 305 D Street was constructed in 1920. It is a front gable Craftsman Bungalow with a cut-in side porch, it exhibits the major characteristic of its style and type including a moderately pitched roof, wide gable, eave overhangs, knee brace brackets, horizontally emphasized double hung fenestration, as well as a shed-roofed square bay that adds interest to the stucco-clad front façade. The subject property is a converted residence and now functions as an office building.

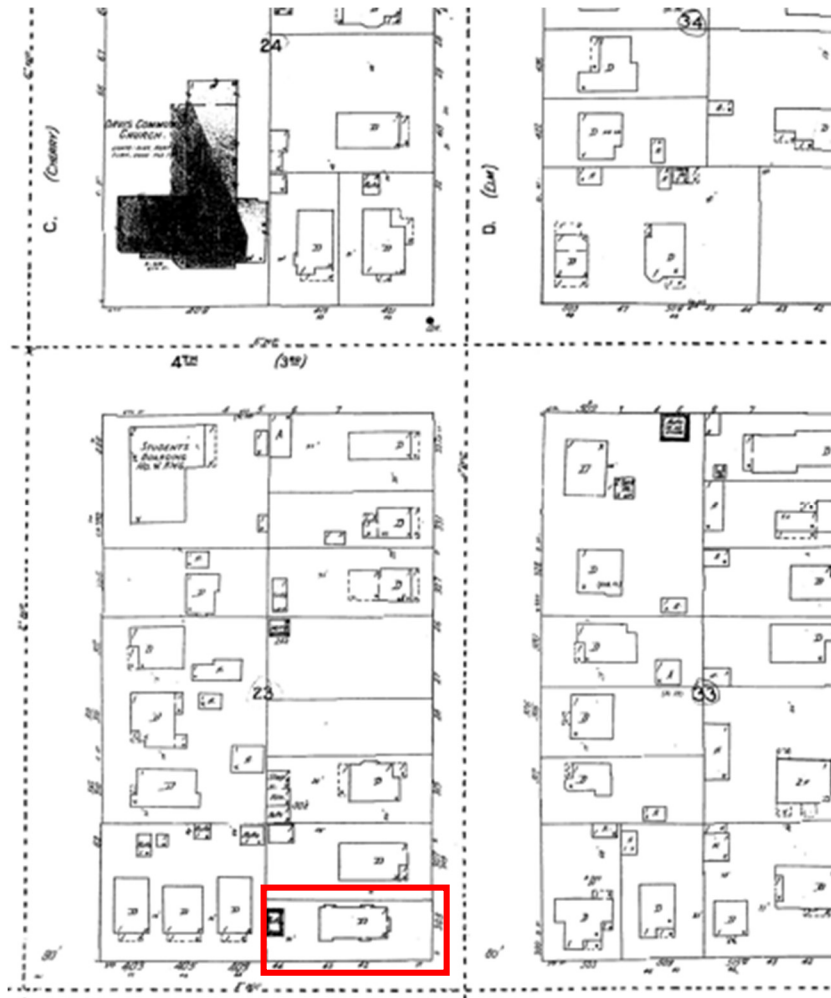


Figure 1 – Updated 1941 Sanborn Map, Subject Property in Red

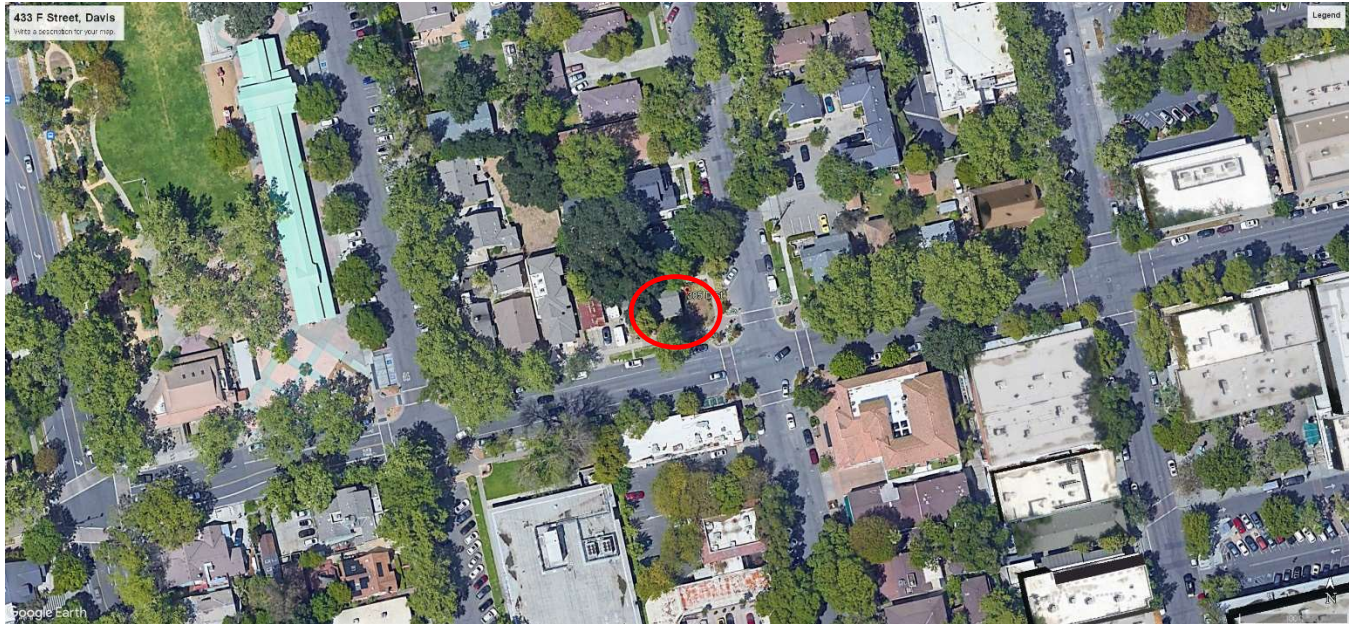


Figure 2 – 305 D Street Current aerial (Google Earth 05/30/2023)

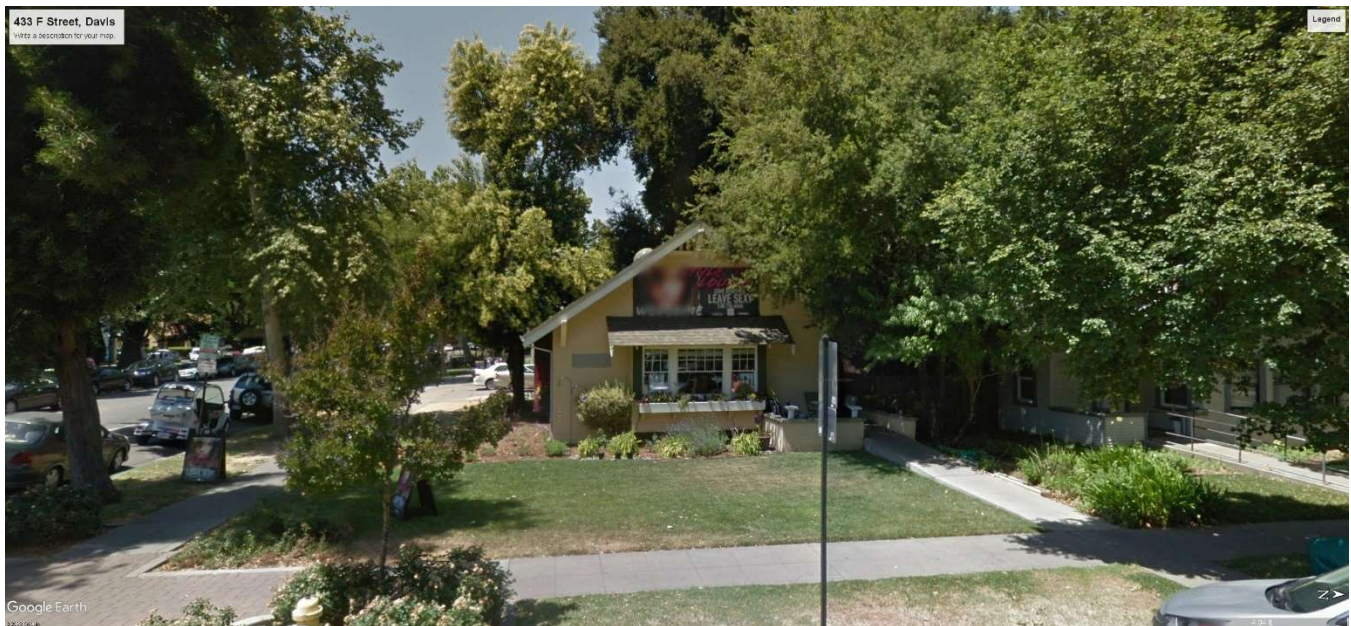


Figure 3 – 305 D Street Front (Google Earth 05/030/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 305 D Street was evaluated 1996, 2003, and 2015. The previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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

It does not appear that there are any significant associations between 305 D Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 305 D Street and significant persons or businesses. Research does not indicate that 305 D 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

As noted in previous inventories, the subject property at 305 D Street was constructed as a single-family craftsman bungalow. No specific architect, engineer, or designer is associated with the building at 305 D Street, nor does it appear to be the work of a master architect. For these reasons, 305 D Street is recommended ineligible under Criteria 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." 305 D Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

*Recorded by: Sonali Gupta, ESA

*Date: June 2023

Continuation

Update

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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 305 D Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May 2023.

P1. Other Identifier: APN 070-065-010 and 305 B Street

P8. Recorded by:

Sonali Gupta, ESA

***B10. Significance: Theme** Early Twentieth Century and Depression Era (1905 – 1939) **Area** University
Period of Significance 1932 **Property Type** Residential **Applicable Criteria** n/a

Historic Context

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 at 235 3rd Street was originally constructed in 1932; therefore, it falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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

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

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 [just south of the subject property].

The following excerpts are 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.

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

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

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.

Subject Property

The residence at 329 B Street/ 305 B Street was constructed in 1932 as a single-family residence in the Minimal Traditional Style.³ This small cottage style house has a gable roof parallel to the street with an intersecting cross gable. The house is stucco with horizontal siding at the cross gable. Two six over one double hung windows are present at the north and south sides of the front elevation. The house is cream colored with green trim. The front door has a circular light in the upper portion. The house appears to be in good condition.⁴

A 1990 building permit was obtained for the addition of a sprinkler system. In 1989, a building permit was obtained to convert this house to a restaurant. The house does not appear to be a restaurant at the present.⁵ Although the windows have been replaced, it is a good example of a revival style and contributes to the character of the 300 block of the B Street corridor. It is included in a 1944 photograph of the 300 block of B St. in the Eastman collection at UCD.⁶

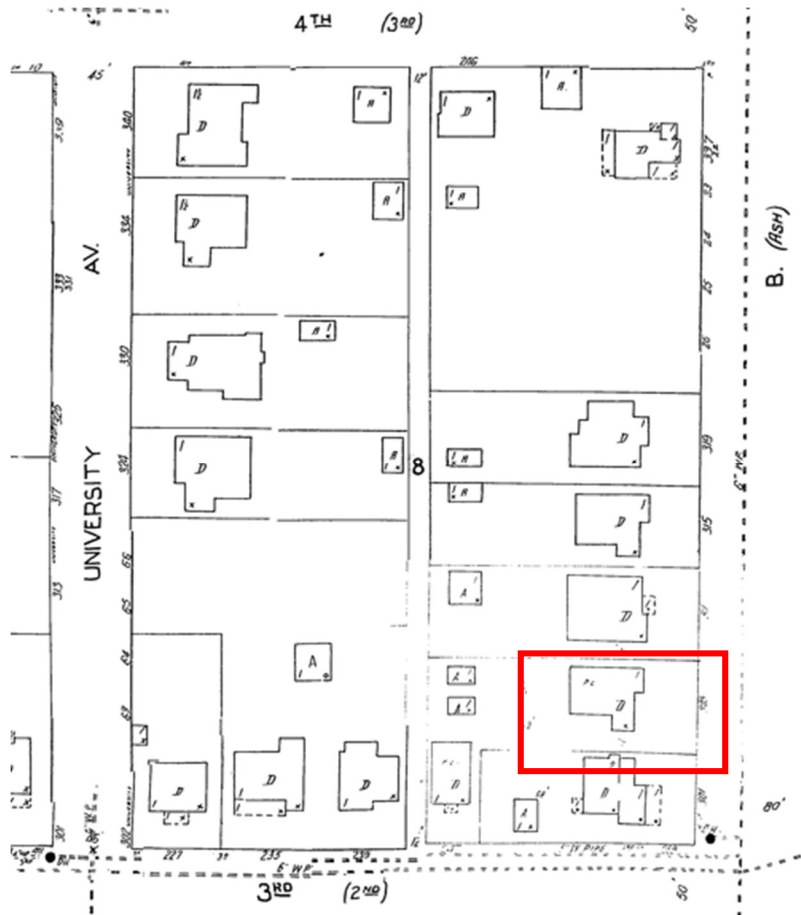


Figure 1 – 1941 Sanborn Map, Subject Property in Red

³ Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed November 21, 2022.

⁴ DPR 1996

⁵ DPR 2003

⁶ Circa Historic Property Development, *Historic Research and Cultural Resources Evaluation for the 3rd and B Street Area of City of Davis*, Revised February 3, 2006.

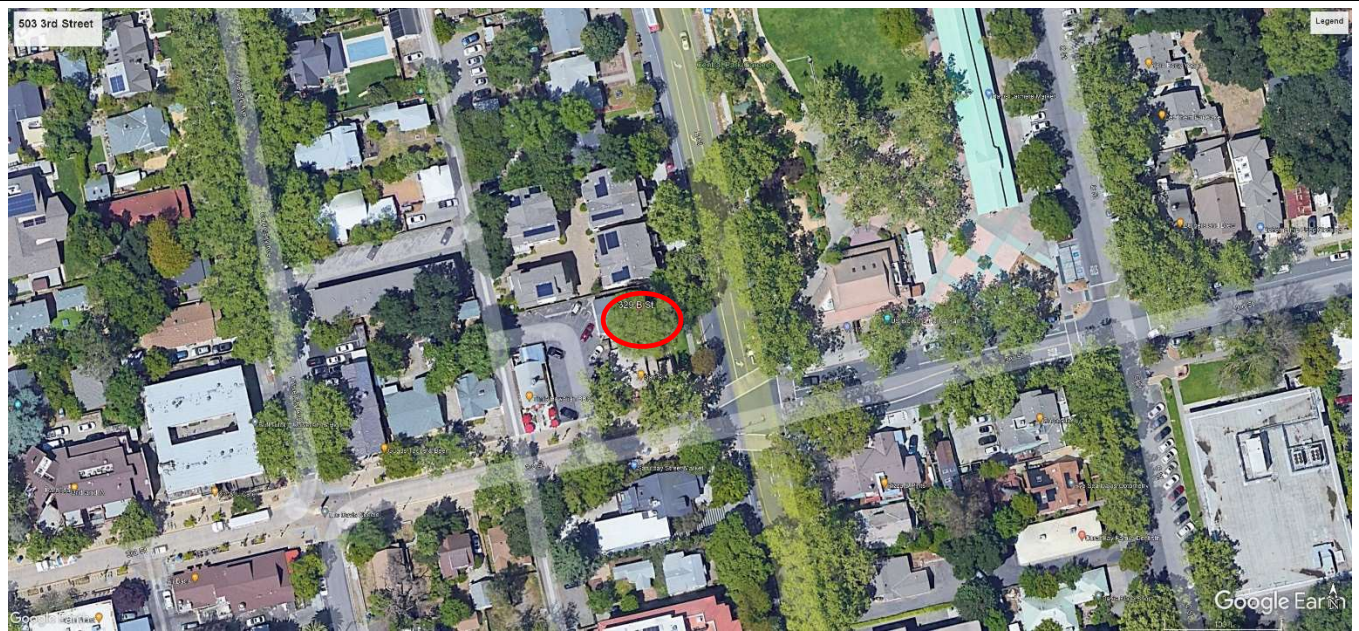


Figure 2 – 329 B Street Current aerial (Google Earth 05/30/2023)

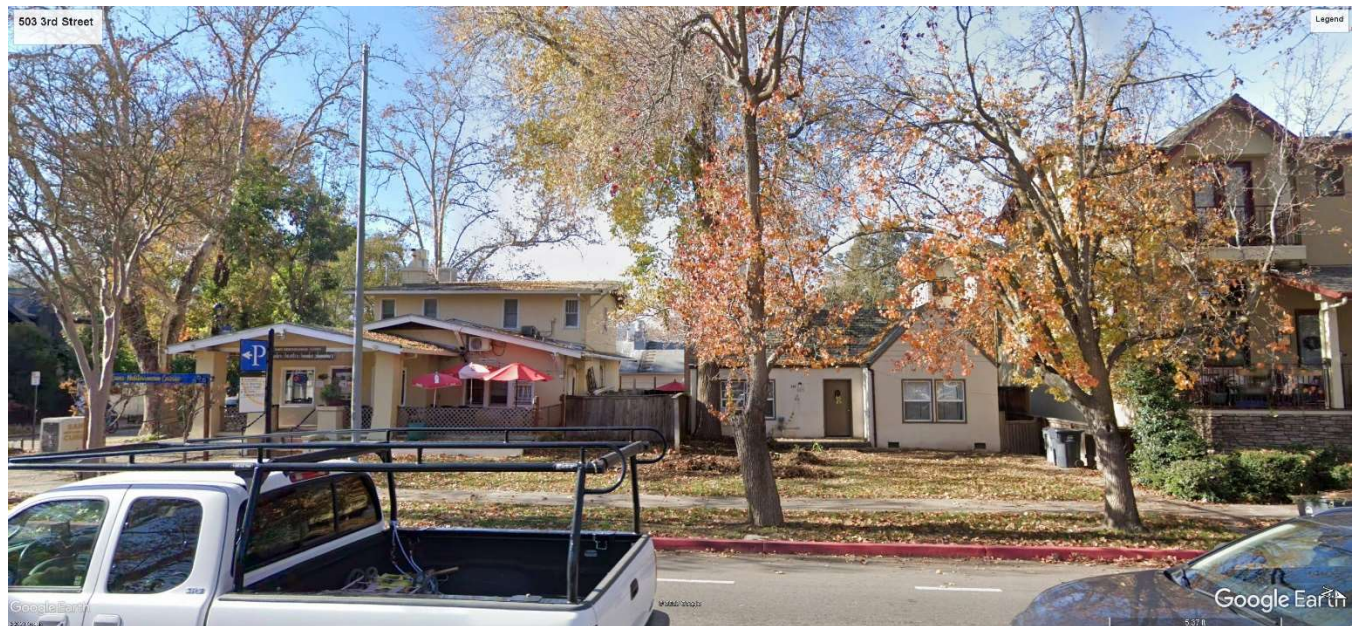


Figure 3 – 329 B Street Front view (Google Earth 05/030/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 329 B Street was evaluated in 1996, 2003 2006, and 2015 and was determined to no longer retain enough integrity to be considered historic; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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. It retains its integrity of materials, workmanship, setting, location, feeling and association. It contributes to the historic character of the neighborhood

A/1/1/1 - Events

Archival review indicates that 329 B Street was constructed in 1932 in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 329 B Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 329 B Street and significant persons or businesses. As research does not indicate that 329 B 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

As noted in previous inventories, the subject property at 329 B Street was constructed as a single-family home in the Minimal Traditional style. No specific architect, engineer, or designer is associated with the building at 329 B Street, nor does it appear to be the work of a master architect. For these reasons, 329 B Street is recommended ineligible under Criteria 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." 329 B Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

Recommendation

ESA recommends 329 B Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

*B12. References:

CONTINUATION SHEET

Page 7 of 7

*Resource Name or # 329 B Street

*Recorded by: Sonali Gupta, ESA

*Date: June 9 2023

Continuation

Update

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May 2023.

