

P1. Other Identifier: APN 707-241-013-000

P8. Recorded by:

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***B10. Significance: Theme** Pioneer and Railroad Era (1848 – 1904) **Area** Downtown Davis
Period of Significance 1874 **Property Type** Residential **Applicable Criteria** A/1/1/1 (Events); C/3/3/3
(Design)

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 222 D Street was originally constructed in 1874; 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

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.

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.

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

Pioneer and Railroad Era (1848-1904)²

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.

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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.

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² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, pages 6-8.

Subject Property

The property at 222 D Street was constructed in 1874 as a single-family residence. It is located immediately adjacent to a detached, commercial shopping complex called Park Place. It is a two-story vernacular building of wood-frame construction and features an irregular footprint. The building is clad in horizontal wood board and capped by a hip roof with a wide overhang that is terminated by a fascia board. It features a wrap-around porch that is supported by Tuscan columns and a solid parapet railing. The porch has been enclosed by glazing, and the porch shape has been altered to provide additional access to the porch. The primary (west) façade features two glazed, wood doors and a fixed, multi-lite wood-sash window on the first floor. Fenestration at the second story consists of two one-over-one, double-hung, wood-sash windows. Typical fenestration on the side (north and south) façades are wood-sash, one-over-one, double-hung windows. Although the property has been adapted for commercial use, a review of Sanborn Fire Insurance maps indicates that the property has retained its general massing dating to at least 1888.

Originally addressed as 216 D Street, the subject building was addressed as 222 D Street by 1979.³ It has undergone a series of modifications since 1874. **Table 1** below includes an account of these changes from the City's building permit records. Overall, it remains in good condition and appears little altered since it was last recorded in 2015. Known owners and occupants of the building are listed in **Table 2**.

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
Ca. 1874	n/a	Constructed
1957	Illegible, dated July 29, 1957	Conversion of enclosed exterior porch to bedrooms. Installation of rear exterior stairway.
Ca. 1957-1977	Letter, Doran Maxwell to Mildred MacNiven, August 10, 1977.	Rear two-story addition; removal of interior stairway from foyer to second floor; construction of bathroom addition; kitchen remodel, conversion of upper rear porch to kitchen.

Sources: City of Davis Planning and Building Department

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1874-ca. 1882	Lewis C. Drummond (owner)	
1957	Mrs. James Richardson (owner)	
1970	Patty Johnson, Bob Valine, Dennis Matson (occupants)	In 1970, the subject property was known as the Robert Payne Apartments
1977-1978	Mildren MacNiven (owner)	

