

P1. Other Identifier: APN 070-212-008-000, Henle/Bruhn House

P8. Recorded by:

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***B10. Significance: Theme** University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939) **Area** Downtown Davis
Period of Significance ca. 1905 **Property Type** Single Family Residential **Applicable Criteria** 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 305 E Street was originally constructed in ca. 1905; therefore, it falls into 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’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.

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

University Farm and University of California Era (1905 – Present)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. [...]

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. During this period, development began well west of Downtown in the area north of the University Farm. The unique College Park neighborhood, set on an oval street, was initially planned in 1923. Designed by landscape architect Harry Shepard, College Park was restricted to residential development, and – like many such developments of the era – the deeds contained clauses that were meant to prevent non-whites and Jews from owning or residing in the neighborhood. Twenty-five families signed up for College Park lots, and the houses were constructed gradually over the next decades, resulting in an eclectic neighborhood in a park-like setting. The College Park neighborhood is a City of Davis Historic District.

Early Twentieth Century and Depression Era (1905 – 1939)³

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² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, pages 8–10.

³ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 8.

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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.

Subject Property

The residence at 305 E Street was constructed in ca. 1905. It is a one-story residence of wood-frame construction that features an irregular footprint and was designed in a vernacular version of the Queen Anne Style. It is clad in horizontal wood plank siding and capped with a gable roof with decorative fishscale shingles. The east façade facing E Street features a bay window with decorative mullions, machined roof and window brackets, and a large, multi-paned window. The north façade features a pair of multi-lite casement windows and five one-over-one, double-hung windows with matching decorative mullions. Three vents are located at the ground level. The west façade features a secondary, partially glazed, wood door flanked by four one-over-one windows. The south façade facing 5th Street features a primary entrance covered by a metal screen and three one-over-one windows enclosed by a wood porch with a hip roof with a decorative spoolwork frieze and is supported by wooden turned spindles. The porch is flanked by large windows with decorative mullions and partially covered by metal shades. An internal brick chimney is partially visible from the south façade.

The subject property is located in historic downtown Davis, a neighborhood noted for the presence of residential and commercial properties. It shares the parcel with an ancillary wood structure to the west and a ca. 1900 single-family residence (525 5th Street) to the southwest. An earlier recordation of 305 E Street indicates that the entry stair rail and decorative turned

spindle fascia of the porch on the south façade are recent additions.⁴ The building serves as a strong focal point for several extant early Davisville residences in downtown Davis.

Henle/Bruhn House

The residence at 305 E Street is situated on property early Davisville resident Joseph Henle purchased from the Methodist Episcopal Church in 1895. At the time of purchase, a ca. 1874, the church was present on the property. Archival review failed to indicate if or when the church was demolished, or if the current residence replaced the church. The vernacular Queen Anne residence is documented on the 1907 Sanborn Fire Insurance Map (**Figure 1**) but is out of the recorded boundaries on the 1900 Sanborn Map.

Archival review indicates that the subject property was likely owned by members of the Henle/Bruhn family from its construction in ca. 1905 until at least the late 1970s. Joseph Henle was born ca. 1860 on a ranch located between Davisville and Winters, California.⁵ He was a long-time resident of Yolo County and preliminary research indicates that he worked as a laborer⁶ and, by 1914⁷, worked as a pump operator for the Southern Pacific Railroad Company. Henle appears to have been an active member of Davisville social life, and was a member of a local Masonic Lodge⁸ and a member of a local chapter of the Native Sons of the Golden West.⁹ Henle died in 1928, and funeral services were held at 305 E Street.¹⁰ Henle's daughter, Iva Mae Bruhn (nee Henle) is listed in Yolo County voter registration records as the occupant of 305 E Street between 1930 and 1936¹¹ and between 1938 and 1944.¹² Bruhn was cited as the owner of the subject property as late as 1979¹³, but it is possible she retained ownership until her death in 1987.¹⁴

305 E Street has undergone several modifications since its original construction. These changes are described below in **Table 1**. The property has been owned and occupied by various individuals. Known owners and occupants are described below in **Table 2**.

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
Ca. 1905	n/a	Constructed
Ca. 1928	Letter, Anthony R. Giannoni to Phyllis Haig (1974)	Remnants of former Methodist Episcopal Church removed from site. Foundation of 305 E Street replaced with cement foundation and wood floors installed.
1955	[illegible] dated 4/19/55	Remodel to closet in porch
Pre-2003	n/a	Entry stair rail and decorative turned spindle fascia added to south façade porch

Sources: Yolo County Assessor (2024); Roland (2003); City of Davis Planning and Building Department.

⁴ Carol Roland, Department of Parks and Recreation 523 form set, prepared by Roland-Nawi Associates, 2003.