P1. Other Identifier: APN 070-216-004

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance: Theme** Explosive Growth (1959 – 1971) **Area** Downtown Davis
Period of Significance 1963 **Property Type** Commercial **Applicable Criteria** n/a

Historic Context

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 at 340 F Street was originally constructed in 1963; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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

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

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 [just south of the subject property].

The following excerpts are from the Davis, California: Citywide Survey and Historic Context Update.

Explosive Growth (1959 – 1971)²

Decades of sustained growth of the University, Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in "potential slums," inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed "urban sprawl" was actually planned "perimeter growth." The newspaper explained that Davis' expansion outside its original boundaries on all sides was the result of a "carefully calculated policy ... to annex all perimeter land, in every direction," and that the town's "orderly growth" in all directions was a direct benefit of this policy.[...]

Commercial Properties

Commercial development was no longer limited to Downtown, and was robust all over Davis. Downtown continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced. Meanwhile, subdivision developers were building strip-type shopping centers to serve neighborhood retail needs. And land near the freeway, even in the remote southern portion of Davis, was becoming attractive to business owners who wanted space to construct a corporate headquarters or a land-intensive venture like a car dealership. Although function was emphasized for the strip-type development, Downtown and freeway adjacent commercial structures from the era were often ambitious, architect-designed buildings. Architect designed commercial buildings included strong examples of established styles, such as Silvio Barovetto's New Formalist Intercoast Insurance Building. Other architects during the period combined elements of various modernist styles to create unique buildings like the Downtown Wells Fargo Bank, designed by Gordon Stafford in 1965.

Residential Development

The continuing growth of the University intensified the population and residential expansion that had characterized the previous decade, and Davis grew rapidly in the 1960s. While the increased student population led to construction of apartments and duplexes, the growth of the academic and administrative staff was even more significant, as it brought new permanent residents to Davis. Fifty-six subdivisions were recorded between 1960 and 1969, many of which were double or triple the size of a typical subdivision from the immediate post-war period. The new neighborhoods required large tracts of land, and Davis began to grow beyond its original boundaries in all directions, crossing former de facto urban limits Highway 99 and Covell Boulevard. In 1969, Davis became the largest city in Yolo County. By 1970, it had 23,488 residents, and half of its workforce was employed in education. Population expansion led to growth in every aspect of

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

local life, which was reflected in the city's primary and secondary education systems. Nine new local schools were constructed between 1952 and 1968. City services and infrastructure often lagged behind during this period, however. In 1965, for example, Davis still had only one traffic signal, on B Street near the High School (since 1981 City Hall).

Despite Davis' expansion in terms of housing, commercial activity, development of schools, and economic growth, the town took a hiatus from large annexations after the Chamber-led expansion in 1945. Additions to the size of the city were incremental and piecemeal in the 1950s. This did not slow development, and at least a dozen subdivisions were constructed outside city limits in the late 1950s. The pattern began to change after 1960, as developers continued to convert fields into subdivisions. Bruce Mace, a rancher with acreage east of Davis, broke ground on a new development at the end of 1959. El Macero Country Club and Golf Course was merely the initial stage of a large development that was to include hundreds of houses. Approximately three miles outside city limits, Davis leaders were afraid that it would become the nucleus of an adjacent competing city. Mace's plans spurred the Davis city council to undertake the largest annexation in city history. In 1966, Davis annexed 1.6 square miles of new territory south of Interstate 80 in order to head off uncontrolled development adjacent to town.

After 1965, public investment in infrastructure and amenities finally began to catch up with local residential growth with installation of the first local traffic light. Central Park was renovated the same year, major sewer lines were installed in new subdivisions north and west of Downtown, and new police and fire departments were completed. In 1967, Davis opened its new Community Park and public pool and purchased the Municipal Golf Course. In 1969, Davis voters approved new sewer facilities.

"Cluster Planning", which incorporated greenbelts into subdivisions, was an innovative form of development that began to take hold nationwide in the 1960s. It offered the environmental and quality-of-life benefits of increased open space, and allowed builders to avoid difficult terrain and save money by pouring less pavement. Cluster planning came to Davis in the mid-1960s. Like many development trends over the decades, more than one builder adopted the practice about the same time. By 1964, Alfred F. Smith was acquiring land in West Davis for his master-planned Stonegate development, which included a lake and golf course. In 1967, Gentry Development announced a 300-acre, 1400-house project that incorporated 19 acres of greenbelt and parks. Tom Gentry predicted that the open-space community would become a model for future development in Davis. Although Gentry had been developing in North Davis since 1965, he does not appear to have planned the greenbelt until the following year. Smith, though his planning was underway in the early 1960s, did not break ground until near the end of the decade. Although its origins in Davis cannot be credited to one developer, what is certain is that cluster planning had become de rigeur in locally by the last decades of the twentieth century.

Davis Builders and Developers

More large-scale regional builders also came to Davis starting in the 1960s. Walker Donant, for example, built University Farms No. 3 in 1960. Although the company was new to Davis, they had been constructing housing in Sacramento since at least 1949. The firm built a few hundred houses in Davis over the next fifteen years, just a fraction of what it was building in the Sacramento area during that period. The Stanley M. Davis Organization had hit its stride Davis by the 1960s, developing hundreds of houses east of Downtown along with its partners. Most of the local subdividers from the immediate post-war period had constructed one or two subdivisions and then left real estate development. John Simmons, however, had gained momentum and by the late 1950s was recording three new subdivisions most years. Simmons remained an important Davis developer through the 1970s. Davis local John Whitcombe, who constructed his first house in 1959, was a newer entrant to the residential housing market. By 1970, he was an important local builder. In the 1960s, he built houses before moving on to apartment construction in the 1970s, becoming a pioneer in energy efficient construction techniques.

The Streng Brothers probably influenced the aesthetics of the Davis housing market more than any other developers during this period. They entered the Davis market in 1962 with the first of their Ivy Town subdivisions. Bill and Jim Streng, along with their architect Carter Sparks, were responsible for breaking the dominance of Tract Ranch style in the residential landscape of Davis. In the late 1950s, Streng Brothers had taken over an uncle's development company and inherited its architectural plans, which were for Tract Ranch houses. After teaming up with Sparks, however, the Strengs began offering Post-and-Beam designs.

Although the Strengs and Sparks were in many respects opposites in terms of temperament and philosophy, their differences allowed them to complement one another's strengths. The Strengs have described Sparks

as the creative genius and give him credit for pushing them to use building practices normally associated with custom designs, such as finishing the rear elevation with the same materials and details as the main façade. Although Sparks insisted on more expensive fixtures at times, Post-and-Beam construction saved money on materials. But the artistic Sparks, who built about 50 custom houses as well as commercial and institutional buildings, could never have designed so many houses without the practical and business-minded Strengs. Bill had been educated as an accountant, and the brothers kept an eye on the bottom line, pushed Sparks to meet deadlines, and reined in some of his excesses. The Strenge Brothers operation never had a money-losing year.[...]

Multi-family Housing

The apartment building, which had been present in Davis since the late 1940s, began to emerge as an important building type during the period of explosive growth. During the late 1950s and early 1960s, most Davis apartment buildings were still no more than two stories. Typically, they had between five and twenty units. By this time, apartment buildings were fully accepted as a respectable housing type, particularly for students, and developers did not usually bother offering the range of amenities used to promote early examples. Cal Davis Apartments at 340 Ninth Street, a two-story, twelve-unit building is a typical example. With an L-shaped plan, exterior entrances to each unit, large surface parking lot and little exterior ornamentation, the building was constructed to offer practical and affordable housing. As the 1960s progressed, Davis developers began constructing more apartment buildings than previously, and the average multi-family building began to grow progressively larger. The pace of apartment development is illustrated by one builder's statistics: Robert C. Powell constructed about 4,000 apartment units between 1961 and 1972. By the mid-1970s, Davis had about 60 apartment buildings. Whereas older apartments were often infill projects, after 1965 whole streets could be filled with multi-building apartment complexes. Many of these buildings occupied most or all of one- to three-acre parcels, and were sometimes starkly pragmatic buildings. The large, flat-roofed apartment building at 515 Sycamore Lane, constructed in 1965 and surrounded by multi-family housing, is a typical example.

At the start of the 1970s, developers introduced a new residential building type to Davis: condominiums or "Townhouse homes." Stanley M. Davis began selling Covell Commons (one- and two-story units with shared walls set in a greenbelt) in 1971. Marketing stressed the opportunity for home ownership without the responsibilities of maintenance or yard work. In an echo of developers' promotion of Davis's first apartment units two decades earlier, the Woodland Daily Democrat praised the development as "the utmost in luxury living combined with leisure." Like apartments, the townhouse became a lasting fixture of Davis residential neighborhoods.

Subject Property

The commercial property at 340 F Street was constructed in 1963 as a bank building. It was constructed as a two-story, rectangular commercial/office building. The design of 340 F Street incorporates visual references to early California buildings to create a sense of tradition but is not strictly historicist or revival. Spaces framed by concrete supports are infilled by glass or wood and stucco. The gable roof is clad with Spanish tiles and has deep eave overhangs with exposed support timbers. Galleries carved west of the main mass of the building give a somewhat residential feeling. The bayed porticos that occur at the circumference of the structure have been enclosed with glass to provide more interior space. The design of the structure reflects the interest of the client in railroad stations and was chosen as the scheme most resembling a railroad building.

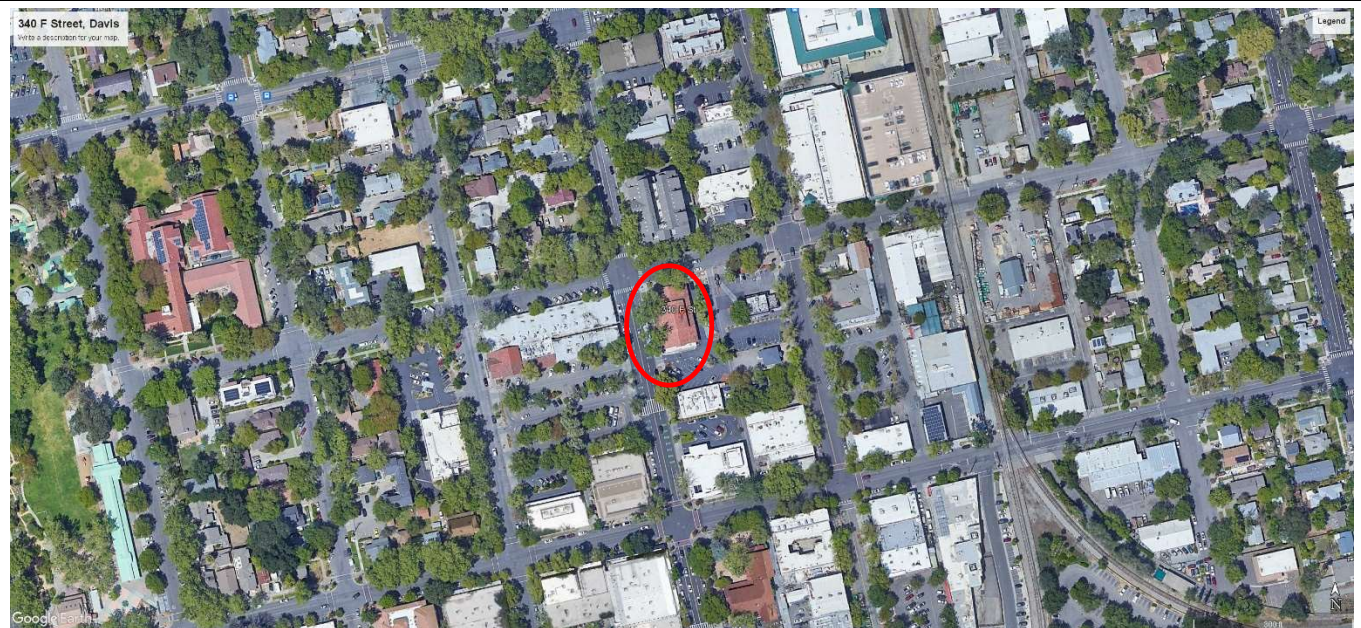


Figure 1 – 340 F Street Current aerial (Google Earth 05/30/2023)



Figure 2 – 340 F Street Front view (Google Earth 05/03/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 340 F Street was constructed in 1963 and surveyed in 1980 and 2015. It was determined to no longer retain enough integrity to be considered historic however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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 subject property falls into the Explosive Growth (1959 – 1971) significance theme. It was built as a commercial building, and it does not appear that there are any significant associations between 340 F Street and important events or patterns in history. It does not appear to rise above the typical associations with standard commercial development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 340 F Street and significant persons or businesses. As research does not indicate that 340 F 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

As noted in previous inventories, the subject property at 340 F Street was constructed with Stafford King Associates/ Michael Singer, the designer while the builder was Compton Brothers, none of which rise to the level of master architect or builder. The design of the structure reflects the interest of the client in railroad stations and was chosen as the scheme most resembling a railroad building, however the use of Spanish Colonial Revival elements is typical of commercial usages in California at this time and was a common style for bank buildings. 340 F Street is recommended ineligible under Criteria 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." 340 F Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 340 F Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource but is an important contributor to the area neighborhood.

***B12. References:**

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May 2023.

P1. Other Identifier: APN 070-215-009

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance:** Theme Early Twentieth Century and Depression Era (1905 – 1939); Area Commercial Core
Period of Significance 1910 Property Type Commercial Applicable Criteria n/a

Historic Context

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 originally constructed in 1910; therefore, it falls within the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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

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

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 [just south of the subject property].

The following excerpts are 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.

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

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

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.

Subject Property

The property was constructed in 1910 on a 6,014 sq.ft lot. This shiplap-clad house is two stories in height. A crisp version of Craftsman styling, it also reflects Colonial Revival aspects. The roof is broadly gabled and a dormer extends from it toward the street. The recessed porch is supported at the outer corners by large pillars; and a simple linear balustrade encloses it. A small, slanted bay extends from the first story on the south side of the building. Wide fascia boards face the gable edges.³

Delbert Grieve, a grandson of Robert Grieve, built the house in 1910 for \$2,300 and farmed land that he rented and purchased from the Isaac Chiles ranch. Del Grieve also operated a sheep ranch with his cousin Walter Grieve, who later lived in this house with his wife, Irma. Walter Grieve was one of the eleven in the first class at the University Farm.

In 2015, the building was used as a restaurant and has been heavily altered to allow for that use, including the addition of a handicap access ramp; installation of extensive exterior hardscape to allow for outside dining; construction of an exterior staircase, second story porch/fire escape supported on massive columns, and parapet fire walls on north façade.

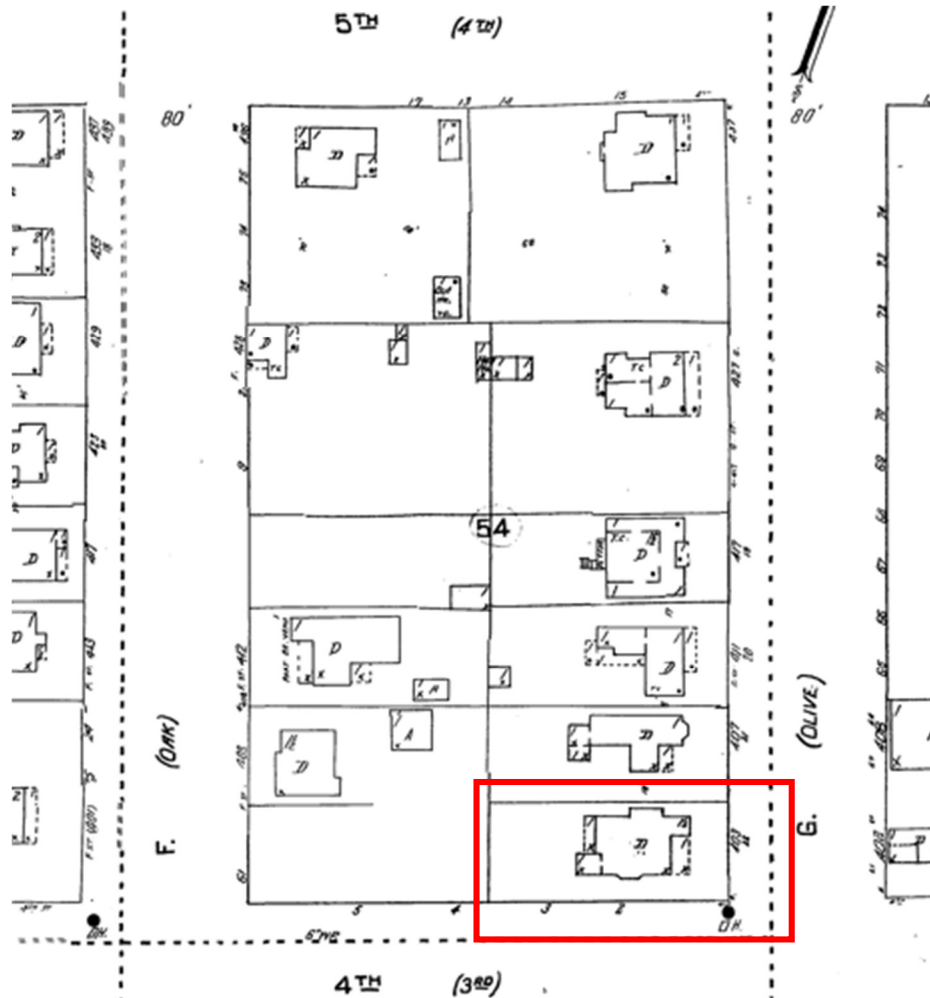


Figure 1 – June 1921 Sanborn Map, Subject Property in Red

³ DPR 1980



Figure 2 – 403 G Street Current aerial (Google Earth 05/30/2023)

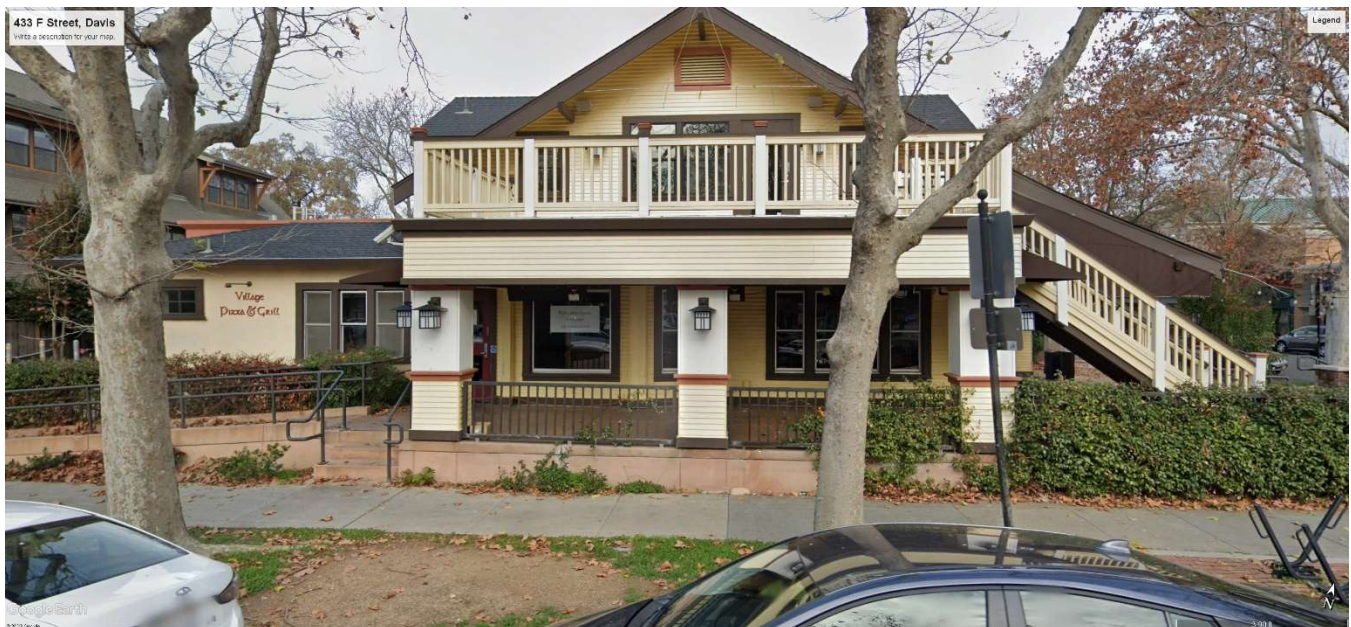


Figure 3 – 403 G Street Front view (Google Earth 05/03/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 403 G Street was constructed in 1910 and surveyed in 1980, 1996, 2003, and 2015. It was determined to no longer retain enough integrity to be considered historic however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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

It was built as a single family residence, and it does not appear that there are any significant associations between 403 G Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 403 G Street and significant persons or businesses. As research does not indicate that 403 G 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

As noted in previous inventories, the subject property at 403 G Street was constructed as a Craftsman bungalow. No specific architect, engineer, or designer is associated with the building at 403 G Street, nor does it appear to be the work of a master architect. Additionally, it does not currently reflect its original design due to the many additions and alterations that obscure the original building. As noted in previous inventories, the subject property at 403 G Street is recommended ineligible under Criteria 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." 403 G Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 403 G Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource but is an important contributor to the area neighborhood.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May 2023.