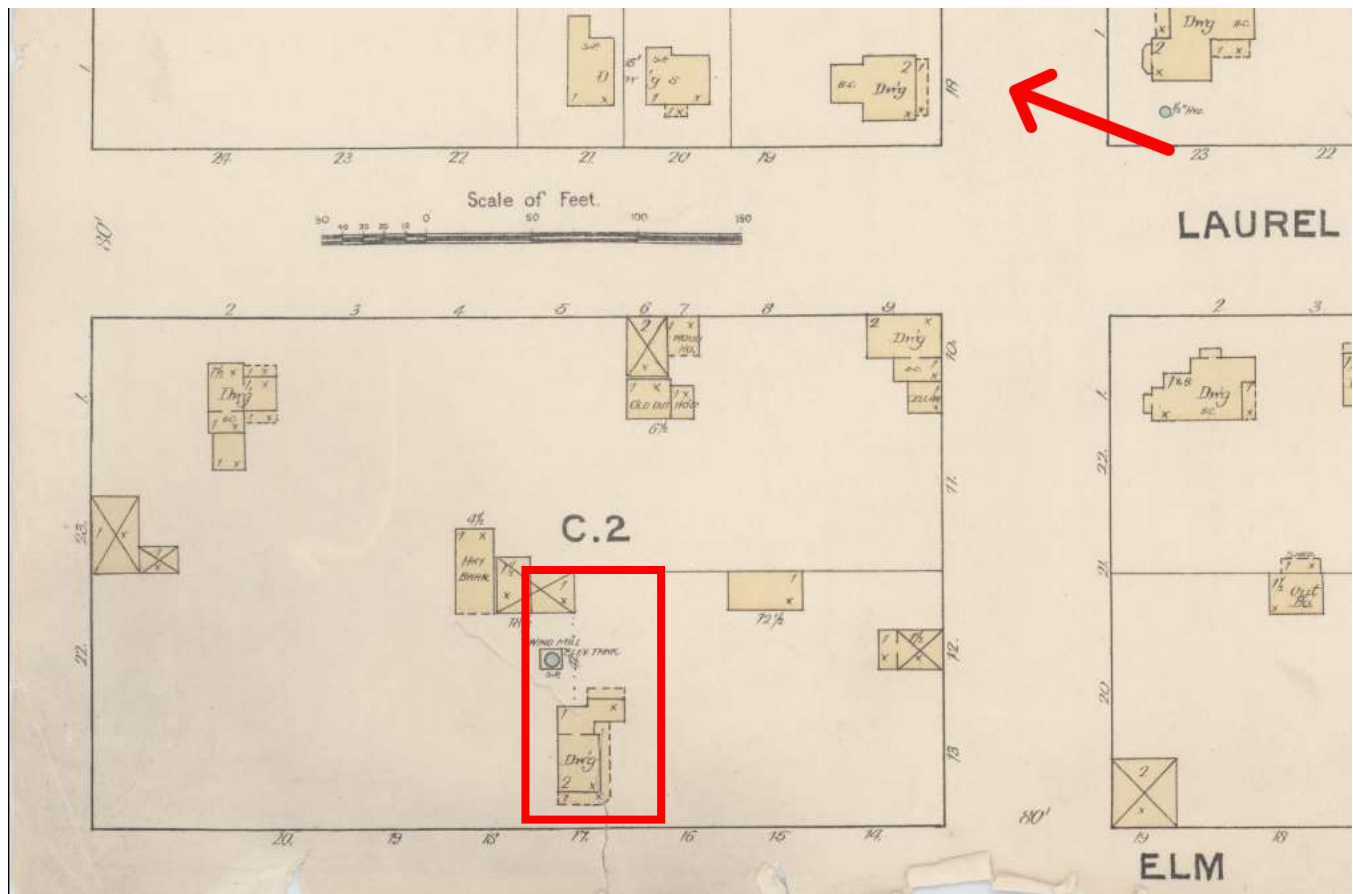
Sources: City of Davis Planning and Building Department

Lewis C. Drummond (Original Owner) and The Drummond House

Known as the Drummond House, the building at 222 D Street has historic associations with the Drummonds, a prominent early Davis family. Lewis C. Drummond was born ca. 1828 in New Jersey and appears to have traveled west by way of the Isthmus of Panama in 1849 with his brother, John Craig Drummond. Lewis Drummond settled in the South Putah district by 1852, where he worked as a farmer. Drummond gradually became a prominent landowner in the region and eventually acquired three horse ranches spread across approximately 1,700 acres. Drummond's land was situated in close proximity to the future town of Davis. According to the *Monmouth Democrat*, "the town of

³ Phyllis Haig, Davis Historical & Landmarks Commission, Historic Resource Inventory for 222 D Street, prepared for the City of Davis, June 1979.

Davis sprang up at the terminus of a railroad and [Drummond's] land became part of it."⁴ In 1872, Drummond entered into a partnership with S.W. Brown and established the Davisville Hardware Company. In 1874, Drummond constructed the building at 222 D Street as a residence for the Drummond family. Aside from ranching, Drummond was also active in community affairs and served as the Davisville Justice of the Peace.⁵ According to one biographical sketch of Drummond, he was also "a zealous worker in the Methodist Church of Davis" and "a Mason in high standing."⁶ Lewis C. Drummond died in 1882 at the age of 53.⁷ Upon his death, Drummond bequeathed his real and personal estates, including his "residence in Davisville 5 lots attached with all the furniture," to his wife and four children.⁸



Note: 222 D Street is outlined in red.

Figure 1 – 1888 Sanborn Map

⁴ "Obituary," *Monmouth Democrat*, December 17, 1908.

⁵ Architectural Resources Group, Davis Updated Cultural Resources Inventory and Context Statement, Prepared for the City of Davis, September 1996.

⁶ Tom Gregory, *History of Yolo County California; with Biographical Sketches of the Leading Men and Women of the County Who Have Been Identified With Its Growth and Development From the Early Days to the Present* (Los Angeles: Historic Record Company, 1913), pg. 176-177, files.usgwararchives.net/ca/yolo/bios/drummond80bs.txt, accessed April 23, 2024.

⁷ Find A Grave, "Lewis C. Drummond," <https://www.findagrave.com/memorial/67460289/lewis-craig-drummond>, accessed April 23, 2024.

