

PRIMARY RECORD

Primary
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 414 E Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Yolo

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

c. Address: 414 E Street City: Davis Zip: 95616

d. UTM: Zone 10 S, 609651.99 mE/ 4267186.23 mN

e. Other Locational Data: APN 070-213-002-000

***P3a. Description:**

414 E Street is a single-family residence designed in the Minimal Traditional style and is located in a mixed residential and commercial area in downtown Davis. The one-story building is of wood-frame construction, supported by a concrete foundation, and features an irregular footprint. It is clad in wood lap siding and capped by a cross-gable roof covered with composite singles. The primary façade faces west and features a front-facing gable with a large, fixed window beneath a fabric awning and a louvered vent under the gable. To the north of the front-facing gable, is a one-over-one, double-hung window beneath a window cover, an uncovered one-over-one window and a partially glazed, wood door covered by a metal screen. A concrete ramp with a simple wood railing provides access to the primary entrance. To the south of the front-facing gable, is a one-over-one, double-hung window and a pair of one-over-one, double-hung windows beneath a fabric awning. The side (south) façade features two one-over-one, double-hung windows and a vent beneath the gable. The side (north) façade features, from left to right, a metal garden window, a vent beneath the gable, and two one-over-one, double-hung windows. A concrete driveway runs along the north façade and provides access to a wood-frame garage with a hipped roof. The rear façade is not visible from the public right-of-way, but a brick chimney is visible at the building's roofline.

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo: View of primary façade, facing northeast. ESA, 2024.

***P6. Date Constructed/Age and Source:**

Historic Prehistoric Both
1935. Source: Yolo County Assessor, 2024.

***P7. Owner and Address:**

Naka Davis LLC
340 Mills Drive
Davis, CA 95616

P8. Recorded by:

Amy Langford, ESA
2600 Capitol Avenue, Suite 200
Sacramento, CA 95816

*P9. Date Recorded: March 7, 2024

*P10. Survey Type: intensive

*P11. Report Citation: none

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 414 E Street

*NRHP Status Code 5S3

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B1. Historic Name: 414 E Street

B2. Common Name: 414 E Street

B3. Original Use: Single-family residence

B4. Present Use: Commercial

*B5. Architectural Style: Minimal Traditional

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

1935 – Constructed.

Ca. 1977 – Property rezoned for mix use (health clinic), no discernible major exterior modifications.

Ca. 1977-1999 – roof replaced with composition shingles.

Post-1999 – replacement of windows and window shades visible to public right-of-way, addition of metal screen door to primary entrance and concrete pads along yard and driveway.

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

*B8. Related Features: A detached one-story, wood-frame garage is located along the east property line.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Themes Early Twentieth Century and Depression Era (1905 – 1939); Progressive Visions, Managed Growth (1972 – 2015) Area Downtown Davis

Period of Significance ca. 1978-1985 Property Type Health Clinic Applicable Criteria 1/1

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

In 2015, the *Davis, California: Citywide Survey and Historic Context Update* was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significance themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property was constructed in 1935, and therefore falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context. However, as will be discussed in more detail below, due to its association with the Davis Free Clinic from 1977 to ca. 1985 the Progressive Visions, Managed Growth (1972 – 2015) is also considered in the following evaluation.

(Continued on page 3)

B11. Additional Resource Attributes: none

*B12. References:

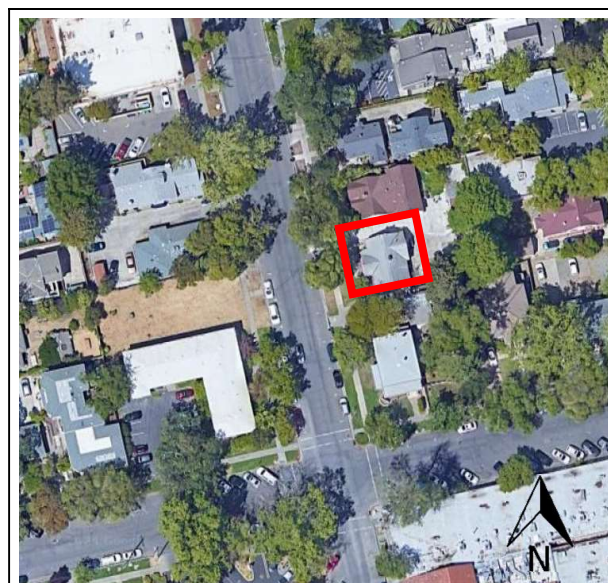
(Continued on page 12)

B13. Remarks: none

*B14. Evaluator: Amy Langford

*Date of Evaluation: March 19, 2024

(This space reserved for official comments.)