P1. Other Identifier: APN 070-213-012

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance:** Theme Early Twentieth Century and Depression Era (1905 – 1939)
Period of Significance 1934

Property Type Commercial/Residential

Area Davis Quadrangle
Applicable Criteria n/a

Historic Context

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); Early Twentieth Century and Depression Era (1905 – 1939). The subject property at 413 F Street was originally constructed in 1934; therefore, it falls into the Early Twentieth Century and Depression Era (1905 – 1939); significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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

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

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 [just south of the subject property].

The following excerpts are 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.

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

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

completely as in some areas, and a number of new houses were built in College Park and the Old North neighborhood.

Subject Property

The residence at 413 F Street was constructed in 1934. This formerly residential building has been converted to office use. It is a small, English Revival cottage. L-shape in plan it has a cross gable roof of steep pitch. Eaves and gables are clipped with an arched, louvered attic vent at the apex of the front facing gable. A cut-in porch is found on the south side of the projecting front gable with the gable end supported at the corner with a Tuscan column. The entry is on the south wall of the porch with a vestibule occupying the north portion of the projecting wing. A decorative leaded window is located in the vestibule wall. Other fenestration consists of paired double-hung three-over-one windows.

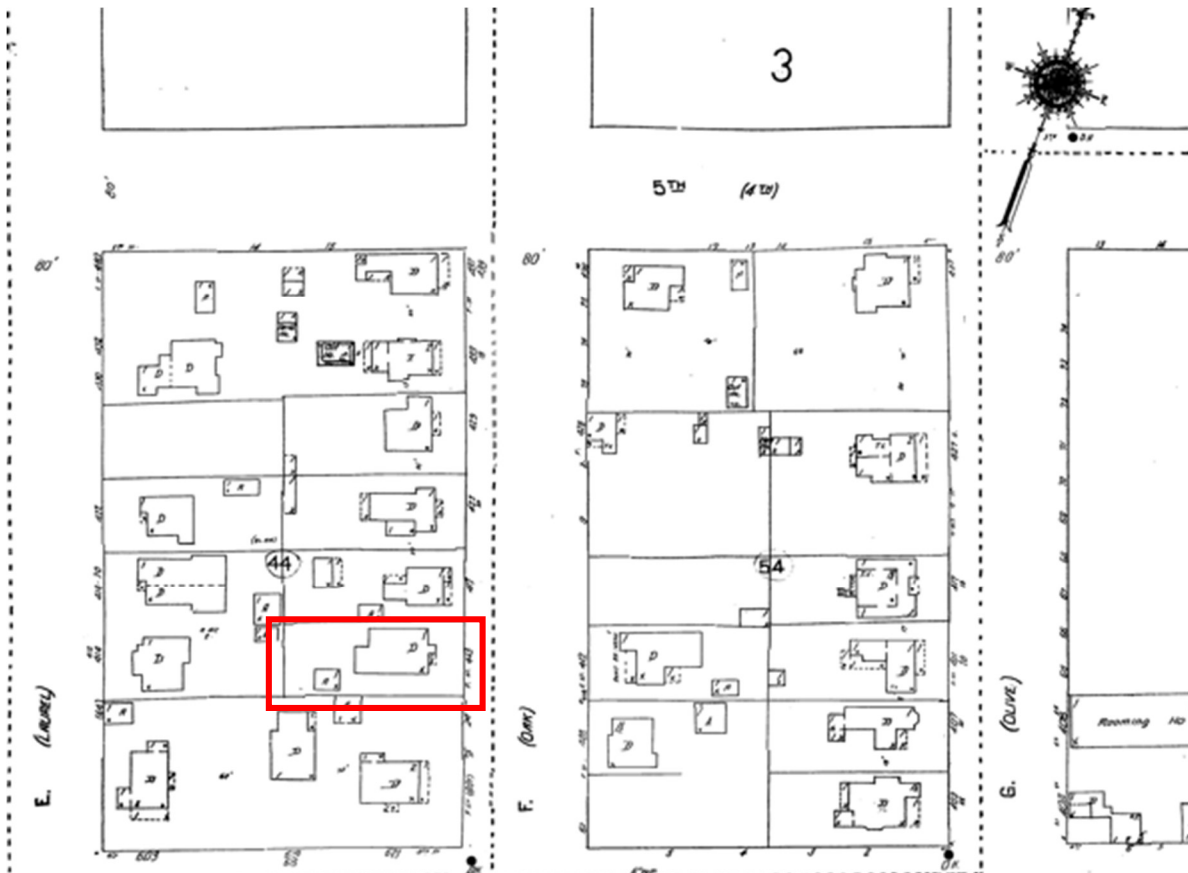


Figure 1 – Updated 1941 Sanborn Map, Subject Property in Red

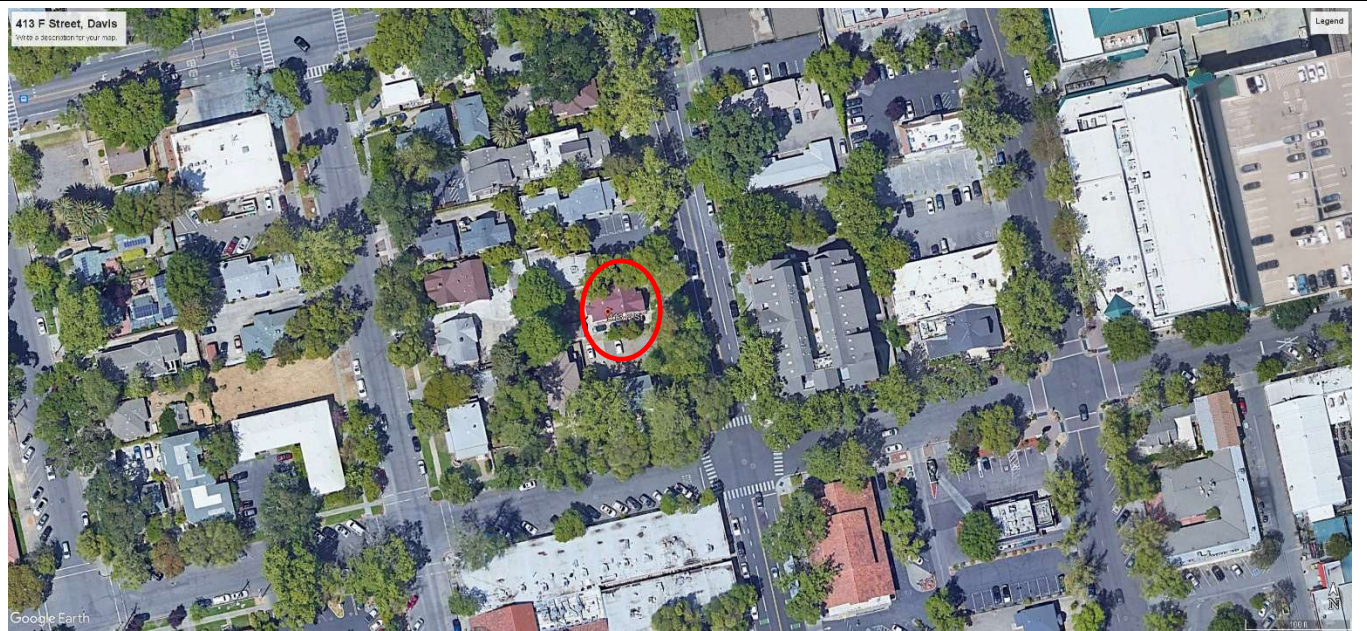


Figure 2 – 413 F Street Current aerial (Google Earth 05/30/2023)

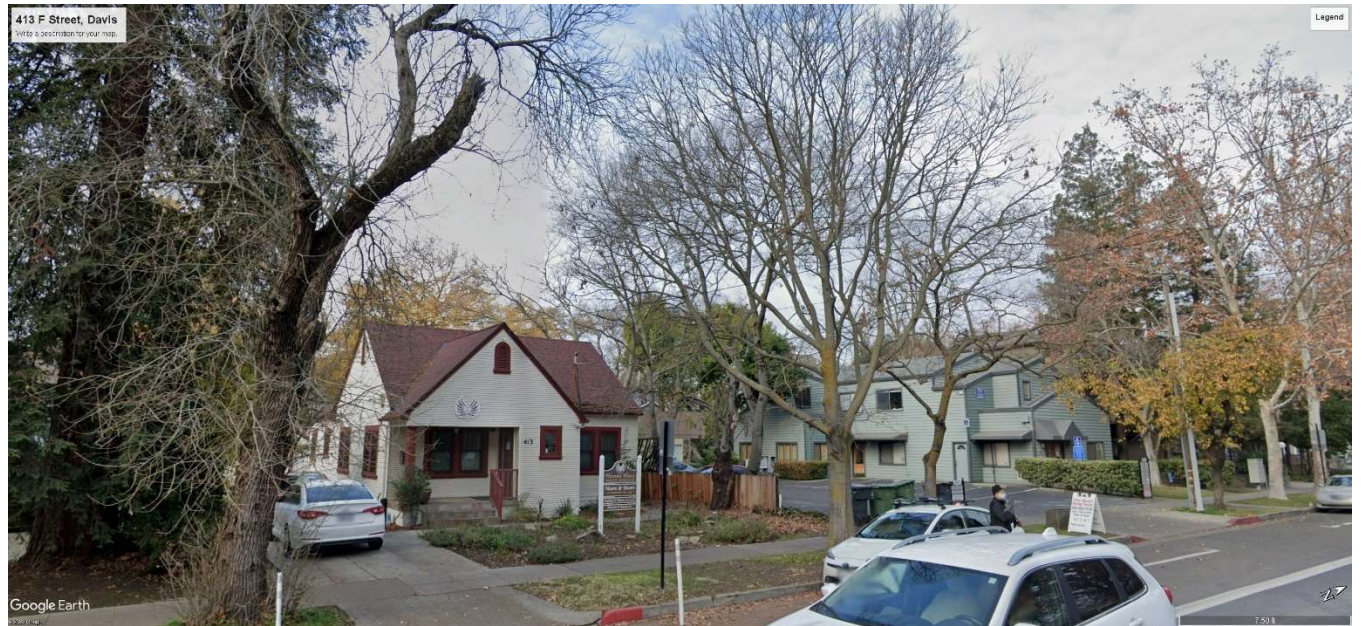


Figure 3 – 413 F Street Front view (Google Earth 05/030/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 413 F Street was constructed in 1934 and surveyed in 2003 and 2015. Previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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 subject property falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme. It was built as a single-family residence and it does not appear that there are any significant associations between 413 F Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 413 F Street and significant persons or businesses. Additionally, because its commercial use occurred within the last 50 years, this use would not fall within any potential period of significance. As research does not indicate that 413 F 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

As noted in previous inventories, the subject property at 413 F Street was constructed in 1934 as a single-family cottage in the English Revival style. No specific architect, engineer, or designer is associated with the building at 413 F Street, nor does it appear to be the work of a master architect. For these reasons, 413 F Street is recommended ineligible under Criteria 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." 413 F Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Page 7 of 7

*Resource Name or # 413 F Street

*Recorded by: Sonali Gupta, ESA

*Date: June 2023

Continuation

Update

Recommendation

ESA recommends 413 F Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource but is an important contributor to the area neighborhood.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May 2023.

P1. Other Identifier: APN 070-213-012

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance:** Theme Pioneer and Railroad Era (1848 – 1904) **Area** Downtown Davis
Period of Significance 1900 **Property Type** Residential/Office **Applicable Criteria** n/a

Historic Context

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); Early Twentieth Century and Depression Era (1905 – 1939). The subject property at 433 F Street was originally constructed in 1900; therefore, it falls into the Pioneer and Railroad Era (1848 – 1904) significance theme established in the 2015 historic context.

The following excerpt is taken from the *Davis, California: Citywide Survey and Historic Context Update*.¹

Pioneer and Railroad Era (1848 – 1904)

Davis Ranch

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.

Railroad and Davisville

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 lumber-yard, 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.

Commercial and Residential Development

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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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.

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

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 [just south of the subject property].

Subject Property

This Victorian Vernacular house was constructed in 1900. It is one of the few remaining Victorian houses in the downtown and, like others has been converted from residential to office use. Some of the windows appear to have been replaced in a recent rehabilitation. The entry door may also be a replacement. The building was recognized in the 1996 survey.

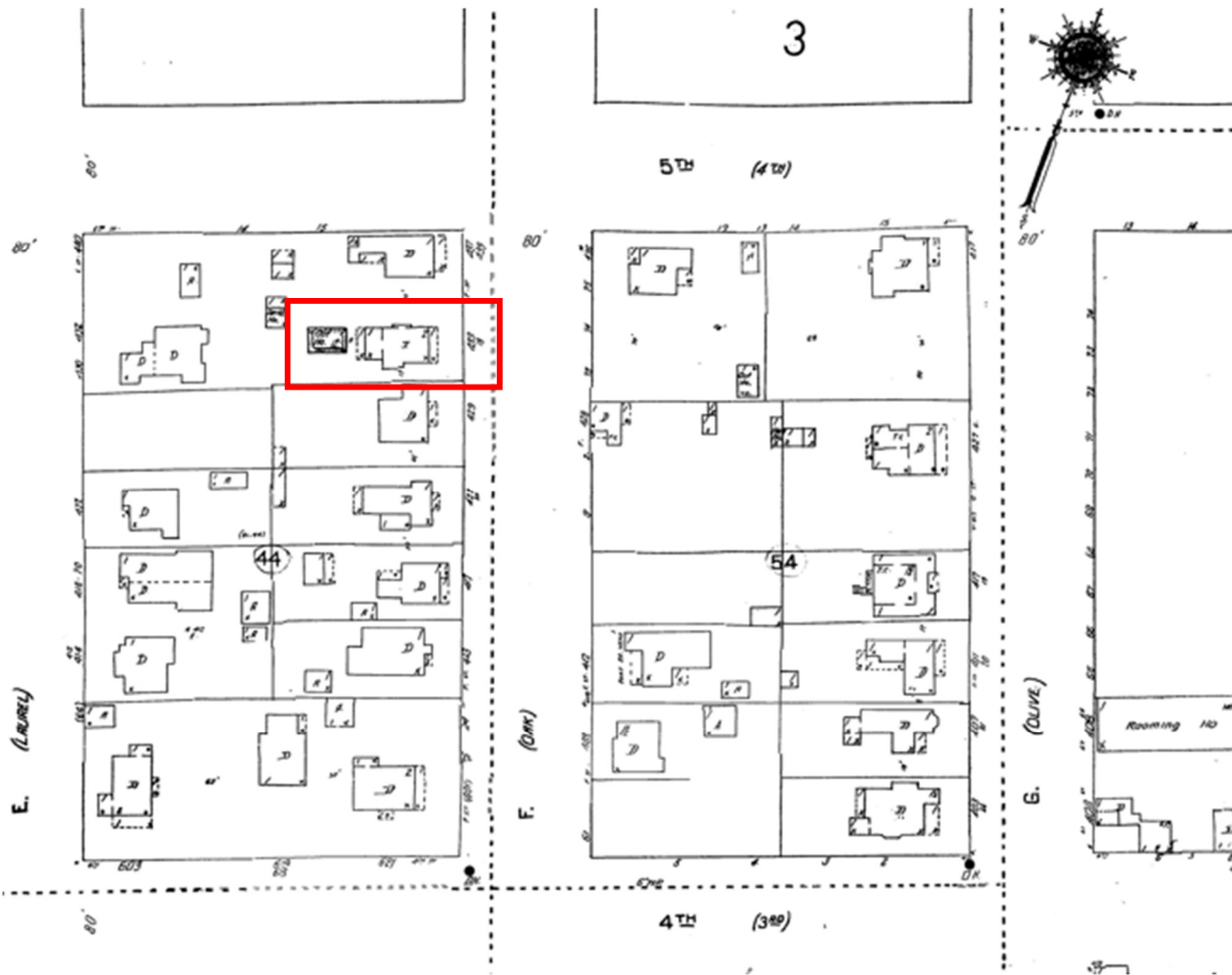


Figure 1 – Updated 1941 Sanborn Map, Subject Property in Red



Figure 2 – 433 F Street Current aerial (Google Earth 05/30/2023)

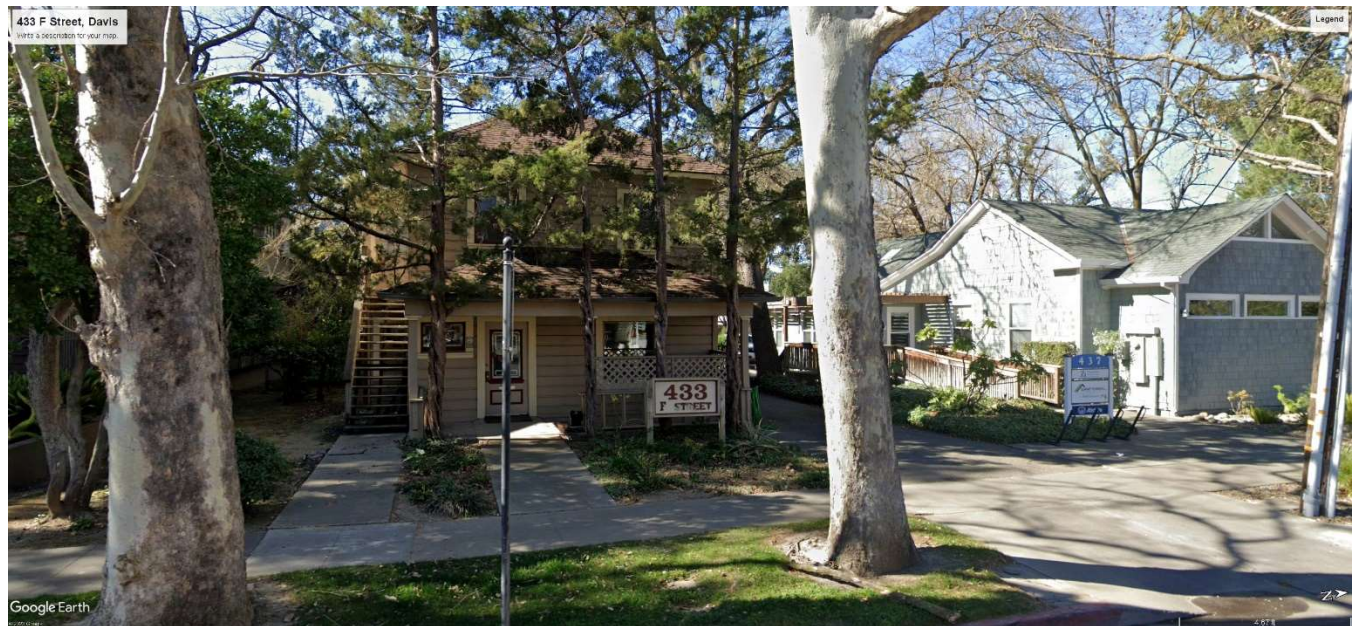


Figure 3 – 433 F Street Front view (Google Earth 05/030/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 433 F Street was constructed in 1900 and surveyed most recently in 2015. Previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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 subject property falls into the Pioneer and Railroad Era (1848 – 1904) significance theme. It was built as a single-family residence and it does not appear that there are any significant associations between 433 F Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 433 F Street and significant persons or businesses. Additionally, its modern office use has occurred within the last 50 years and would not fall within any potential period of significance. As research does not indicate that 433 F 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

As noted in previous inventories, the subject property at 433 F Street was constructed as a single-family home in a Vernacular Victorian style. No specific architect, engineer, or designer is associated with the building at 433 F Street, nor does it appear to be the work of a master architect. For these reasons, 433 F Street is recommended ineligible under Criteria 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." 433 F Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 433 F Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource but is an important contributor to the area neighborhood.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May 2023.