⁵ "Joseph Henle, 67, Native of Yolo, Taken By Death," *Woodland Daily Democrat*, February 7, 1928.

⁶ Index to Davisville Precinct Register, 1908, ancestry.com, *California, U.S., Voter Registrations, 1900-1968* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2017, accessed March 20, 2024.

⁷ Index to West Davis Precinct Register, 1914, ancestry.com, *California, U.S., Voter Registrations, 1900-1968* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2017, accessed March 20, 2024.

⁸ "Henle Funeral Rites Are Held," *Woodland Daily Democrat*, February 9, 1928.

⁹ "N.S.G.W.," *Woodland Daily Democrat*, July 19, 1890.

¹⁰ "Deaths," *The Sacramento Bee*, February 8, 1928.

¹¹ Index to Davis No. 2 Precinct Register of Yolo County, ancestry.com, *California, U.S., Voter Registrations, 1900-1968* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2017, accessed March 20, 2024.

¹² Ibid.

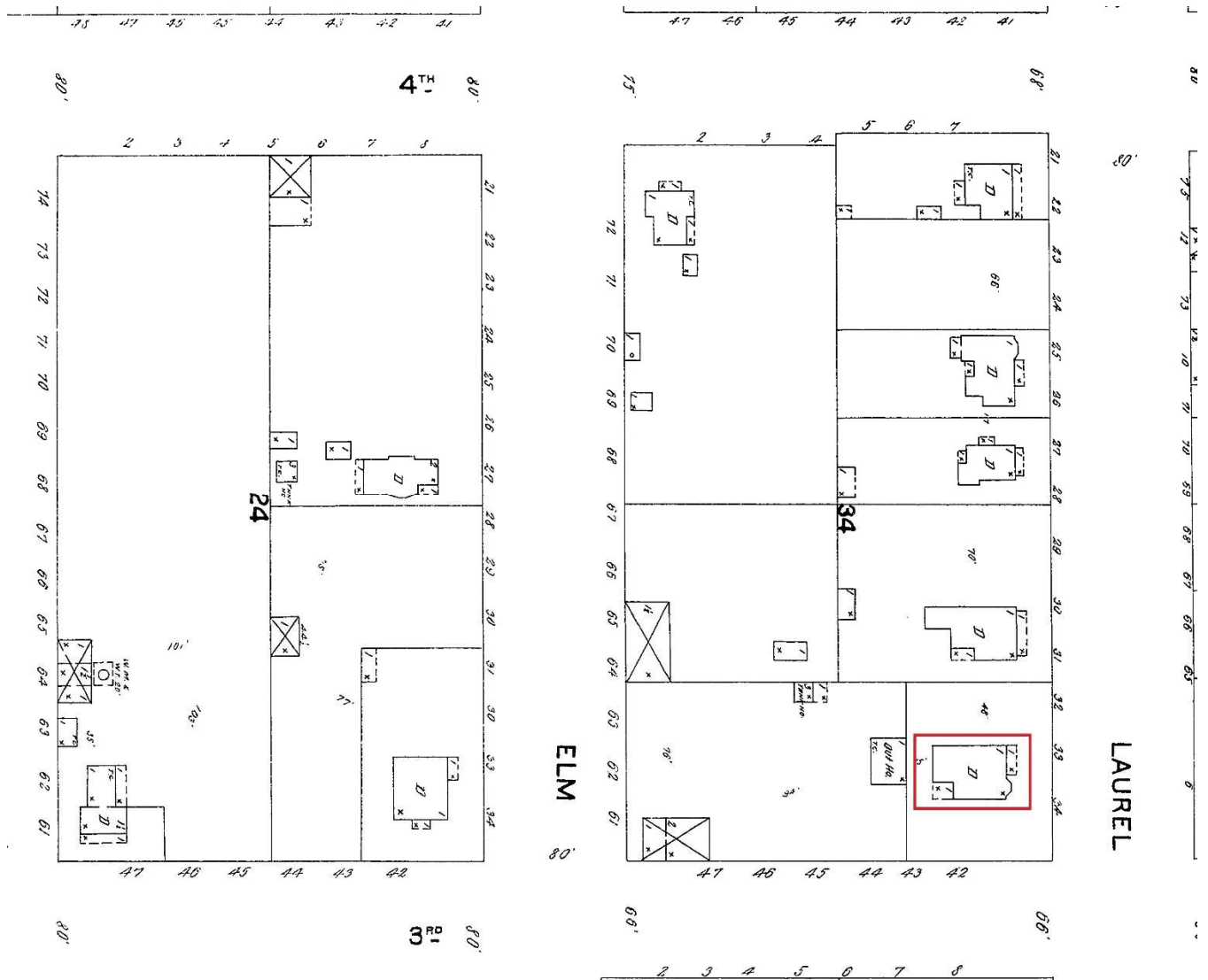
¹³ Phyllis Haig, California Department of Parks and Recreation Historic Resources Inventory, prepared by Davis Historical & Landmarks Commission, 1979.