Source: Google Earth, 2024.

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

The subject property was constructed in 1935 as a single-family residence. During the 1970s, the property was repurposed to function as a community health clinic. The following provides a brief summary of the growth of the City around the initial period of construction (1935) as well as the period when the building's use shifted from residential to community health services. The following early history of the City of Davis is taken from the *Davis, California: Citywide Survey and Historic Context Update*.¹

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

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

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

After the railroad provided an economic impetus for a town, commercial establishments quickly sprang up to serve local residents. In addition to the farming-related businesses that were the community's raison d'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.

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

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

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.

Social and Community Health Services in Davis During the Late 20th Century

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

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

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

Every army has its leaders. So it is in Davis, where a small group of activists have left an indelible mark on the community over the last 30 years. Time and time again, they were ready to roll up their sleeves and go to work on behalf of suicidal residents, the mentally ill, the homeless, abused residents and other groups in need of help.

A case in point was Dr. John Jones, a local doctor who in 1972 founded the Davis Free Clinic. Serving the needy was natural for Jones. He grew up in Piggott, [Arkansas], the son of a rural doctor who often received a chicken or foodstuffs, instead of money for his services. His appreciation for human life grew during World War II, where he survived almost a year at a prisoner-of-war camp in Poland. And, he learned a lot about the special needs of drug addicts and others working as a volunteer physician at the Haight-Ashbury Free Clinic in San Francisco. Jones was there to witness the heyday of the hippie era at San Francisco's Summer of Love in 1967. During the day, he worked at [UC Davis] Cowell Student Health Center. In the evening, he would be at the Haight-Ashbury clinic, spending much of his time treating street people with drug problems, venereal diseases and other ailments....

For awhile, Jones set up [the Davis Free Clinic] at the Friends Meeting of Davis at 345 L St., using makeshift tables and screens. "It just kind of grew. There was more and more need," recalled his wife Nancy. Jones also began visiting the area's farm labor camps and hippie encampments in the foothills, using a converted milk-delivery truck as a traveling clinic.

The Free Clinic started out offering non-emergency general medical services, but its mission grew rapidly, as the area's population grew and needs changed. It established a women's health program 1973, and the clinic added drug detoxification, perinatal day treatment and mental health counseling to its list of services the following year. A perinatal program was added in 1979, a pediatric program was created in 1984, and the clinic inaugurated primary dental care in 1991. In the early 1980s, clinic officials branched out to West Sacramento, opening the John H. Jones Community Clinic to provide drug rehabilitation, counseling and educational services there. The organization expanded again in 1993, when county officials decided to shut down Yolo General Hospital and turn over operation of other county health facilities to the private sector. Clinic officials took over operation of two facilities: Peterson Clinic in Woodland and Salud Clinic in West Sacramento. Officials also set up an umbrella organization, CommuniCare Health Centers, to operate the four clinics. Despite its rapid growth, organizational changes and ambitious plans for the future, the Davis Community Clinic continued to rely on volunteer physicians and nurses. Medical students from [UC Davis] also helped out, many as volunteers. Other volunteers served as counselors, support workers, lab technicians, class instructors and clerical help.

Davis Free Clinic

As noted above, the Davis Free Clinic was a community health clinic established by Dr. John Jones to address the growing drug crisis in the Yolo County area. In 1969, Jones solicited the aid of like-minded local medical professionals to open a free clinic for clientele dealing with drug addiction, and other ailments at the Diogenes House in 1969. In 1972, the clinic adopted the name Davis Free Clinic and began to offer its services out of the Friends Meeting of Davis property located at 345 L Street (extant). In 1977, permit records indicate that the Davis Free Clinic entered into negotiations with local property owners Grant and Grace Noda to use a 1935 residential property at 414 E Street as an annex for the clinic's drug detox center.