⁸ Ancestry.com. Will and Last Testament of Lewis Craig Drummond. June 17, 1881. California, U.S., Wills and Probate Records, 1850-1953 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.



Figure 2 – Current Aerial, Subject Property in red (Google Maps, 3/13/2024)



Figure 3 – Current street view. Photo by ESA, view facing southwest. March 30, 2024.

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 D Street was previously recorded in 1979, 1996, 2003, and 2015. The 2015 recordation concurs with earlier evaluations that identify 222 D Street as a contributor "to the historic character of the Downtown/Commercial area" (Roland-Nawi Associates, 2003) and notes that it may be a contributor to a potential future historic district. ESA concurs with this assessment. However, the previous efforts did not include complete evaluations for eligibility for listing on 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 was constructed in 1874 during the Pioneer and Railroad Era (1848-1904) significance theme. Archival review indicates that 222 D Street was constructed in an area and time of gradual residential development after the California Pacific Railroad built a railroad depot and laid out a town plat for the town that became known as Davisville.

222 D Street appears to be one of the oldest surviving buildings in downtown Davis. Constructed as a residence for one of Davisville's prominent ranching families, the property is associated with several important themes from Davis's Pioneer and Railroad Era (1848-1904), including the rise of prominent agricultural and ranching families in the region,⁹ early civic development, and early social and community affairs.¹⁰ During the late 19th century, Yolo County became an important and successful agricultural region. Local economic growth was reflected in the development of more substantial residential properties in rural communities like Davisville. Properties such as 222 D Street were indicative of an emerging community of prosperous farmers and ranchers in Davisville and Yolo County more broadly. The significance of association with historic events appears to be local in nature, primarily concerning the early development of Davis. Its association with the local community and economic development does not appear to extend to national trends. It is for these reasons that 222 D Street is recommended eligible under California Register Criterion 1 at the local level of significance. As such, it is also recommended eligible for the local register as a Landmark (Criteria 1/1). It is recommended ineligible for the National Register (Criteria A). The period of significance is 1874, the year the building was constructed. Please see the integrity assessment below for more discussion.

B/2/2/2 – Persons/Businesses

The subject property is associated with one of Davis's early prominent families. The property was initially constructed as a single-family residence by Lewis C. Drummond, who was a prominent rancher in Yolo County during the 19th century. Drummond was active in community affairs and served for a time as the Davisville Justice of the Peace, was an active member of the Methodist Church of Davis and was a Mason of high standing. In 1872, Drummond and his business partner established a successful business enterprise, the Davisville Hardware Company. Drummond constructed the building at 222 D Street in 1874 during what appears to be a period of sustained professional success. Drummond lived in the residence with his family from 1874 until his death in 1882 at the age of 53. For these reasons, the subject property is significantly associated with Drummond's contributions to early community and economic development in Davis. Because he rose to prominence during the time he lived in the subject building, 222 D Street is recommended eligible under California Register Criterion B at the local level of significance. As such, it is also recommended eligible for the local register as a Landmark (Criteria 2/2). It is recommended ineligible for the National Register (Criteria B). The period of significance is 1874-82, the period during which time he lived in the subject building. Please see the integrity assessment below for more discussion.

⁹ "Legal Advisement," *Woodland Daily Democrat*, January 11, 1919, pg. 7.

¹⁰ "Mrs. Reed, Pioneer of Davis, Dies at Capital," *Woodland Daily Democrat*, June 18, 1935, pg. 1.

C/3/3/3 – Design/Engineering

As noted in previous inventories in 1979,¹¹ 1996,¹² 2003,¹³ and 2015,¹⁴ the subject property at 222 D Street was constructed as a single-family residence in a vernacular style. Archival review failed to identify any specific architect, engineer, or designer associated with the property, and it does not appear to be the work of a master architect. However, the property is significant for its relative rarity in Davis and its excellent physical condition. As previously noted, while the property has undergone a series of interior and exterior alterations (including modifications to its original front porch, a two-story addition to the rear façade, and various interior renovations), the building's appearance reflects much of its original design. Not only is it a well-preserved example of early residential properties in Davis, it is also one of few remaining 19th-century buildings in the downtown area and is among the oldest surviving properties dating to the City of Davis's Pioneer and Railroad Era (1848-1904). For these reasons, 222 D Street is recommended eligible under California Register Criterion 3. As such, it is also recommended eligible for the local register as a Landmark (Criteria 3/3). However, 222 D Street is recommended ineligible for the National Register (Criteria C). The period of significance is 1874, the year the building was constructed. Please see the integrity assessment below for more discussion.