*Recorded by: Sonali Gupta, ESA

*Date: June 9, 2023

Continuation

Update

P1. Other Identifier: APN 070-212-001-000

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance: Theme** Early Twentieth Century and Depression Era (1905 – 1939) **Area** Commercial core
Period of Significance 1910 **Property Type** Commercial **Applicable Criteria** n/a

Historic Context

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 at 503 3rd Street was originally constructed in 1910; therefore, it falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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 shortlived 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

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

*Recorded by: Sonali Gupta, ESA

*Date: June 9, 2023

Continuation

Update

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 [just south of the subject property].

The following excerpts are 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.

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.

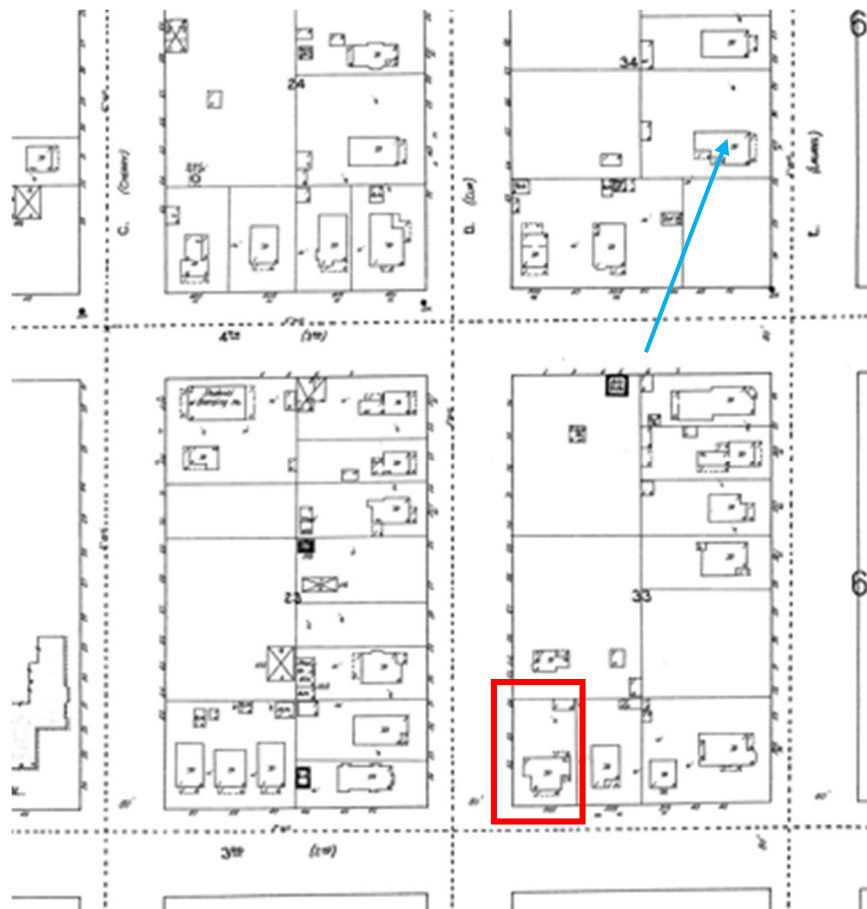
² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 8.

Subject Property

The residence at 503 3rd Street was constructed in 1910 as a single-family residence and has a lot size of 6,070 sq. ft. Currently it is used as a commercial office space. In 1973 the property was used by Diogenes Program, a crisis intervention center for the community. In 1975, it was used by the Daily Democrat as an office.

This simple one story, vernacular house has a gabled roof and is almost completely unornamented. The recessed porch is supported on square posts. The street-facing gable is sheathed in shingles. The main portion of the house is sheathed in horizontal plank siding. One over one double hung wood windows mark the asymmetrical front of the house. A black, steel fence railing has been added to the porch. Landscaping bushes have been planted along the front and side elevations.³

It is a Craftsman Bungalow/ Vernacular styled house and was identified in previous historical resource surveys. It is associated with the Grieve family, early residents of Davis. Except for the replaced porch rails, the building retains integrity of design, materials, workmanship, location, setting and association.⁴



Note: Blue arrow indicates north.

Figure 1– June 1921 Sanborn Map, Subject Property outlined in red.

³ DPR 1996

⁴ DPR 2003

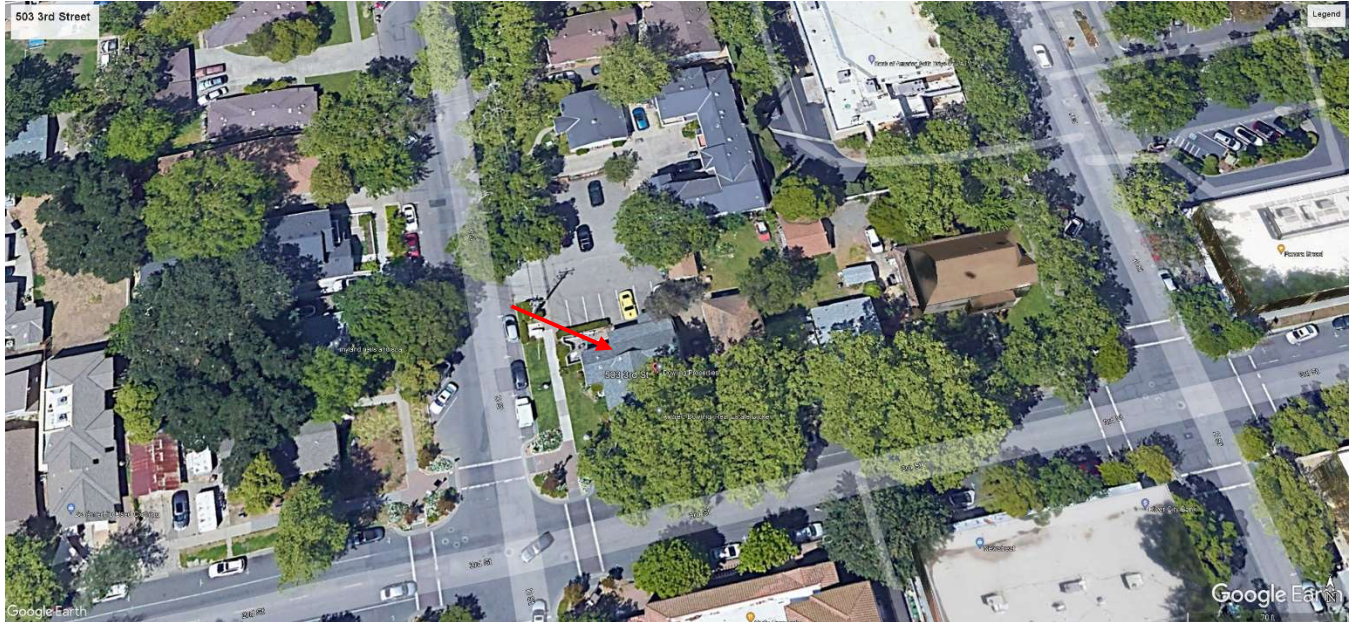


Figure 2 – current aerial, subject site indicated with red arrow (Google Earth 05/30/2023)

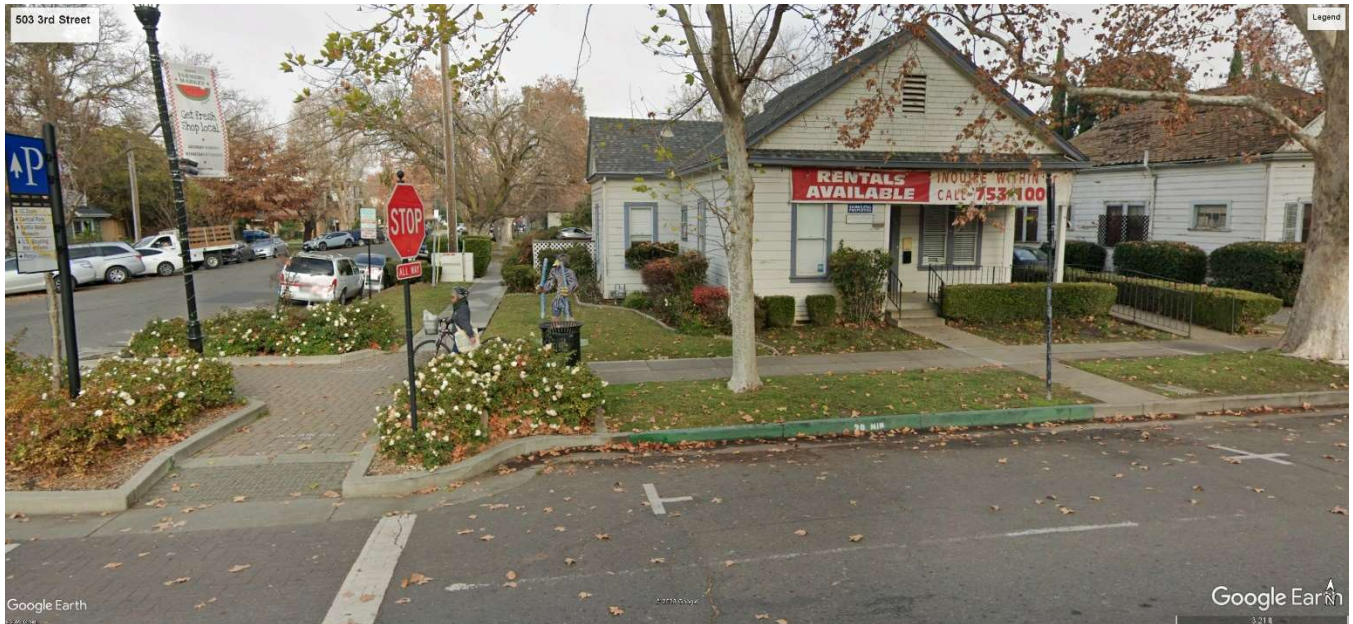


Figure 3 –503 3rd street, front view (Google Earth 05/30/2023)



Figure 4 –503 3rd street, side view (Google Earth 05/30/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives with 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 a "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 503 3rd Street was recorded in 1980, 1996, 2003, and 2015; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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

Archival review indicates that 503 3rd Street was constructed in 1910 in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 503 3rd Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 503 3rd Street and significant persons or businesses. The building at 503 3rd Street no longer represents its residential associations. Additionally, its commercial use is within the last 30 years and would not fall within any potential period of significance. As research does not indicate that 503 3rd 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

As noted in previous inventories the subject property at 503 3rd Street was constructed as a single-family residence. It does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 503 3rd Street, nor does it appear to be the work of a master architect. For these reasons, 503 3rd Street is recommended ineligible under Criteria 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.” 503 3rd Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 503 3rd Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May, 2023.

*Recorded by: Sonali Gupta, ESA

*Date: June 9, 2023

Continuation

Update

P1. Other Identifier: APN 070-212-009-000

P8. Recorded by:

Sonali Gupta, ESA

*B10. **Significance: Theme** Early Twentieth Century and Depression Era (1905 – 1939)
Period of Significance 1905

Property Type Single Family Residence

Area Commercial Core
Applicable Criteria n/a

Historic Context

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 at 509 3rd Street was originally constructed in 1905; therefore, it falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context.

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 lumber-yard, 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 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 shortlived 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

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

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 [just south of the subject property].

The following excerpts are 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.

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 [...]

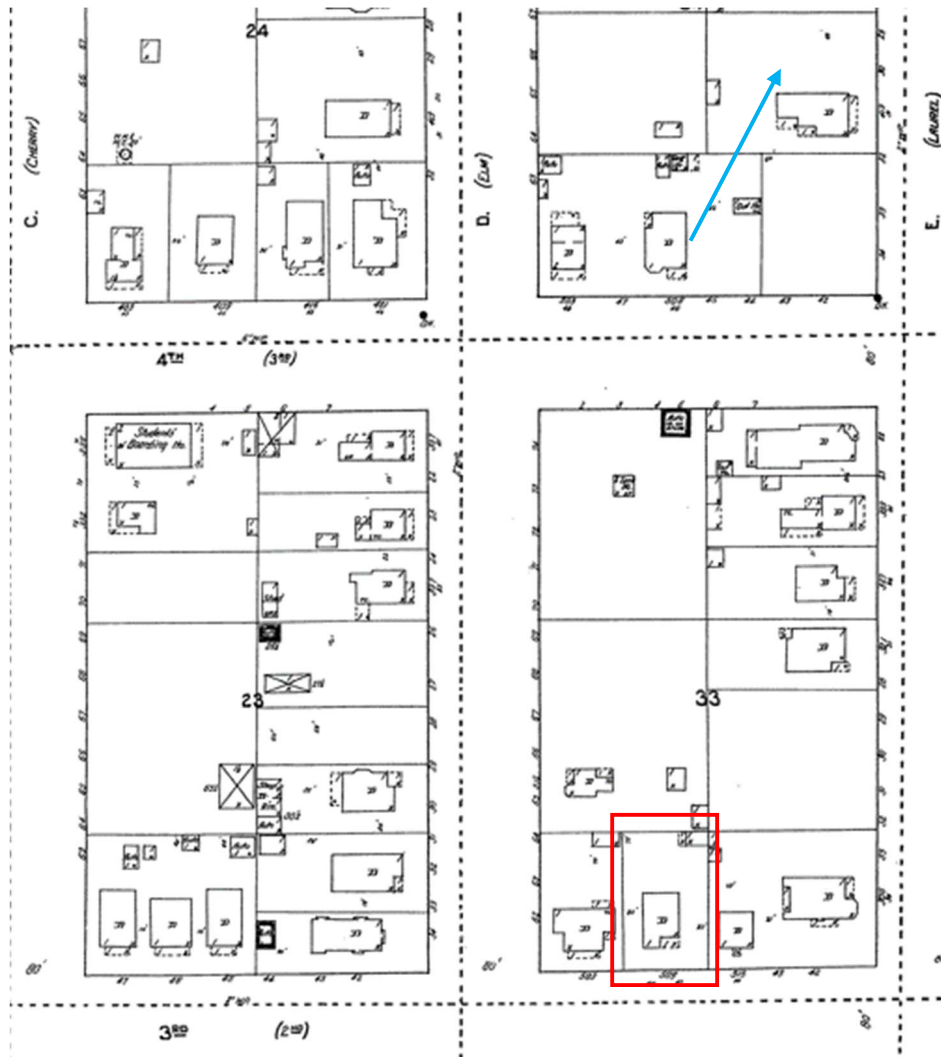
Depression-era Davis

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.

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

Subject Property

The residence at 509 3rd Street was constructed in 1905 as a single-family residence with a lot size of 6,030 sq. ft. This house is an eclectic mix of the vernacular and Queen Ann. The house has a pyramidal hip roof with an intersecting cross gable facing the street. The cross gable has decorative fish scale shingles typical of Queen Ann period houses in Davis. The house has a recessed porch on the eastern end of the front facade. There is a parapet railing and a classically inspired column supporting the eastern end of the porch. A large window is present to the east of the entry. Two double hung wood frame sash windows occupy the western half of the front elevation. The overall configuration of the facade is asymmetrical. The house has wide clapboard siding and is painted white. There are shutters added at most of the windows. An interior brick chimney rises from the pyramid roof.³



Note: Blue arrow indicates north.

Figure 1 –1921 Sanborn Map, Subject Property indicated in red⁴

³ DPR 1996

⁴ DPR 1996

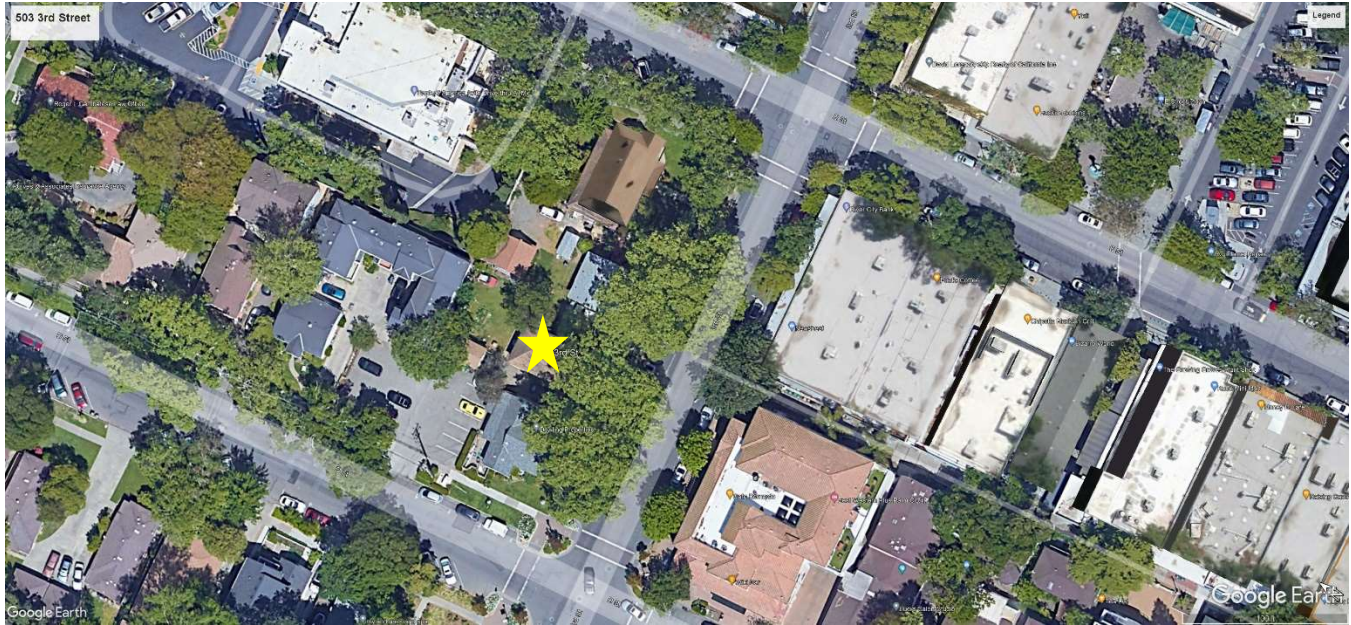


Figure 2 – 509 3rd street current aerial, Subject Property indicated with star (Google Earth 05/30/2023)



Figure 3 – 509 3rd street Front view (Google Earth 05/30/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 509 3rd Street was surveyed in 1996, 2003 and 2015; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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

Archival review indicates that 509 3rd Street was constructed in 1905 in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 509 3rd Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 509 3rd Street and significant persons or businesses. As research does not indicate that 509 3rd 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

As noted in previous inventories, the subject property at 509 3rd Street was constructed as a single-family residence. It does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 509 3rd Street, nor does it appear to be the work of a master architect. For these reasons, 509 3rd Street is recommended ineligible under Criteria 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." 509 3rd Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

*Recorded by: Sonali Gupta, ESA

*Date: June 9, 2023

Continuation

Update

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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 509 3rd Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May 2023.