The subject property functioned as the site of the Davis Free Clinic Drug Abuse Program, which served as one of the few heroin detoxification outpatient facility in northern California. Run by a volunteer staff of doctors and medical professionals, the

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

*Recorded by: Amy Langford, ESA

*Date: March 18, 2024

Continuation

Update

program innovated a unique treatment of low-dose medication and counselling for its clientele.⁴ The clinic's program evolved from its founder's method of treating patients experimenting with heroin and LSD with "talk-down" therapy, a technique which involved talking to a person during a drug experience to calm them and later offering them more comprehensive therapy. This approach was a radical departure from standard 1960s and 1970s treatments, which often included the administration of stronger, more addictive drug protocols.⁵

John Jones enjoyed a long and fruitful medical career in the Davis and the surrounding area. He worked at the student health center at the University of California, Davis, and the Haight-Ashbury Free Clinic in San Francisco before establishing the Davis Free Clinic. For his contributions to local community development, Jones is considered one of Yolo County's most influential physicians.⁶

In 1985, the renamed Davis Community Clinic consolidated its operations into a former grocery store in downtown Davis, which accommodated 10,000 patient visits each year. The clinic continued to expand its locations and services in the following years, including substance use treatment at the John H. Jones Community Clinic in West Sacramento (1988), and dental services at the Davis Community Clinic (1990) and Woodland's Peterson Clinic (1993).⁷ In 1994, the clinic assumed management of the Peterson Clinic in Woodland and the Salud Clinic in West Sacramento and adopted the name CommuniCare Health Centers as an umbrella for its growing satellite of health clinics and centers throughout the Yolo County region.⁸

Subject Property

414 E Street was constructed in 1935 as a single-family residence. A review of archival records suggests that the subject property functioned as a residence until the late 1970s, when the Davis Free Clinic assumed occupancy of the building. While sources indicate that the Davis Free Clinic began to operate independently of the Diogenese House by 1972, the earliest building permit record confirming the occupancy of the health clinic at 414 E Street is dated 1978.⁹ The Davis Free Clinic was innovative for its model of relying on volunteer efforts to provide free medical services to Davis's most vulnerable community members and established one of northern California's only outpatient heroin detox centers to address the growing drug crisis of the 1970s. It appears that the Davis Free Clinic operated out of the subject property until ca. 1985, when it relocated to a larger facility in Davis. Between 1996 and 1998, design plans were submitted to the City for an addition to the subject property for the Yolo Family Services Agency (YFSA). However, the addition was never constructed and a review of online sources was unable to confirm if YFSA ever assumed occupancy of the property.¹⁰

By 1999, the subject property functioned as a commercial space for Davis Psychics. According to online Chamber of Commerce records, 414 E Street is currently listed as the business address for the same business. However, online sources and ESA staff observation during a March 2024 pedestrian survey suggests that the subject property is not open to the public.¹¹

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

TABLE 1: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1956	A.C. Burdette (owner)	
1970	Fred Birzele (occupant)	
1977- 2007	Grant S. and Grace K. Noda (owner)	
1978- ca. 1985	Davis Free Clinic (occupant)	
1999 – present	Davis Psychics (occupant)	
2007- present	Naka Davis, LLC (owner)	

Sources: City of Davis, Planning and Building Department; City of Davis Directory, 1970; Chamber of Commerce Business Directory, 2024.

⁴ "What Ever Happened to Dr. Hip?," *Sacramento Bee*, March 10, 1982.

⁵ "Influential physician to be honored," *Sacramento Bee*, April 19, 1990.

⁶ Ibid.

⁷ CommuniCare Health Centers, "History," accessed March 19, 2024, <https://communicarehc.org/history/>.

⁸ "Lisa Hillis and Kathy Joseph," *Sacramento Bee*, November 4, 1999.