¹⁴ "Iva M. Bruhn," ancestry.com, *U.S., Social Security Death Index, 1935-2014* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2014, accessed March 20, 2024.

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1905-1928	James Henle (owner)	
1928-ca. 1979	Otto Bruhn, Iva Mae Bruhn (owner)	
2007-2014	Bess Leland	Permit #07-3252; 12-2255
2024	Elack PTP (owner)	

Sources: Phyllis Haig (1979), Yolo County Assessor (2024), *The Sacramento Bee*,



Source: Los Angeles Public Library.

Figure 1 – Subject property outlined in red, Sanborn Fire Insurance Map, January 1907, sheet 3.

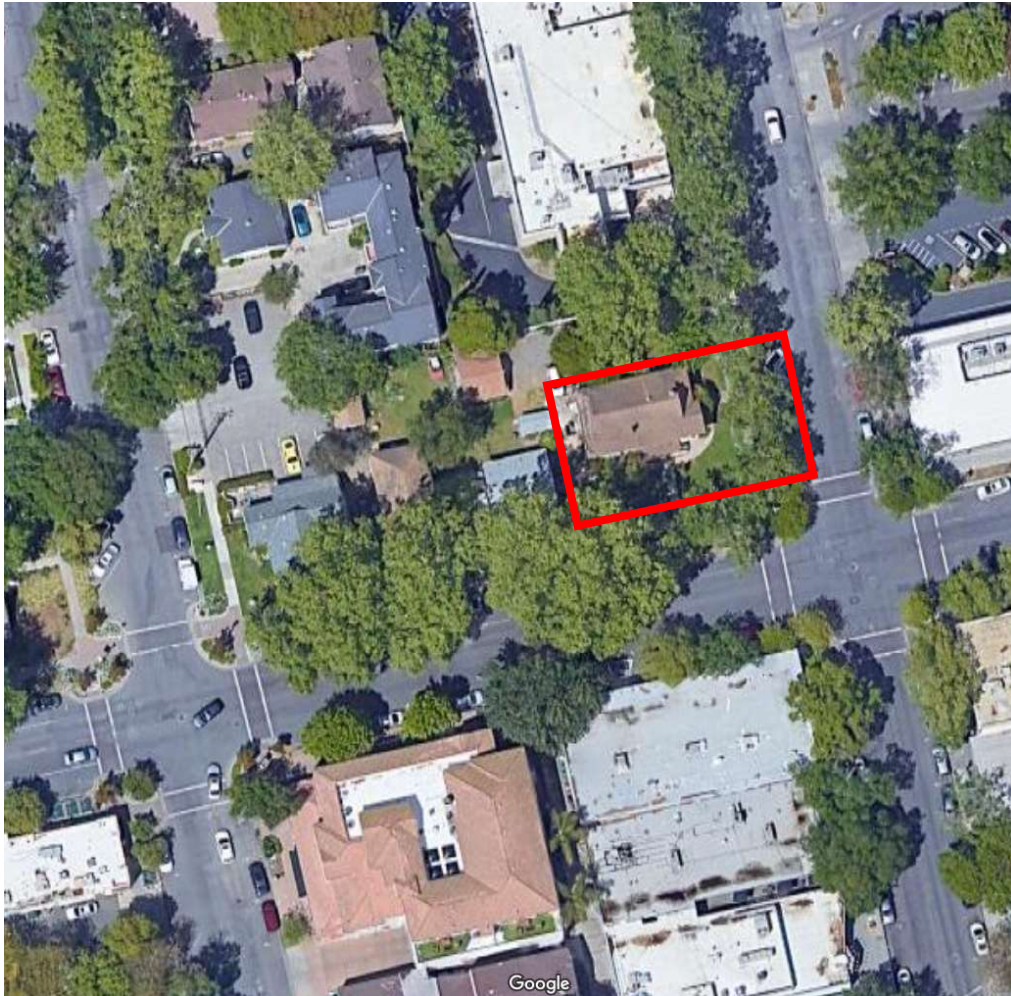


Figure 2 –305 E Street current aerial (Google Earth 03/20/2024)



Figure 3 – 305 E Street, view facing northwest (ESA 03/07/2024)

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 305 E Street was recorded in 1979, 1996, 2003, and 2015. The 2015 recordation of the subject property concurs with earlier evaluations that identify 305 E Street "may be eligible for listing on CA register as part of multiple property district composed of small number of Victorian houses remaining in Davis"