P1. Other Identifier: APN 070-212-008-000, 305 E Street

P8. Recorded by:

Sonali Gupta, ESA

*B10. **Significance: Theme** Pioneer and Railroad Era (1848 – 1904) **Area** Downtown Commercial
Period of Significance 1900 **Property Type** Single Family Residential **Applicable Criteria** n/a

Historic Context

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 at 235 3rd Street was originally constructed in 1900; therefore, it falls into the University Farm and University of California Era (1905 – present) significance theme established in the 2015 historic context.

Pioneer and Railroad Era (1848 – 1904)

Davis Ranch

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.

Railroad and Davisville

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 lumber-yard, 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.

Commercial and Residential Development

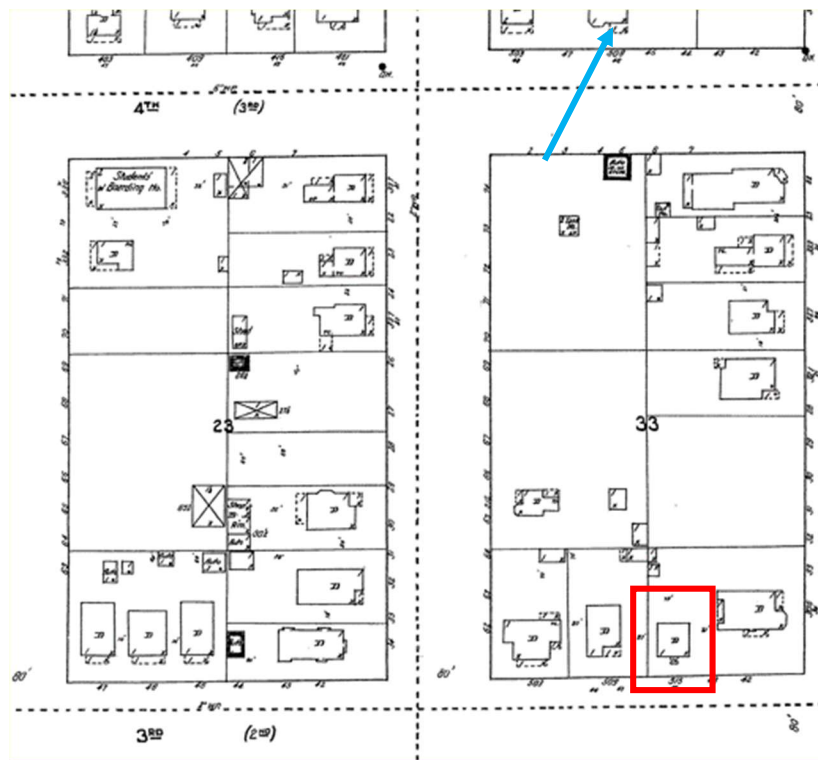
After the railroad provided an economic impetus for a town, commercial establishments quickly sprang up to serve local residents. In addition to the farming-related businesses that were the community’s *raison d’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses.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

Subject Property

The residence at 515 3rd Street (305 E St) was constructed in 1900. This is a simple, one story vernacular house with a classically inspired gabled porch. The porch is accessed via side stairs on the eastern end of the front elevation. Two classically proportioned columns support this raised porch. The roof of the main portion of the house is gabled running parallel to the street. An interior brick chimney rises from the rear of the house. The windows are double hung with shutters. The house is clad in white painted horizontal plank siding and is in generally good condition.



Note: Blue Arrow is north

Figure 1 – June 1921 Sanborn Map, Subject Property outlined in Red¹

¹ DPR 1996

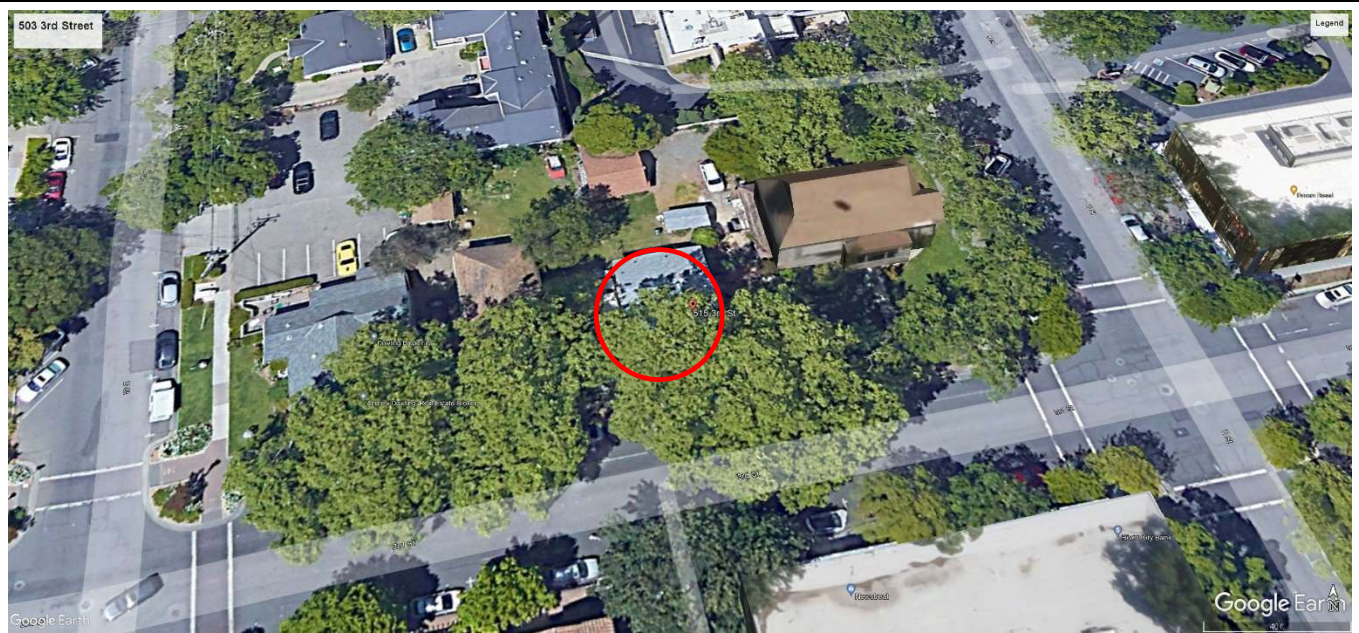


Figure 2 – 515 3rd Street current aerial (Google Earth 05/30/2023)

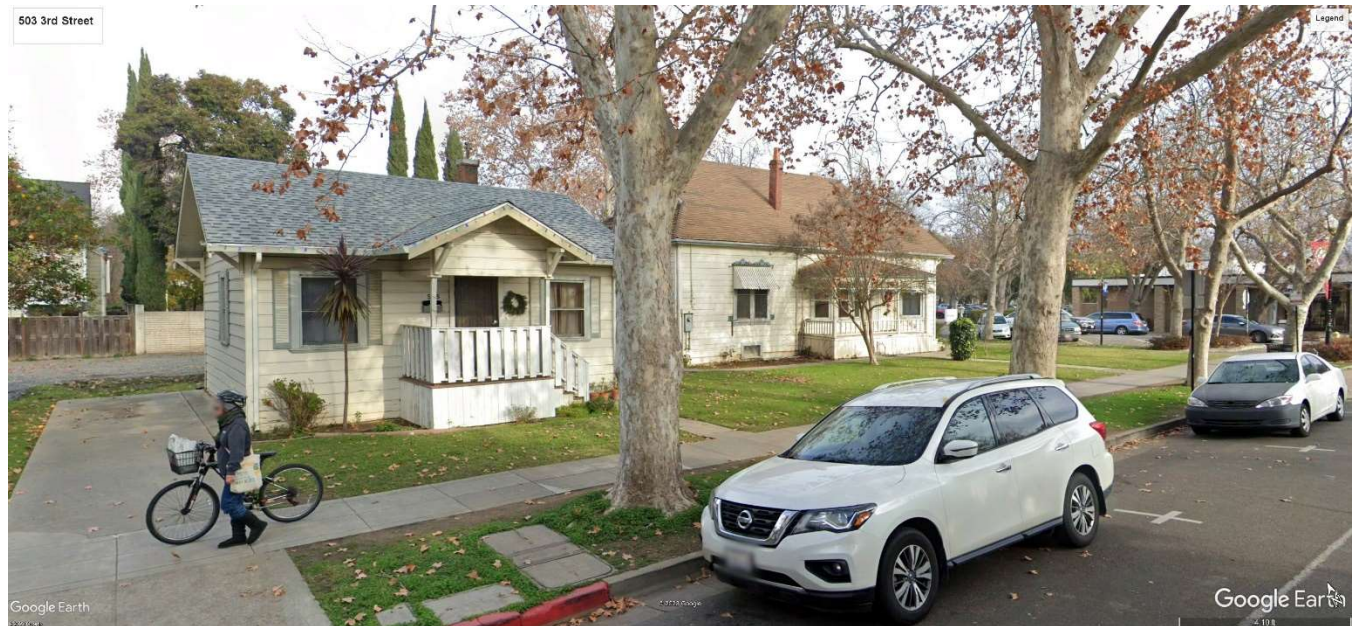


Figure 3 – 515 3rd Street Front view (Google Earth 05/30/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 515 3rd Street was recorded in 1996, 2003, and 2015; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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

Archival review indicates that 515 3rd Street was constructed in 1900 in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 515 3rd Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 515 3rd Street and significant persons or businesses. As research does not indicate that 515 3rd 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

As noted in previous inventories, the subject property at 515 3rd Street was constructed as a single family residence. It does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 515 3rd Street, nor does it appear to be the work of a master architect. For these reasons, 515 3rd Street is recommended ineligible under Criteria 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." 515 3rd Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 515 3rd Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May 2023.

*Recorded by: Sonali Gupta, ESA

*Date:

Continuation

Update

P1. Other Identifier: The John Natsoulas Gallery, APN 070-244-007

P8. Recorded by:

Sonali Gupta, ESA

*B10. **Significance: Theme** Early Twentieth Century and Depression Era (1905 – 1939) **Area** Downtown Davis
Period of Significance 1920 **Property Type** Commercial **Applicable Criteria** n/a

Historic Context

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 at 235 3rd Street was originally constructed in 1920; therefore, it falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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 shortlived 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

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

*Recorded by: Sonali Gupta, ESA

*Date:

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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 [just south of the subject property].

The following excerpts are 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.

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 [...]

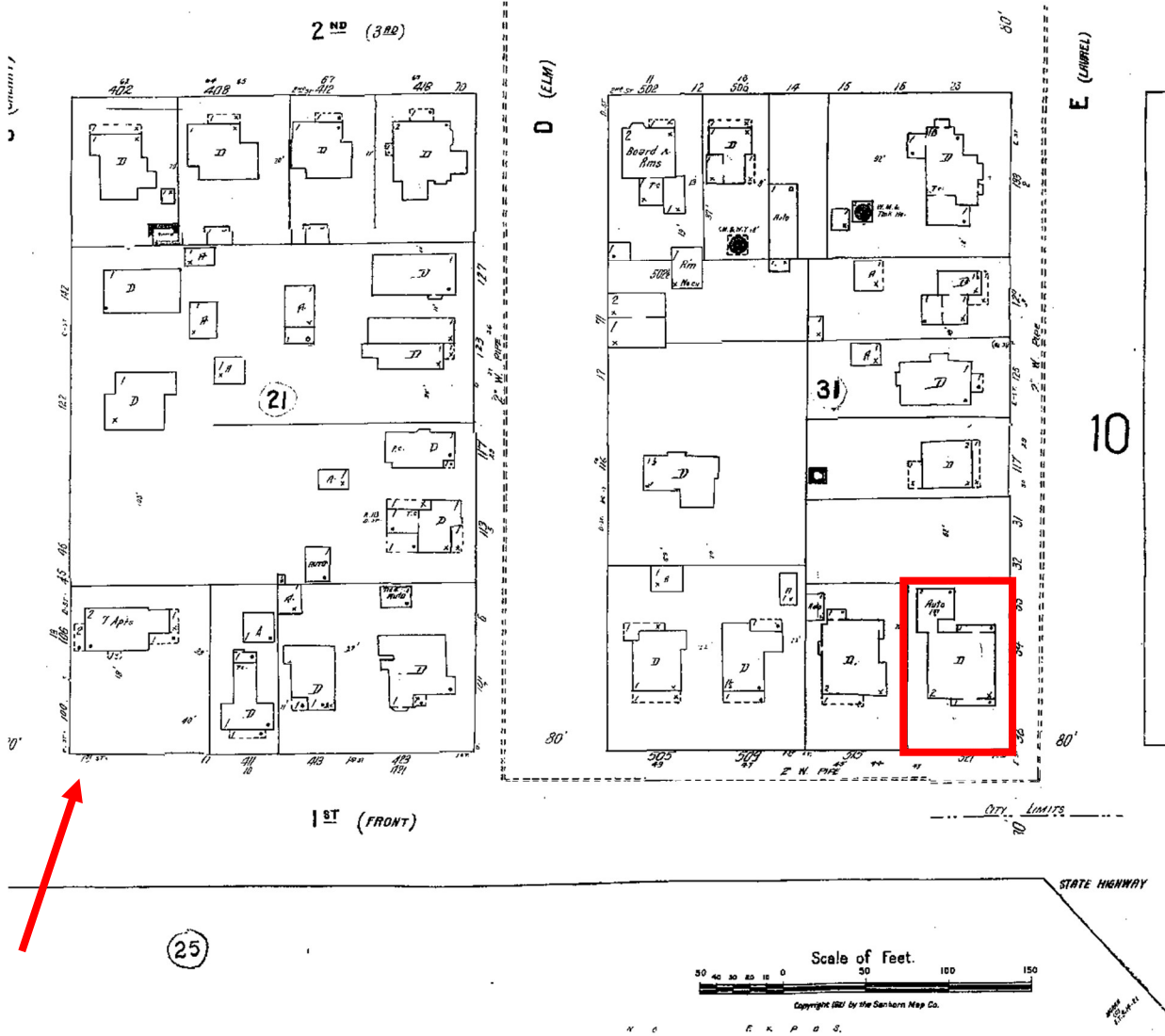
Depression-era Davis

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.

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

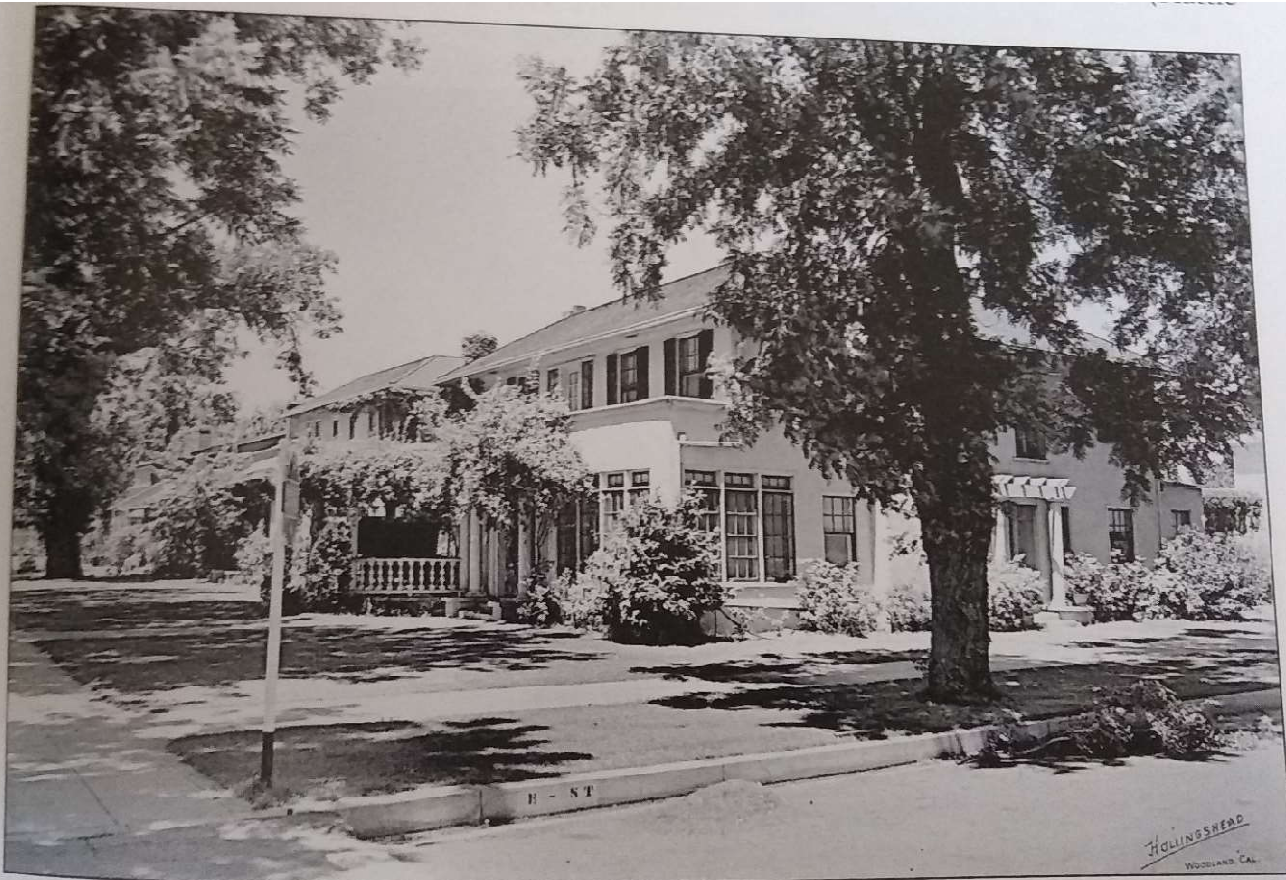
Subject Property

The residence at 521 1st Street was constructed in 1920 as a single-family residence with a 6020 sq. ft lot size. It currently operates as the John Natsoulas Center for the Arts which was established in the 1990s as a space supporting emerging artists and advanced fine art.



Note: Red arrow indicates north.

Figure 1 – June 1921 Sanborn Map



THE WRAY HOME, LOCATED AT 521 FIRST STREET, c. 1940. Frank Wray was a partner in the Bank of Davis (housed in the Anderson Bank Building). He is pictured on p. 4. (Yolo County Historical Museum.)