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 D Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

Character-Defining Features

The subject property is recommended eligible for listing in the California Register and Davis Register of Historical Resources as a Landmark under Criteria 1/2, 2/2, and 3/3 at the local level. Under Criteria 1/1 and 3/3, the period of significance is 1874; under Criterion 2/2, the period of significance is 1874-82. The following features define the historic character of 222 D Street:

- Two-story height;
- Roughly L-shaped footprint;
- Hip roofs with deep eaves and exposed rafters;
- Shiplap wood siding;
- Simple wood trim around windows and at building corners;
- Original wood-sash windows on first floor; and
- Wrap-around porch with Tuscan columns and a half-wall clad in shiplap wood siding.

Integrity

For a property to be eligible for listing in the National Register, California Register, or as City of Davis Landmark or Merit Resource, it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. The subject property is recommended eligible for listing in the California Register and City of Davis Register of Historical Resources under Criteria 1/1, 2/2, and 3/3 at the local level. Under Criteria 1/1, the property is significant for its association with early Davisville social, community, and civic development. Under Criteria 2/2, the property is significant for its association with Lewis C. Drummond, a prominent rancher in Yolo County during the late 19th century. Under Criteria 3/3, the property is significant for its association with early residential development in downtown Davisville. Under Criteria 1/1 and 3/3, the period of significance is 1874; under Criterion 2/2, the period of significance is 1874-82.

National Register Bulletin 15 presents seven aspects of integrity that should be considered when evaluating buildings as potential historic resources. They are location, design, setting, materials, workmanship, feeling, and association. As a rare and well-maintained example of an early Davisville residence, the subject property retains the essential physical features that characterized its appearance during the Pioneer and Railroad Era (1848-1904). Notable alterations that occurred after the period of significance include replacement of most wood-sash windows, the enclosure of the front porch, and the construction

¹¹ Phyllis Haig, Davis Historical & Landmarks Commission, Historic Resource Inventory for 222 D Street, prepared for the City of Davis, June 1979.

¹² Architectural Resources Group, Davis Updated Cultural Resources Inventory and Context Statement, Prepared for the City of Davis, September 1996.

¹³ Roland-Nawi Associates: Preservation Consultants, "Central Davis Historic Conservation District: City of Davis, Historical Resources Survey," prepared for the City of Davis, August 2003.

¹⁴ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015.

of a rear addition. Despite these changes, 222 D Street remains recognizable as a late 19th-century residence in Davis. For these reasons, the property retains integrity of design, materials, and workmanship.

The property remains in its original location, which was the site of early residential and commercial development in downtown Davis. It is currently surrounded by a number of historic-age residential and commercial properties that reflect the evolution of the City's downtown neighborhood. Therefore, it retains integrity of location. While the property was originally constructed as a single-family residence, it has since been converted for commercial use and currently operates as a wine store and the surrounding neighborhood has a greater density of commercial buildings than the building's period of construction.¹⁵ For this reason, integrity of association is significantly diminished. Furthermore, the property does not retain integrity of feeling or setting as a 19th-century residence in downtown Davis.

Overall, 222 D Street retains a moderately high level of integrity, which is sufficient to convey its historic significance.

Recommendation

The single-family residential building at 222 D Street is recommended eligible for listing on the California Register and as a City of Davis Landmark under Criteria 1/1, 2/2, and 3/3 at the local level of significance. Under Criterion 1/1, significant for its association with early Davisville social, community, and civic development. Under Criterion 2/2, the property is significant for its association with Lewis C. Drummond, a prominent rancher in Yolo County during the late 19th century. Under Criterion 3/3, the property is significant for its association with early residential development in downtown Davisville. Under Criteria 1/1 and 3/3, the period of significance is 1874; under Criterion 2/2, the period of significance is 1874-82. The building retains sufficient integrity to convey its historic significance.

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¹⁵ Wines in Tandem, "Wines in Tandem," accessed March 13, 2024, <https://www.winesintandem.com/>.

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*Resource Name or # 222 D Street

*Recorded by: Amy Langford, ESA

*Date: March 13, 2024

Continuation

Update

Roland-Nawi Associates: Preservation Consultants. Central Davis Historic Conservation District: City of Davis, Historical Resources Survey. August 2003.

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