(Roland-Nawi Associates, 2003). ESA concurs with this assessment. 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 305 E Street was constructed ca. 1905 in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as a single-family dwelling in a vernacular Queen Anne style, and it does not appear that there are any significant associations between 305 E Street and important events or patterns in history and 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 E Street and significant persons or businesses. The building at 305 E Street was constructed by Joseph Helne, an early resident of Davisville and lifetime resident of Yolo County. Research indicates that Helne was an active member of the Davisville community but the residence at 305 E Street does not appear to rise to the level of significance for those activities. The residence appears to have remained in the ownership of the Helne family for much of the 20th century, but records do not indicate that any particular member of the Helne family achieved historical significance while in residence at 305 E Street or elsewhere. As research does not indicate that 305 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 1979, 1996, 2003, and 2015, the subject property at 305 E Street was constructed as a single-family residence in a vernacular Queen Anne style. The two-story building was constructed of standard materials (wood) and with standard methodologies. Archival review failed to identify any specific architect, engineer, or designer associated with the property, nor does it appear to be the work of a master architect. However, the property's significance is derived from its rarity and good condition. As previously noted, while the property has undergone moderate alterations (including replacement wood detailing of the porch on the south façade), the building's overall massing and design retains the features of its original construction. 305 E Street is a relatively well-preserved example of early residential properties and continues to function as a striking visual focal point that greatly contributes to the historic character of the city's downtown and commercial area. As the architectural significance of the subject property is primarily attributed to its age, general good condition, and rarity as a local property type, 305 E Street is recommended ineligible under National Register Criterion C and California Register Criterion 3. In terms of its design, the subject property is a good local example of its style but does not rise to the same level of architectural detailing as other City of Davis Landmarks. Therefore, 305 E Street is recommended ineligible for listing as a City of Davis Landmark (Criterion 3). However, 305 E Street is recommended eligible for the local register as a Merit Resource (Criterion 3). 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." 305 E Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

Character-Defining Features

The subject property appears to meet the historical significance thresholds for local listing at the Merit Resource level under Criteria 3, and the period of significance is ca. 1905. The following features define the historic character of 305 E Street:

- Gable roof;
- Bay and multi-paned windows with decorative mullions;
- Machined roof and window brackets;
- Fishscale shingle pattern; and
- Hip-roof porch

Integrity

For a property to be eligible for listing in the National Register, California Register, or as Landmark or Merit resources per the City of Davis regulations it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. The subject property is recommended for local listing at the Merit Resource level under criteria 3 as a representation of the historically high priority that the City of Davis makes with regard to rare examples of the early development of Davisville.

National Register Bulletin 15 presents seven aspects of integrity that should be considered when evaluating buildings as potential historic resources. They are location, design, setting, materials, workmanship, feeling, and association. The property remains in its original location, which was the site of early residential and commercial development in downtown Davis. The property maintains the appearance and feeling of a single-family residence and is currently surrounded by a number of historic-age residential and commercial properties that reflect the evolution of the City's downtown neighborhood. For these reasons, it retains integrity of location, setting, association, and feeling.

As a rare and well-maintained example of early Davisville residential properties, the subject property retains the essential physical features that characterized its appearance during the University Farm and University of California Era (1905 – present) and Early Twentieth Century and Depression Era (1905 – 1939). It retains its original massing and numerous character-defining features of the Queen Anne Style, including a gable roof, prominent original bay and multi-paned windows with decorative mullions and machined roof and window brackets. A wood porch with a hip roof and decorative spoolwork frieze and wooden turned spindles dominates the south façade. For these reasons, the property retains integrity of design and workmanship. Research conducted during a previous recordation of the property indicates that some of the extant decorative details, such as the turned spindle fascia of the porch, do not date to the building's original construction date. Records on file at the City of Davis Planning and Building Department also note that the building's foundation was replaced with a cement foundation and new wood floors were added ca. 1928. As such, the property's integrity of materials is diminished.

The City of Davis maintains two categories of local historic resources – Landmarks and Merit Resources. Of these, merit resources have a lower threshold for remaining historical integrity. As the property retains sufficient integrity but is not as architecturally distinct as other City of Davis Landmarks, ESA recommends 305 E Street ineligible for listing as a City of Davis Landmark and eligible for listing as a City of Davis Merit Resource.

Recommendation

The single-family residential building at 305 E Street is recommended eligible for listing as a City of Davis Merit Resource under Criterion 3 for its association with early residential architecture in Davisville. These associations are evidenced through the character-defining traits of early 20th-century vernacular Queen Anne architecture, such as the general massing, gable roof, bay and multi-paned windows with decorative mullions, machined roof and window brackets, and hip-roofed porch. The period of significance is the property's date of construction, ca. 1905.

***B12. References:**

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*Date: March 20, 2024

Continuation

Update

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