Figure 2 – 521 1st Street, c.1940

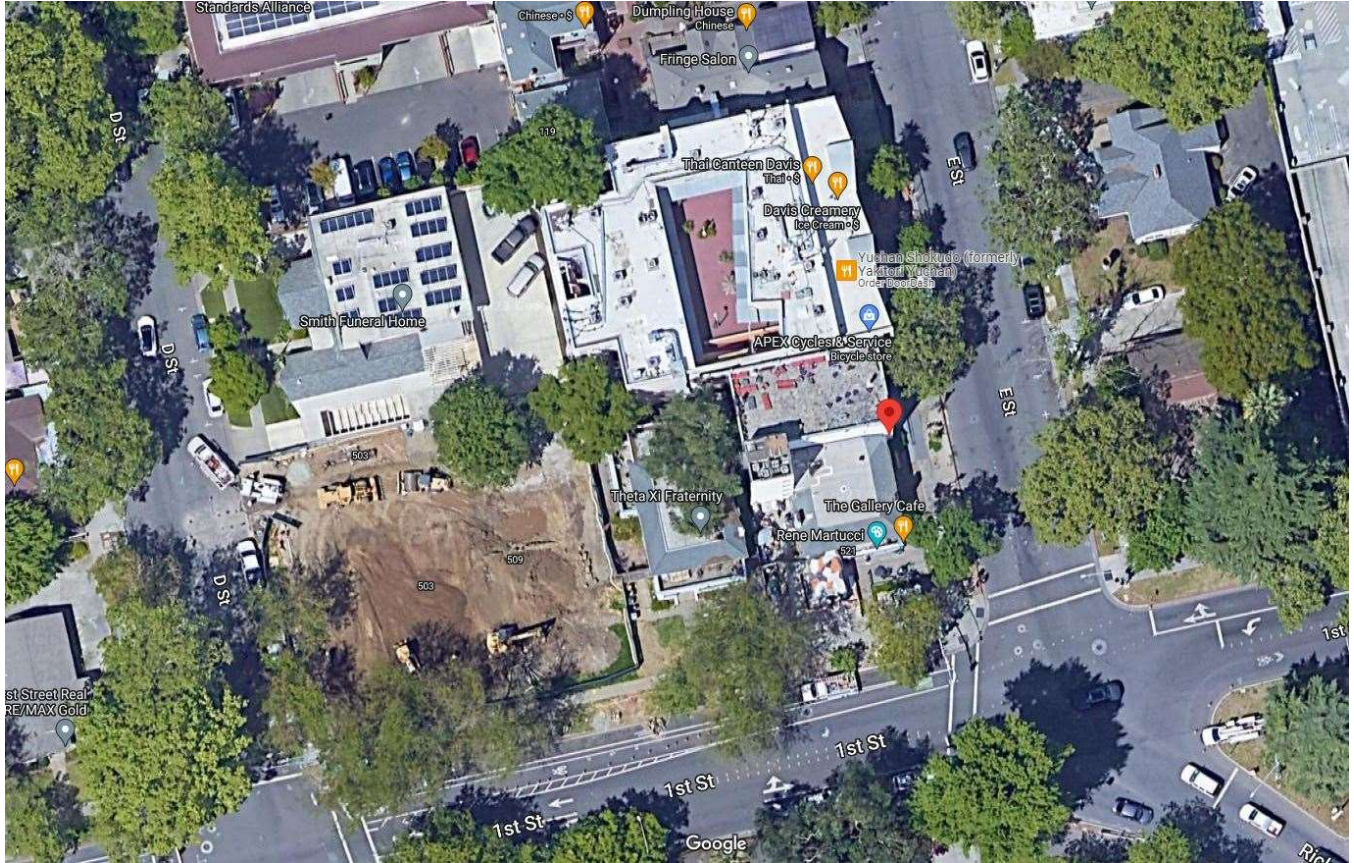


Figure 3 – Current aerial view (Source: Google Earth, April 18, 2023)

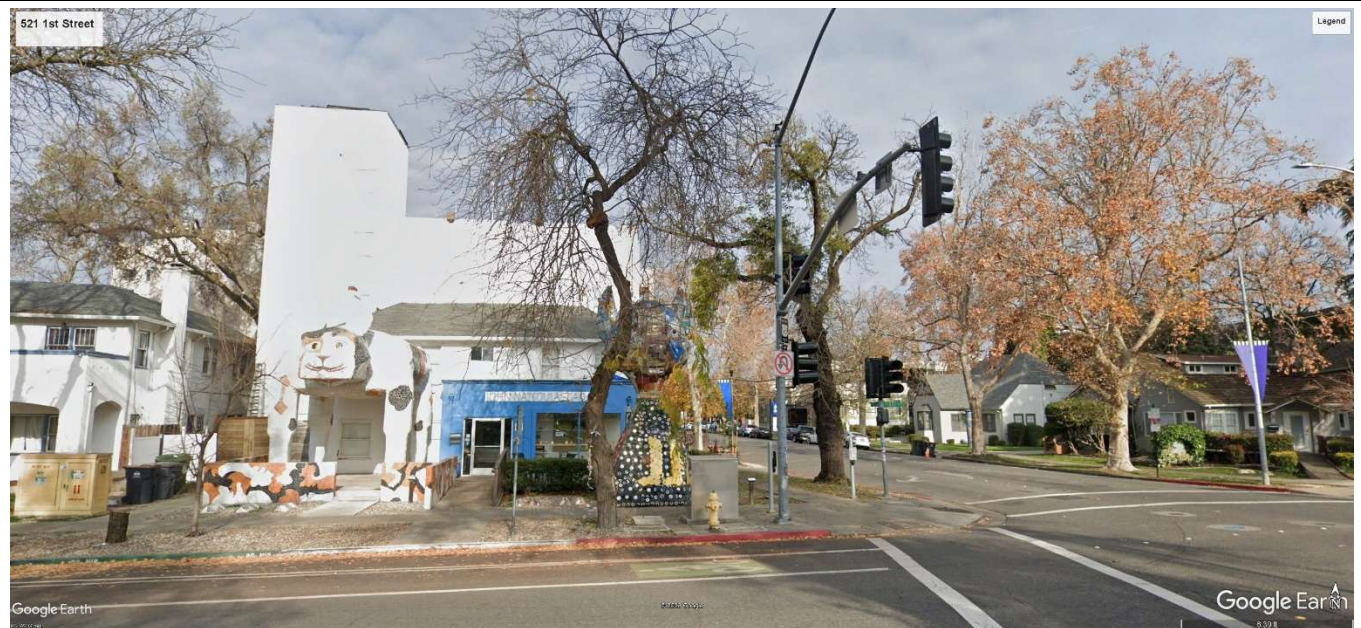


Figure 4 – 521 1st Street, Street view, Google Earth, May,2023

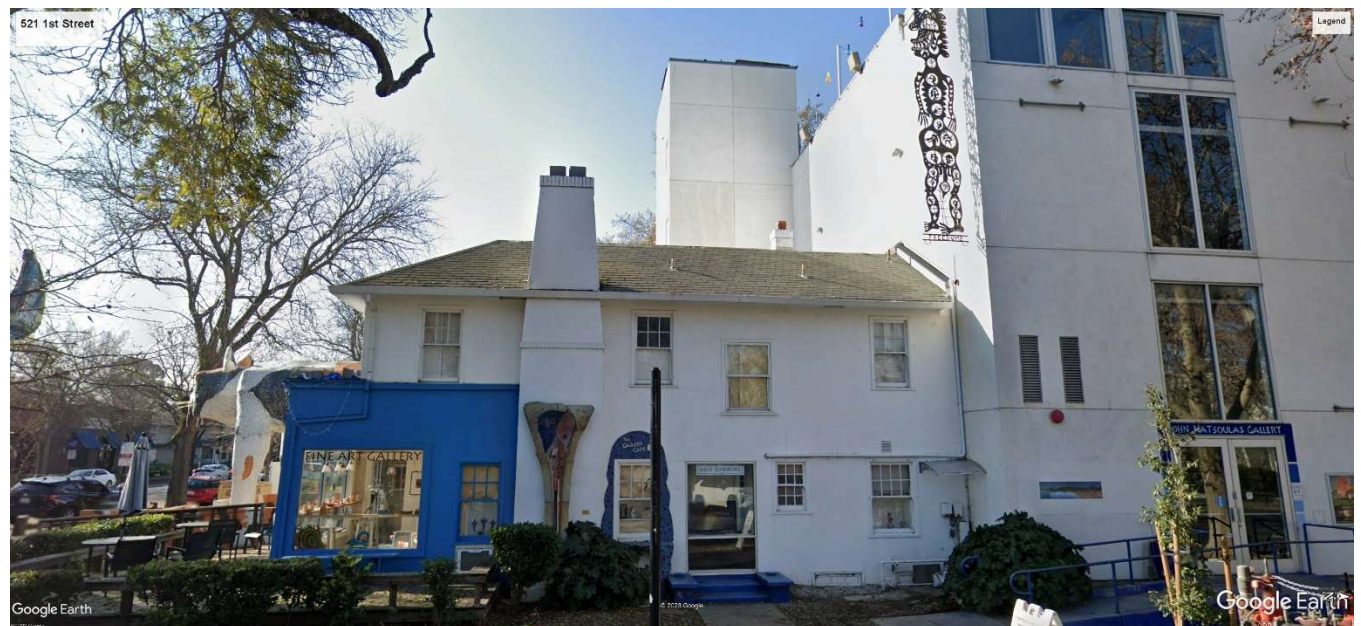


Figure 5– 521 1st Street, Street view,Google Earth May,2023

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 521 1st Street was recorded in 1996 and 2003; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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 subject property falls into the University Farm and University of California Era (1905 – present) and Early Twentieth Century and Depression Era (1905 – 1939) significance themes. Archival review indicates that 521 1st Street was constructed in 1920 in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 521 1st Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 521 1st Street and significant persons or businesses. The building at 521 1st Street no longer represents its residential history, but its current commercial use that didn't begin until post-1996. Therefore, its owners/occupants during its residential use occurred too recently to be considered historically relevant for considerations of significance. As research does not indicate that 521 1st 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

As noted in previous inventories, the subject property at 521 1st Street was constructed as a single-family residence in the Period Revival Style. Between 1996 and 2003, the building underwent "significant change including the alteration of the front façade to accommodate commercial window display and the additional of a four-story rear building that overpowers the former residence..." The subject property at 521 1st Street is an example of a modest Craftsman-style residence that has been significantly altered through a primary façade remodel and a large addition post-1996. It does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 521 1st Street, nor does

*Recorded by: Sonali Gupta, ESA

*Date:

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it appear to be the work of a master architect. For these reasons, 521 1st Street is recommended ineligible under Criteria 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.” 521 1st Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 521 1st Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor’s Parcel Data. ParcelQuest.com. Accessed May, 2022.

P1. Other Identifier: Uncle Vito's Pizza; APN 070-244-010, 510 2nd Street, 520 2nd Street

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance: Theme** World War II and Post-War (1940 – 1958) **Area** Commercial Core
Period of Significance 1955 **Property Type** Commercial **Applicable Criteria** n/a

Historic Context

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 at 524 2nd Street was originally constructed in 1955; therefore, it falls into the World War II and Post-War (1940 – 1958) significance theme established in the 2015 historic context.

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 lumber-yard, 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 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 shortlived 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

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

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 [just south of the subject property].

The following excerpts are from the Davis, California: Citywide Survey and Historic Context Update.

World War II/Post-war Era (1940 – 1958)²

Davis was typical of communities across the United States in that support for the war effort was a collective priority during World War II. In addition to more common volunteer activities, local residents assisted with harvesting crops and unloading railroad cars. After the fall semester in 1942, classes were suspended at the University Farm because so many students (who were almost all male during this era) had enlisted in the military. Professors engaged in agricultural research, however, redoubled their efforts to expand food production. The University also donated a ten-acre parcel south of the Richards underpass for a community garden. In February 1943, the U.S. Army took over the entire campus, which it used as an advanced training facility for its Signal Corps. The Signal Corps returned the campus to the University in fall of 1944, and classes resumed in 1945. Despite the sacrifice and disruptions of wartime, Davis during World War II remained the quiet agricultural community it had been for many years.

Transformation of the University Farm

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Over two-thirds of students had come directly from military service to the University. This abrupt spike in enrollment led to an on-campus housing crisis that quickly spilled over into the town. Without adequate dormitory or rental housing, students lived in basements, water towers, converted warehouses, and wherever else they could find space.

The G.I. Bill (officially the Serviceman's Readjustment Bill of 1944) made it possible for more people than ever to attend college, and the federal government was also increasing its support for University research during this period. Decisions made by the University Regents to increase investment in the Davis campus caused it to grow even more quickly than other campuses in the system. In 1945, before the war had even ended, the Regents appropriated \$2,700,000 to construct six new buildings on the Davis campus, including new Veterinary College, Plant Science, and Student Health buildings. The University was also in the process of buying 539 acres of farmland adjacent to the campus to prepare for future expansion. In 1951, the University established the College of Letters and Science, a first step toward becoming an institution with a broader focus. By 1956, enrollment had risen to 2,166 students, including over 600 women. This context of growth and new emphasis on education was reflected in the massive expansion of the University of California system in the 1950s.[...]

Resources Constructed during World War II/Post-war Era

The limited construction that took place in Davis during and immediately after World War II largely conformed to development patterns established during the Great Depression. Projects were small in scale as one lot at a time was developed in and around old Downtown Davis. By the late 1940s, however, builders were subdividing new areas and development was picking up speed. Residential projects began to increase in scale as Davis attempted to provide housing for its new citizens. Commercial and institutional development, meanwhile, proceeded at an incremental rate. Industrial development had been sluggish since education began to replace agricultural processing as the primary local industry with the establishment of the University Farm shortly after the turn of the century. During this era, old industrial properties began gradually to be demolished or converted to commercial uses. After 1940, development of agricultural properties within modern Davis city limits also slowed, and there are no known agriculture-related resources that date from this period.

Commercial Properties

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 11.

With commercial development slow during and after World War II, Downtown Davis (and the formerly residential neighborhoods around it) were sufficient to contain almost all new retail construction of this period. One exception was the Davis Supermarket, constructed in the mid-1950s at the corner of Russell Boulevard and Anderson Road, which at the time was a residential neighborhood surrounded by farmland. Although city records indicate that at least a dozen commercial buildings were constructed during this period, most have either been demolished or so heavily altered that their original forms are unknown. Most commercial buildings from this period appear to have been typical one-story mid-century retail buildings with large glass storefronts and shared side walls. These were similar in scale and massing to earlier storefront buildings, and generally occupied an entire parcel, but lacked the decorative detail of pre-war commercial buildings. Typical examples have flat roofs and flat canopies shading the sidewalk. In addition to the more straightforward retail-oriented buildings, a handful of buildings designed to make strong stylistic statements were constructed. These include two Streamline Moderne buildings, late examples of an architectural style that had been abandoned elsewhere. The State Market on Second Street (no longer extant) was designed by local architect Silvio Barovetto and constructed in 1940, while the Varsity Theater at 616 Second Street is was built in 1950. Despite the general conservatism of the era in regards to commercial architecture, at least one Contemporary-style building was constructed Downtown, the Pence Dentist office, which has since been drastically altered.

Subject Property

The residence at 524 2nd Street was constructed in 1955 as a 6786 square foot commercial property. The lot size is 12,040 sq.ft. The listed addresses are 510, 520 and 524 2nd Street. Currently, it is a vacant store front.

In 1991, it was operating as a Chinese fast-food restaurant owned by Yu T Liu.³ Uncle Vito's Pizza and Fish's Wild Island Grill were also commercial establishments at this address. Uncle Vito's operated as a sports pub serving pizza with an outside patio, however it is now closed.

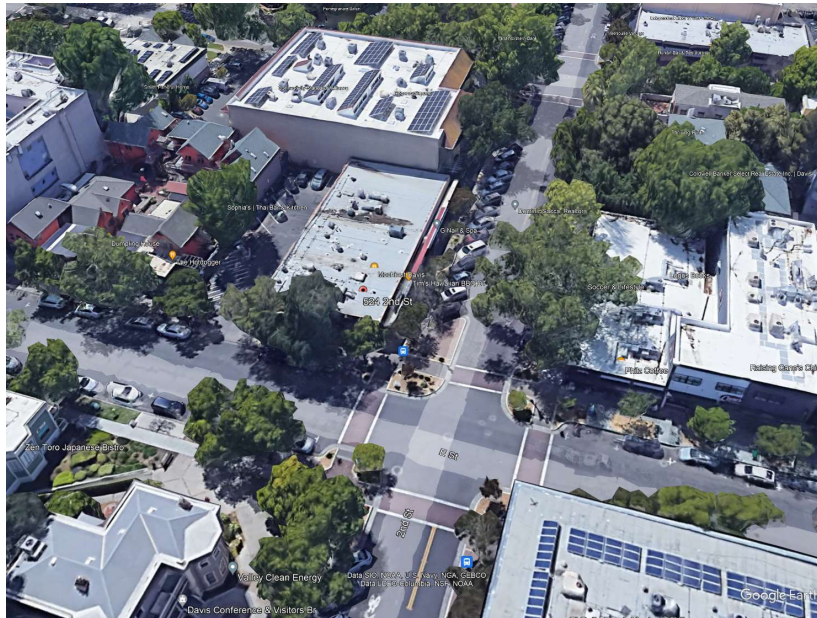


Figure 1 – Current Aerial (Google Earth 4/28/2023)

³ Building permit 12.02.1991



Figure 2 – Current Street View (Google Earth 6/09/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 524 2nd Street was recorded in 1980, 1996, 2003, and 2015; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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

Archival review indicates that 524 2nd Street was constructed in 1955 in an area and time of gradual development after the establishment of the University Farm campus. It was built as a typical commercial property, and it does not appear that there are any significant associations between 524 2nd Street and important events or patterns in history. It does not appear to rise above the typical associations with commercial development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 524 2nd Street and significant persons or businesses. As research does not indicate that 524 2nd St 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

As noted in previous inventories, the subject property at 524 2nd St Street was constructed as vernacular commercial property in 1955. The building does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 524 2nd St, nor does it appear to be the work of a master architect. For these reasons, 524 2nd Street is recommended ineligible under Criteria 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.” 524 2nd Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 524 2nd Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:**

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May, 2023.

*Recorded by: Sonali Gupta, ESA

*Date: June 2023

Continuation

Update

P1. Other Identifier: APN 070-213-001

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance:** Theme Early Twentieth Century and Depression Era (1905 – 1939); Area Commercial core
Period of Significance 1920 Property Type Residential Applicable Criteria n/a

Historic Context

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 at 603 4th Street was originally constructed in 1920 therefore, it falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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

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

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 [just south of the subject property].

The following excerpts are 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.

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

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

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.

Subject Property

The residence at 603 4th Street is a two-story single-family residence in the Prairie Style. It features a low-pitched hipped roof and a full-length projecting front porch with a similar low pitched hipped roof supported by thick piers. The second story fenestration is two, 1-over-1 single-hung windows with two smaller fixed windows. The first floor fenestration is a tripartite window with 1-over-1 double hung windows surrounding a casement window. This residence was identified in both of the previous historical resources surveys. Constructed in 1920 as a home for the pastor of the Presbyterian Church, it was designed and constructed by McGuire and Jensen, local contractors responsible for a large number of residences in downtown and Old North Davis. It is currently a commercial establishment for electronics.

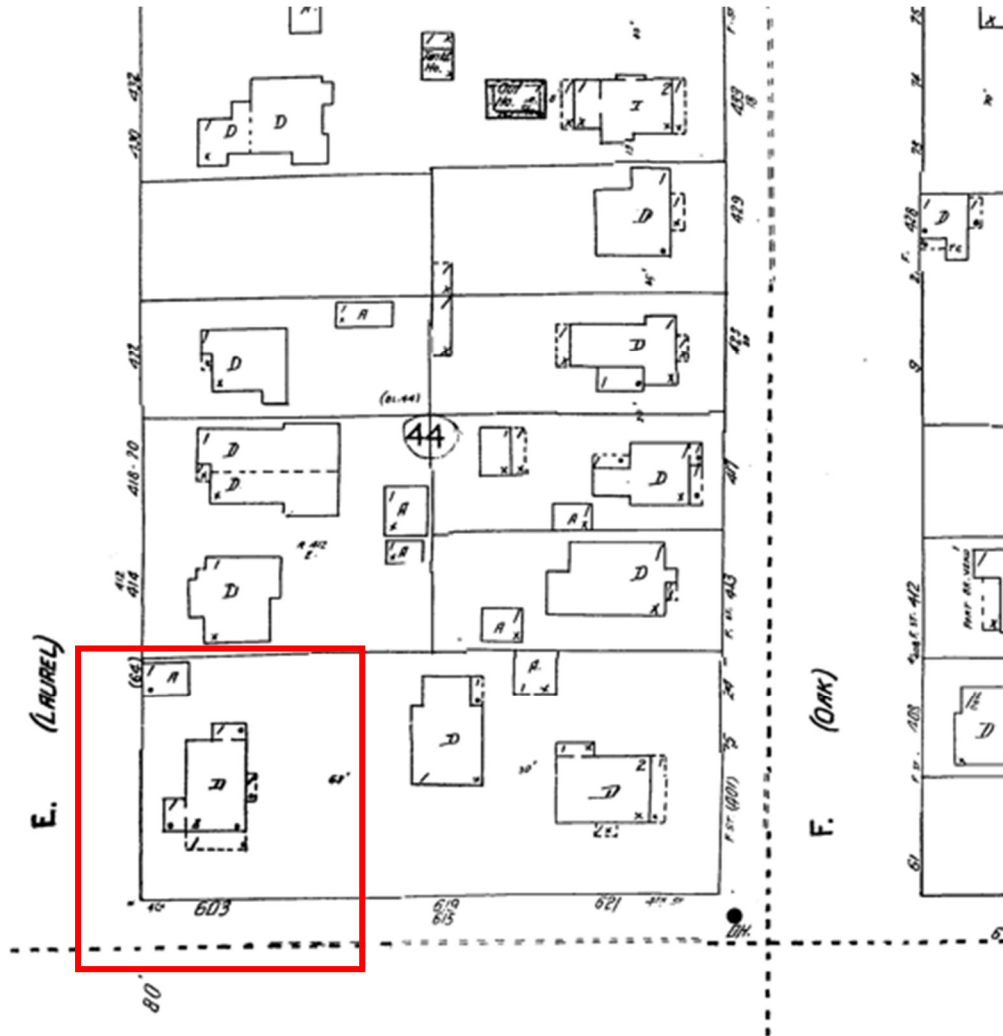


Figure 1– Updated 1941 Sanborn Map, Subject Property in red

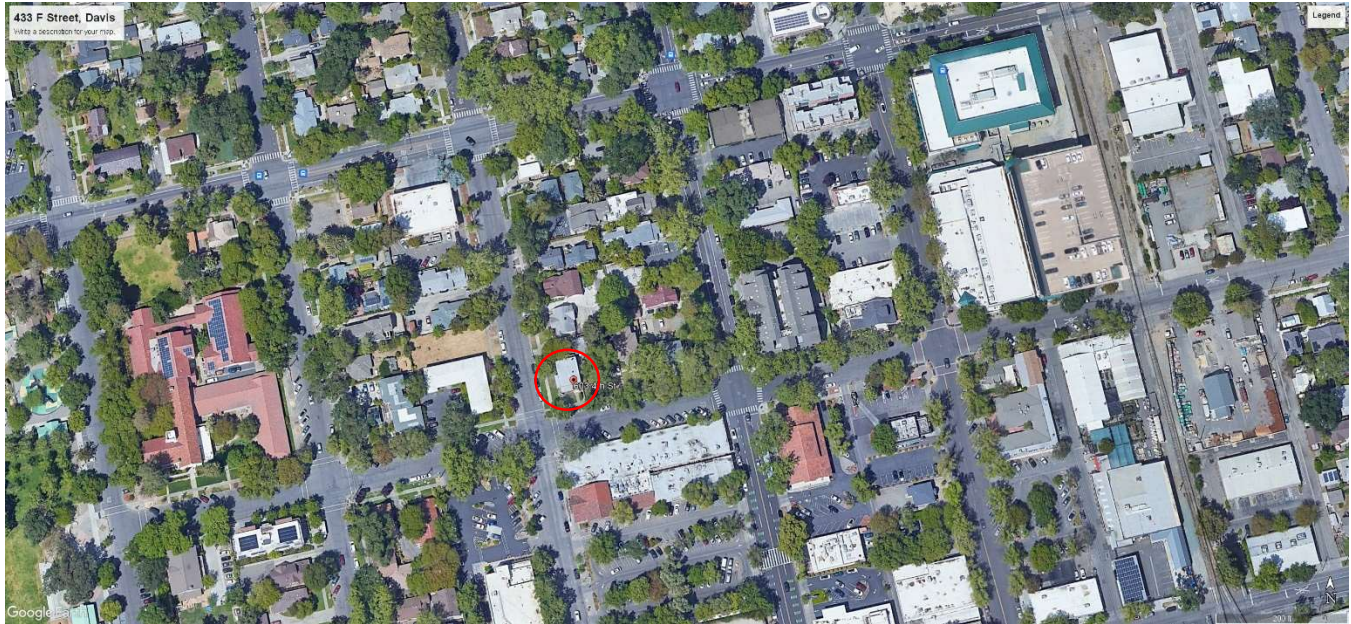


Figure 2 – current aerial (Google Earth 05/30/2023)

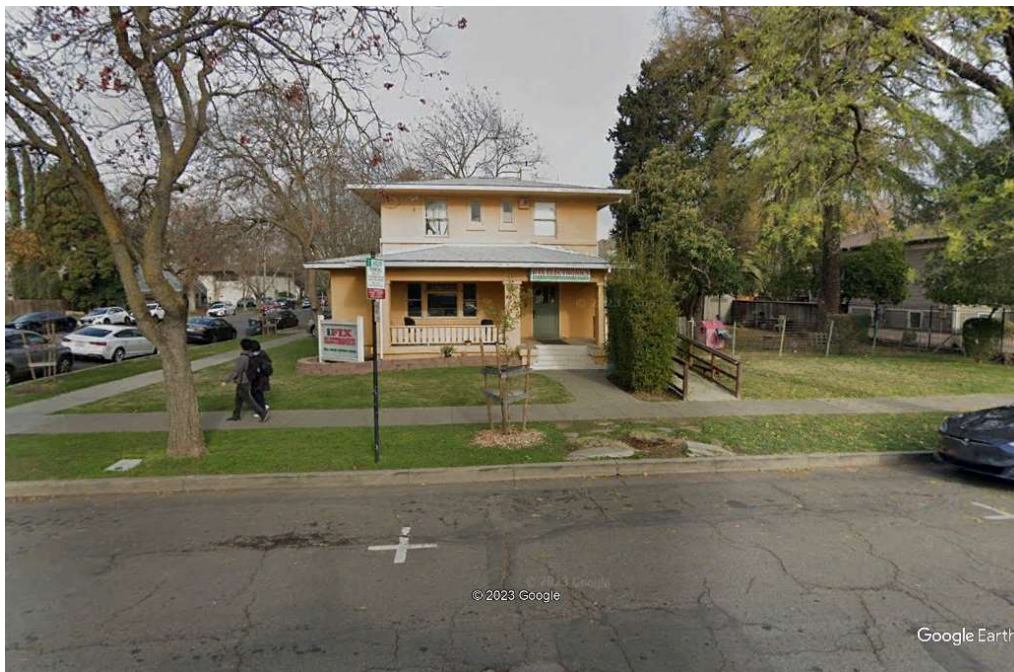


Figure 3 –603 4th street, front view (Google Earth 6/12/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives with 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 a "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 603 4th Street was recorded in 1980, 1996, 2003, and 2015. Previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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 subject property falls into Early Twentieth Century and Depression Era (1905 – 1939) significance themes. Archival review indicates that 603 4th Street was constructed in 1920 in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as home for the pastor of the local Presbyterian church and exemplifies typical residential development. It does not appear that there are any significant associations between 603 4th Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 603 4th Street and significant persons or businesses. As research does not indicate that 603 4th 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

603 4th Street was constructed as residential adaptation of the Prairie style in 1920. It was designed and constructed by McGuire and Jensen, local contractors responsible for a large number of residences in downtown and Old North Davis, none of which rise to the level of master architect. It does not appear to be significant for its design or engineering.. For these reasons, 603 4th Street is recommended ineligible under Criteria 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

*Recorded by: Sonali Gupta, ESA

*Date: June 2023

Continuation

Update

to our understanding of human history or prehistory and the information must be considered important." 603 4th Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 603 4th Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May, 2023.

*Recorded by: Sonali Gupta, ESA

*Date: June 2023

Continuation

Update

P1. Other Identifier: APN 070-213-013

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance: Theme** Early Twentieth Century and Depression Era (1905 – 1939); **Area** Commercial core
Period of Significance 1927 **Property Type** Residential **Applicable Criteria** n/a

Historic Context

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 at 621 4th Street was originally constructed in 1927 therefore, it falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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 shortlived 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

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

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 [just south of the subject property].

The following excerpts are 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.

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.

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

Subject Property

The large Colonial Revival house was constructed in 1927. L-shape in plan, it presents a planar façade to the street with a centrally located, pedimented porch. The porch roof is supported on Doric columns. The paneled entry door is surmounted by a fanlight and flanked by sidelights. Fenestration is symmetrically arranged with four-over-one, paired, double hung windows on the lower story and four-over-one single, double hung windows on the second. The outer second story windows are flanked by solid shutters. The roof is side gabled, with a modest pitch, and clipped eaves and gables.

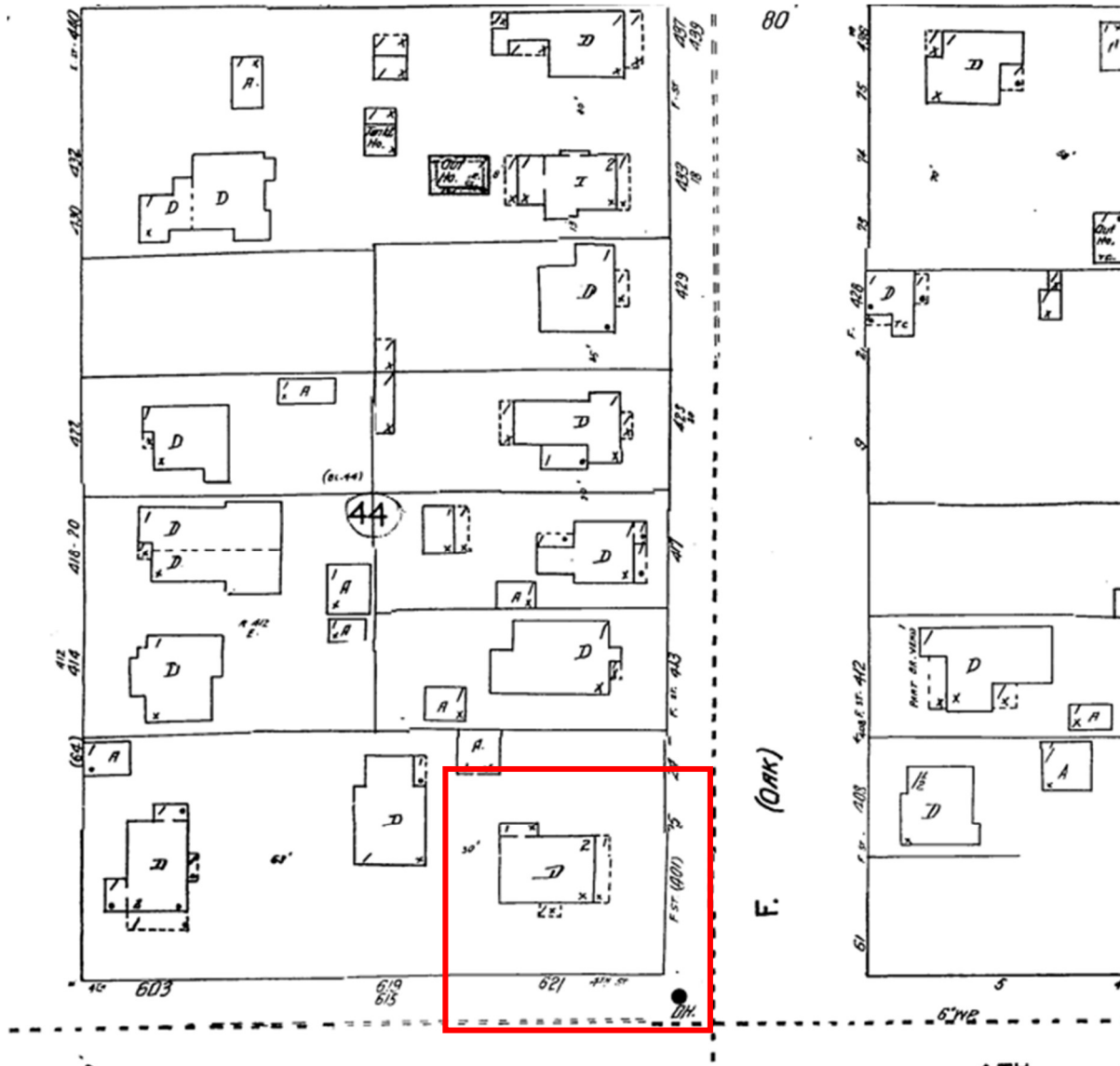


Figure 1– Updated 1941 Sanborn Map. Subject Property in Red

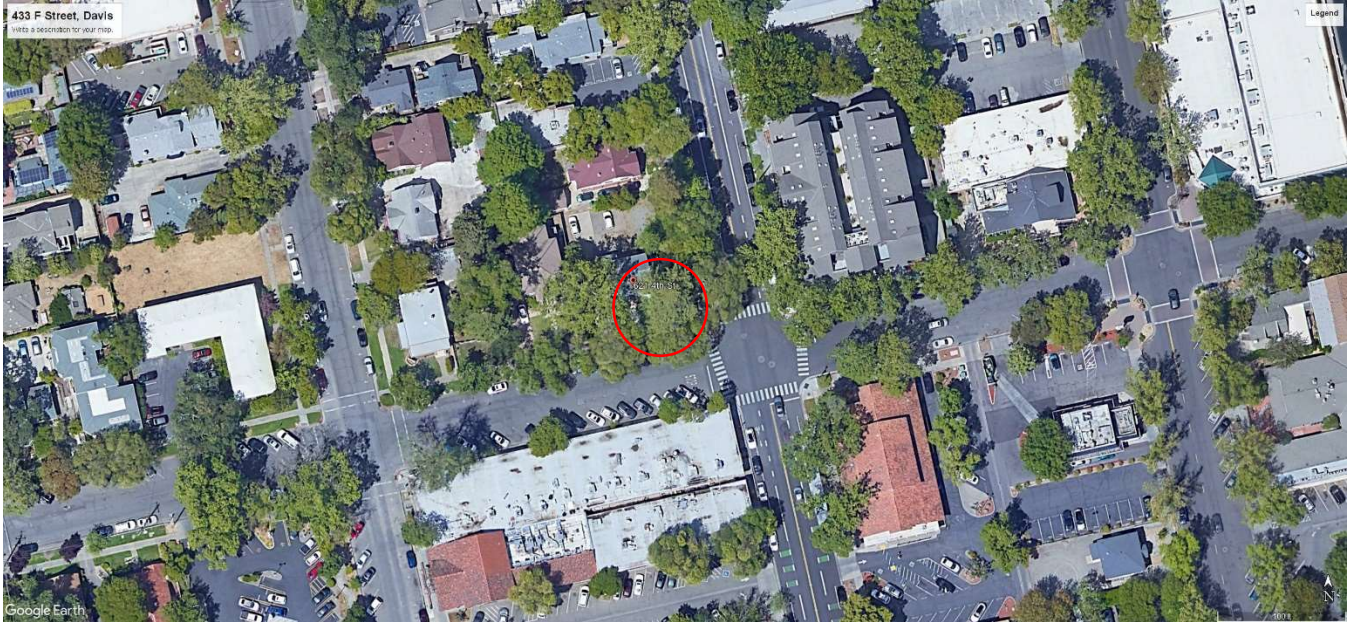


Figure 2 – current aerial (Google Earth 05/30/2023)



Figure 3 –621 4th street, front view (Google Earth 05/30/2023)

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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives with 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 a "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 621 4th Street was recorded in 1980, 1996, 2003, and 2015. Previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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 subject property falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme. Archival review indicates that 621 4th Street was constructed in 1920 in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 621 4th Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 621 4th Street and significant persons or businesses. As research does not indicate that 621 4th 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

As noted in previous inventories, the subject property at 621 4th Street was constructed as a single-family residence in the Colonial Revival style. No specific architect, engineer, or designer is associated with the building at 621 4th Street, nor does it appear to be the work of a master architect. For these reasons, 621 4th Street is recommended ineligible under Criteria 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." 621 4th Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

*Recorded by: Sonali Gupta, ESA

*Date: June 2023

Continuation

Update

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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 621 4th Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:**

1921 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2143/21471?accountid=6749.

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

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed May, 2023.

P1. Other Identifier: APN 070-218-008

P8. Recorded by:
Sonali Gupta, ESA

***B10. Significance: Theme** Earl Explosive Growth (1959 – 1971) **Area** Commercial Core
Period of Significance 1967 **Property Type** Commercial **Applicable Criteria** n/a

Historic Context

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 at 815 3rd Street was originally constructed in 1967; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context.

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 lumber-yard, 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’etre*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and 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

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

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 [just south of the subject property].

The following excerpt is from the Davis, California: Citywide Survey and Historic Context Update.

Explosive Growth (1959 – 1971)²

Decades of sustained growth of the University, Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in "potential slums," inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed "urban sprawl" was actually planned "perimeter growth." The newspaper explained that Davis' expansion outside its original boundaries on all sides was the result of a "carefully calculated policy ... to annex all perimeter land, in every direction," and that the town's "orderly growth" in all directions was a direct benefit of this policy.[...]

Commercial Properties

Commercial development was no longer limited to Downtown, and was robust all over Davis. Downtown continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced. Meanwhile, subdivision developers were building strip-type shopping centers to serve neighborhood retail needs. And land near the freeway, even in the remote southern portion of Davis, was becoming attractive to business owners who wanted space to construct a corporate headquarters or a land-intensive venture like a car dealership. Although function was emphasized for the strip-type development, Downtown and freeway adjacent commercial structures from the era were often ambitious, architect-designed buildings. Architect designed commercial buildings included strong examples of established styles, such as Silvio Barovetto's New Formalist Intercoast Insurance Building. Other architects during the period combined elements of various modernist styles to create unique buildings like the Downtown Wells Fargo Bank, designed by Gordon Stafford in 1965.

Residential Development

The continuing growth of the University intensified the population and residential expansion that had characterized the previous decade, and Davis grew rapidly in the 1960s. While the increased student population led to construction of apartments and duplexes, the growth of the academic and administrative staff was even more significant, as it brought new permanent residents to Davis. Fifty-six subdivisions were recorded between 1960 and 1969, many of which were double or triple the size of a typical subdivision from the immediate post-war period. The new neighborhoods required large tracts of land, and Davis began to grow beyond its original boundaries in all directions, crossing former de facto urban limits Highway 99 and Covell Boulevard. In 1969, Davis became the largest city in Yolo County. By 1970, it had 23,488 residents, and half of its workforce was employed in education. Population expansion led to growth in every aspect of local life, which was reflected in the city's primary and secondary education systems. Nine new local schools

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

were constructed between 1952 and 1968. City services and infrastructure often lagged behind during this period, however. In 1965, for example, Davis still had only one traffic signal, on B Street near the High School (since 1981 City Hall).

Despite Davis' expansion in terms of housing, commercial activity, development of schools, and economic growth, the town took a hiatus from large annexations after the Chamber-led expansion in 1945. Additions to the size of the city were incremental and piecemeal in the 1950s. This did not slow development, and at least a dozen subdivisions were constructed outside city limits in the late 1950s. The pattern began to change after 1960, as developers continued to convert fields into subdivisions. Bruce Mace, a rancher with acreage east of Davis, broke ground on a new development at the end of 1959. El Macero Country Club and Golf Course was merely the initial stage of a large development that was to include hundreds of houses. Approximately three miles outside city limits, Davis leaders were afraid that it would become the nucleus of an adjacent competing city. Mace's plans spurred the Davis city council to undertake the largest annexation in city history. In 1966, Davis annexed 1.6 square miles of new territory south of Interstate 80 in order to head off uncontrolled development adjacent to town.

After 1965, public investment in infrastructure and amenities finally began to catch up with local residential growth with installation of the first local traffic light. Central Park was renovated the same year, major sewer lines were installed in new subdivisions north and west of Downtown, and new police and fire departments were completed. In 1967, Davis opened its new Community Park and public pool and purchased the Municipal Golf Course. In 1969, Davis voters approved new sewer facilities.

"Cluster Planning", which incorporated greenbelts into subdivisions, was an innovative form of development that began to take hold nationwide in the 1960s. It offered the environmental and quality-of-life benefits of increased open space, and allowed builders to avoid difficult terrain and save money by pouring less pavement. Cluster planning came to Davis in the mid-1960s. Like many development trends over the decades, more than one builder adopted the practice about the same time. By 1964, Alfred F. Smith was acquiring land in West Davis for his master-planned Stonegate development, which included a lake and golf course. In 1967, Gentry Development announced a 300-acre, 1400-house project that incorporated 19 acres of greenbelt and parks. Tom Gentry predicted that the open-space community would become a model for future development in Davis. Although Gentry had been developing in North Davis since 1965, he does not appear to have planned the greenbelt until the following year. Smith, though his planning was underway in the early 1960s, did not break ground until near the end of the decade. Although its origins in Davis cannot be credited to one developer, what is certain is that cluster planning had become de rigeur in locally by the last decades of the twentieth century.

Davis Builders and Developers

More large-scale regional builders also came to Davis starting in the 1960s. Walker Donant, for example, built University Farms No. 3 in 1960. Although the company was new to Davis, they had been constructing housing in Sacramento since at least 1949. The firm built a few hundred houses in Davis over the next fifteen years, just a fraction of what it was building in the Sacramento area during that period. The Stanley M. Davis Organization had hit its stride Davis by the 1960s, developing hundreds of houses east of Downtown along with its partners. Most of the local subdividers from the immediate post-war period had constructed one or two subdivisions and then left real estate development. John Simmons, however, had gained momentum and by the late 1950s was recording three new subdivisions most years. Simmons remained an important Davis developer through the 1970s. Davis local John Whitcombe, who constructed his first house in 1959, was a newer entrant to the residential housing market. By 1970, he was an important local builder. In the 1960s, he built houses before moving on to apartment construction in the 1970s, becoming a pioneer in energy efficient construction techniques.

The Streng Brothers probably influenced the aesthetics of the Davis housing market more than any other developers during this period. They entered the Davis market in 1962 with the first of their Ivy Town subdivisions. Bill and Jim Streng, along with their architect Carter Sparks, were responsible for breaking the dominance of Tract Ranch style in the residential landscape of Davis. In the late 1950s, Streng Brothers had taken over an uncle's development company and inherited its architectural plans, which were for Tract Ranch houses. After teaming up with Sparks, however, the Strengs began offering Post-and-Beam designs.

Although the Strengs and Sparks were in many respects opposites in terms of temperament and philosophy, their differences allowed them to complement one another's strengths. The Strengs have described Sparks as the creative genius and give him credit for pushing them to use building practices normally associated

with custom designs, such as finishing the rear elevation with the same materials and details as the main façade. Although Sparks insisted on more expensive fixtures at times, Post-and-Beam construction saved money on materials. But the artistic Sparks, who built about 50 custom houses as well as commercial and institutional buildings, could never have designed so many houses without the practical and business-minded Strengs. Bill had been educated as an accountant, and the brothers kept an eye on the bottom line, pushed Sparks to meet deadlines, and reined in some of his excesses. The Strenge Brothers operation never had a money-losing year.[...]

Multi-family Housing

The apartment building, which had been present in Davis since the late 1940s, began to emerge as an important building type during the period of explosive growth. During the late 1950s and early 1960s, most Davis apartment buildings were still no more than two stories. Typically, they had between five and twenty units. By this time, apartment buildings were fully accepted as a respectable housing type, particularly for students, and developers did not usually bother offering the range of amenities used to promote early examples. Cal Davis Apartments at 340 Ninth Street, a two-story, twelve-unit building is a typical example. With an L-shaped plan, exterior entrances to each unit, large surface parking lot and little exterior ornamentation, the building was constructed to offer practical and affordable housing. As the 1960s progressed, Davis developers began constructing more apartment buildings than previously, and the average multi-family building began to grow progressively larger. The pace of apartment development is illustrated by one builder's statistics: Robert C. Powell constructed about 4,000 apartment units between 1961 and 1972. By the mid-1970s, Davis had about 60 apartment buildings. Whereas older apartments were often infill projects, after 1965 whole streets could be filled with multi-building apartment complexes. Many of these buildings occupied most or all of one- to three-acre parcels, and were sometimes starkly pragmatic buildings. The large, flat-roofed apartment building at 515 Sycamore Lane, constructed in 1965 and surrounded by multi-family housing, is a typical example.

At the start of the 1970s, developers introduced a new residential building type to Davis: condominiums or "Townhouse homes." Stanley M. Davis began selling Covell Commons (one- and two-story units with shared walls set in a greenbelt) in 1971. Marketing stressed the opportunity for home ownership without the responsibilities of maintenance or yard work. In an echo of developers' promotion of Davis's first apartment units two decades earlier, the Woodland Daily Democrat praised the development as "the utmost in luxury living combined with leisure." Like apartments, the townhouse became a lasting fixture of Davis residential neighborhoods.

Davis Lumber

Davis Lumber Company was founded in Davis in 1908.³ It purchased the 240 G Street property in 1909, taking over a former lumber yard on the same location.⁴ The company was a central pillar of the commercial community, providing lumber, hardware, and construction equipment for much of the development occurring within the city. At one time it ran ads showcasing the modern homes it supplied materials for⁵ and used the tagline "Helping to build Davis."⁶

Davis Hardware was founded in 1919 by A. Gordon Anderson.⁷ When Davis Lumber Company purchased Davis Hardware in 1937, the long association with the Anderson family began. In 1962, Donald, Dora, and Essie Anderson bought Davis Lumber Company outright and in 1968 joined the Anderson Hardware Consortium.⁸ It is during this period that the company improved their lumber yard at 240 G Street with the current building.⁹ In 1999, the company changed its name to Davis Ace Hardware. Jennifer Anderson, granddaughter of Essie Anderson, sold the company in 2019, ending the family's 82-year association with the business.¹⁰ Today it is owned and operated by Crown Hardware and operates out of three locations at 815 3rd Street, 836 and 940 4th Street, and 606 West Covell Boulevard.

Subject Property

The one-story, irregular plan, steel frame building has a footprint of 11,628 sq.ft. on a 23,086 sq. ft. lot. It appears to have been constructed in phases, with each phase topped by a flat or low-pitch roof at differing heights. A portion of the building may

³ Advertisement, *Woodland Daily Democrat*, April 18, 1934, p.5.

⁴ Real Estate Transfers, *Woodland Daily Democrat*, November 22, 1909.

⁵ "Progress Reported at Davis," *Woodland Daily Democrat*, May 8, 1919, p.19.

⁶ Advertisement, *Woodland Daily Democrat*, December 24, 1924, p.6.

⁷ "Lumber Concern Buys Davis Hardware Store," *Sacramento Bee*, November 27, 1937, p. 21.

⁸ Bob Schultz, "Centennial: Davis Ace: Serving Davis since it was Davisville," *Davis Enterprise*, July 2, 2017.

⁹ Aerial photographs are available for 1957 and 1965. No interim images could be located.

¹⁰ Jeff Hudson, "Davis Ace Hardware getting new owners," *Davis Enterprise*, March 21, 2019.

have been in place prior to 1965, but its current form is visible on aerial photographs from 1970. Assessor records date the building to 1967. It is clad in corrugated metal sheeting and is surrounded on three sides by an asphalt parking lot or storage areas. The primary entrance faces 3rd Street but it is sometimes grouped with 240 G Street because of their shared ownership and history.

The site at 815 3rd Street was originally constructed as part of the Davis Lumber Company, which was comprised of a number of buildings which took up a large block of property just to the east of the railroad tracks on Third Street. Each building in the complex was constructed in a general industrial or utilitarian character. This complex was removed by 1965 and the current building was constructed by 1970.

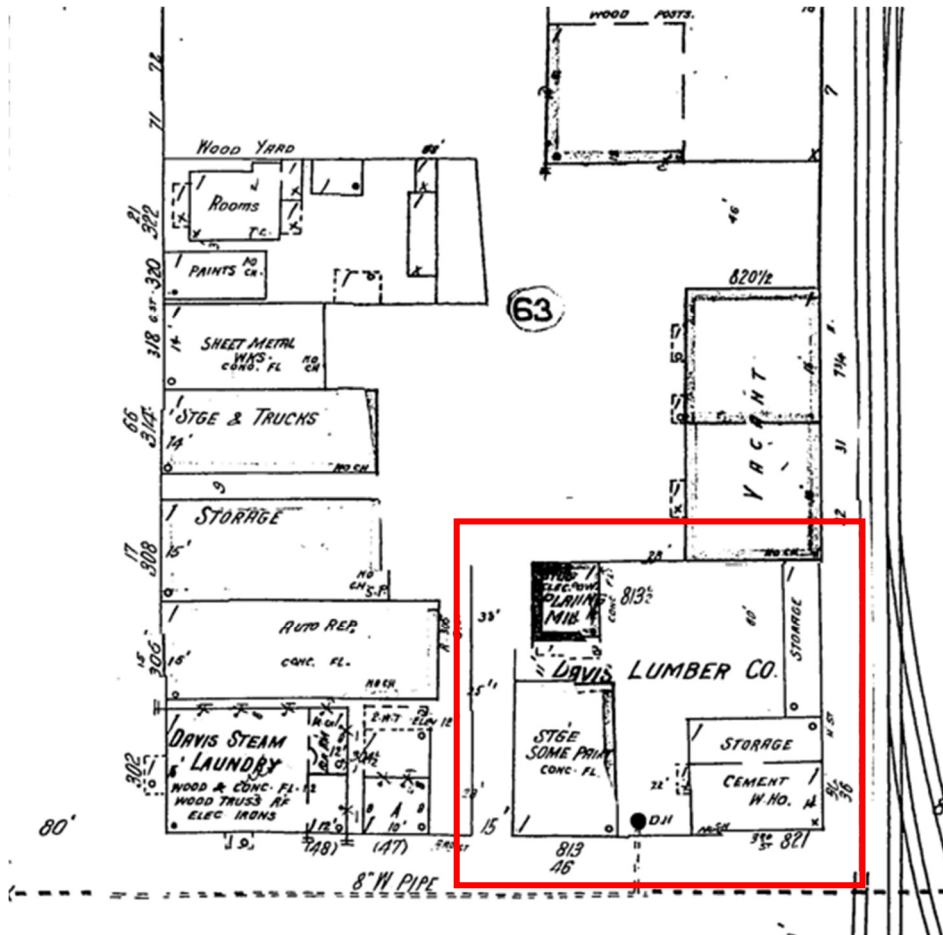


Figure 1—1945 Sanborn Map, Davis Lumber Company complex in red¹¹

¹¹ DPR 1996

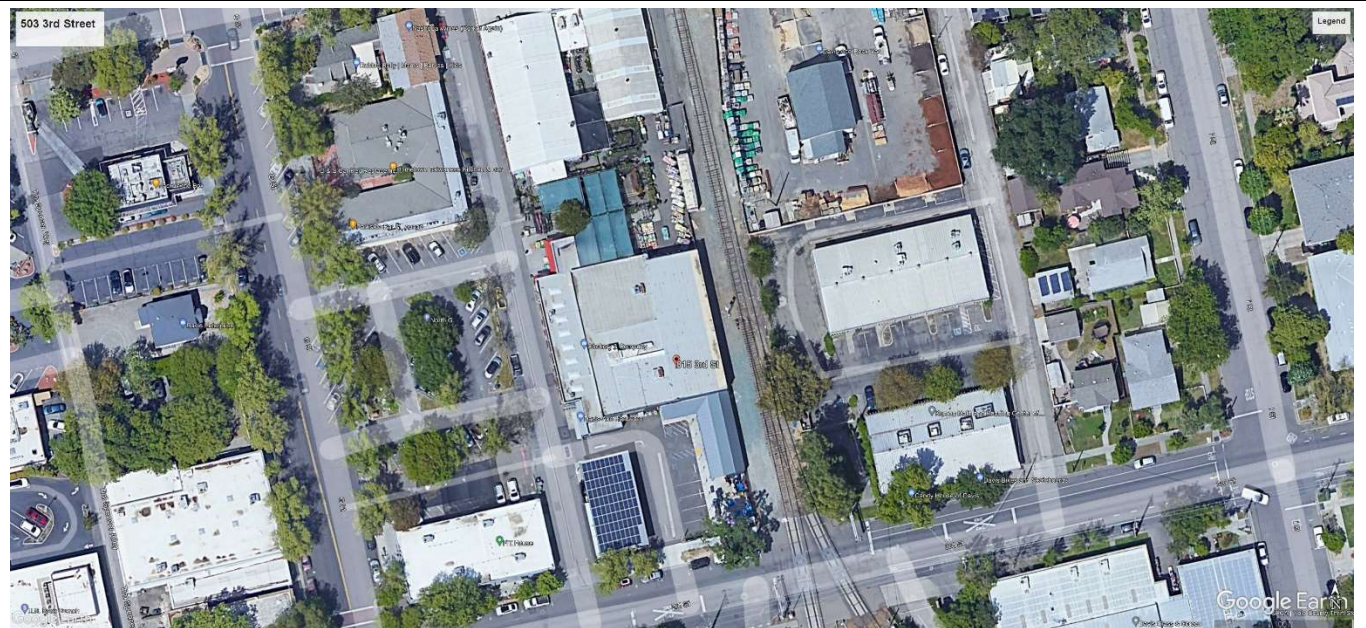


Figure 2 – 815 3rd Street current aerial (Google Earth 05/30/2023)

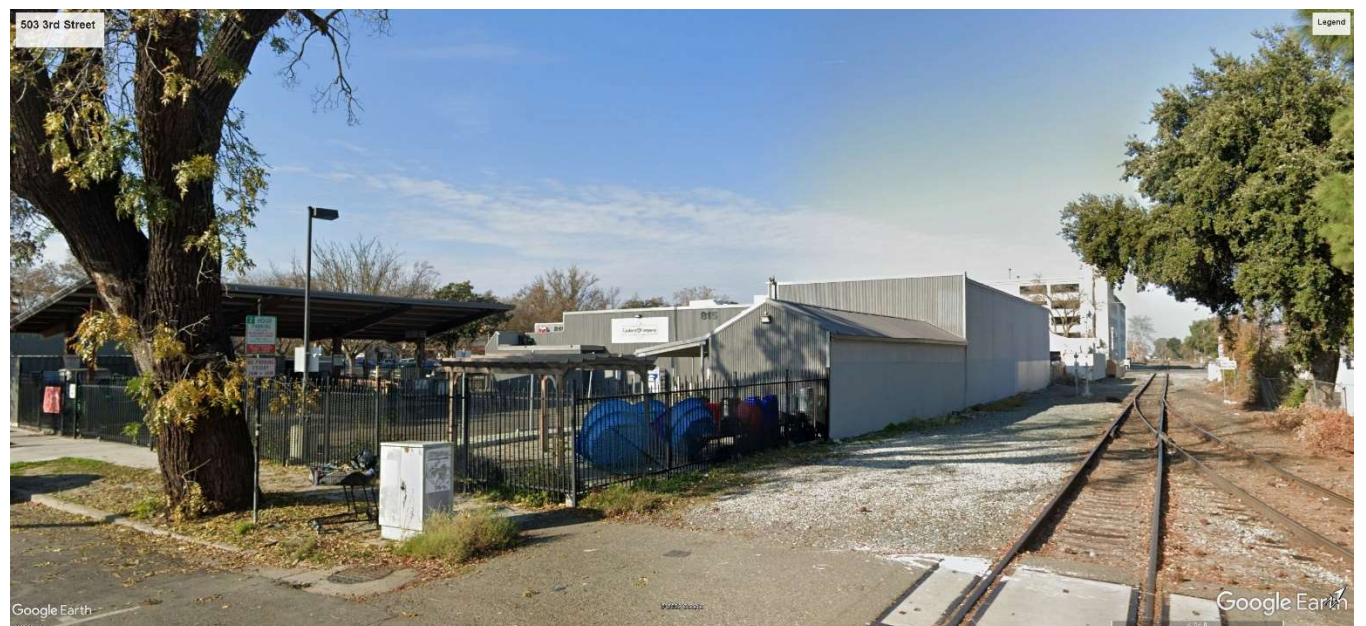


Figure 3 - 815 3rd Street Front view (Google Earth 05/30/2023)



Figure 4 - 815 3rd Street Alley view (Google Earth 05/30/2023)

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
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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 a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (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 a "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 815 3rd Street was recorded in 1996, 2003, and 2015; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation 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 subject property falls into the Explosive Growth (1959 – 1971) significance themes. Archival review indicates that 815 3rd Street was constructed in 1967 as a part of Davis Lumber Company. It was built as a utilitarian building, and it does not appear that there are any significant associations between 815 3rd Street and important events or patterns in history. It does not appear to rise above the typical associations with industrial development or the contextual period of development.

B/2/2/2 – Persons/Businesses

The building at 815 3rd Street is associated with the Davis Lumber Company and it now occupied by Ace Hardware. A previous review indicated it was utilized by Anderson Lumber Company. Archival review also does not indicate that there are any significant associations between 815 3rd Street and significant persons associated with these businesses. Therefore, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

As noted in previous inventories, the subject property at 815 3rd Street was constructed as a straight-forward functional industrial building. No specific architect, engineer, or designer is associated with the building at 815 3rd Street, nor does it appear to be the work of a master architect. For these reasons, 815 3rd Street is recommended ineligible under Criteria 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.” 815 3rd Street does not meet this criterion and therefore is recommended ineligible under Criteria 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 815 3rd Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

*B12. References:

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