⁹ Permit # 1-78, on file at the City of Davis, Planning and Building Department.

¹⁰ Permit # 113-993, on file at the City of Davis, Planning and Building Department.

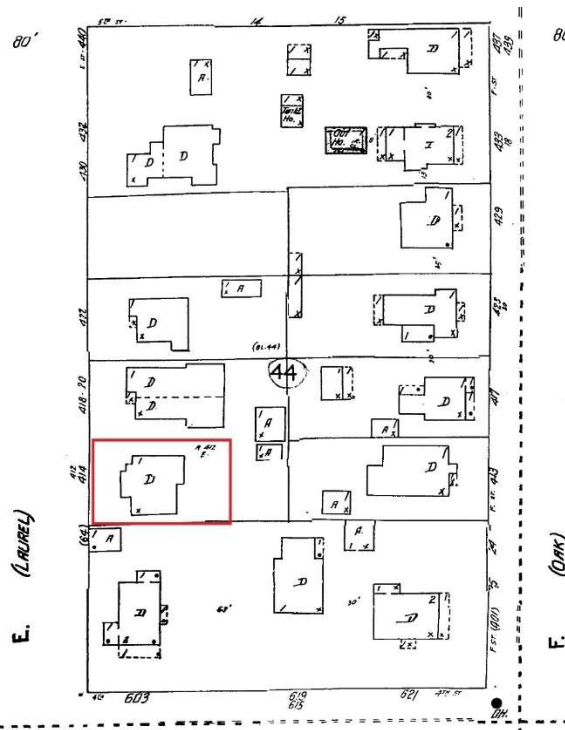
¹¹ Chamber of Commerce Business Directory, "Davis Psychics," accessed March 19, 2024, <https://www.chamberofcommerce.com/united-states/california/davis/psychic/10875339-davis-psychicsm>.

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

TABLE 2: BUILDING PERMITS

Date	Permit Number	Notes
1978	1-78	Conditional Use Permit (to convert single family residence to health care offices, no structural modifications specified)
1996; 1998 (resubmitted)	113-993	Design plans for Yolo Family Services Agency, including interior upgrades to original building and the construction of 655 square-foot, one-story addition to rear of property. A pedestrian survey conducted in March 2024 confirmed that no such addition plans were executed. It is uncertain what interior modifications were made to the original building during this period.

Sources: City of Davis, Planning and Building Department.



1945 Sanborn Fire Insurance map; 414 E Street is outlined in red.



414 E Street, ca. 1999. Source: City of Davis, Planning and Building Department.



Figure 3: Dr. Eugene Schoenfeld, medical director for the Davis Free Clinic Drug Abuse Program, standing in doorway of 414 E Street. Source: Sacramento Bee, March 10, 1982.

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

The subject property at 414 E Street was evaluated for potential historic significance under National Register Criteria A through D, California Register Criteria 1 through 4, Davis Landmark Criteria 1 through 4, and Davis Merit Resource Criteria 1 through 4. While the wording is slightly different for each of the four criteria for the National Register, California Register, Davis Landmark, and Davis Merit Resource eligibility, they each align to cover the same potential significance criterion. A/1/1/1 covers associations with significant historical events, B/2/2/2 covers significant people, C/3/3/3 covers significant architecture, and D/4/4/4 covers the information potential of a site.

A/1/1/1 - Events

The 1935 construction date of the subject property places it with in the Early Twentieth Century and Depression Era (1905-1939) significance theme. As such, it was part of the original residential settlement patterns in downtown Davis. Archival research does not indicate that it had any significant associations with the growth of the City at that time, or with residential development in the region during the late Great Depression period. It does not appear to share any significant associations with important event or pattern in history between its construction in 1935 and its conversion to a health clinic during the 1970s.

However, the subject property is significant for its association with the Davis Free Clinic, which ran its first Drug Abuse Program at 414 E Street between ca. 1978 and ca. 1985. The program embraced an innovative combination of talk therapy and low-dose drug administration to treat its clientele. While occupying the subject property, the program was one of the few facilities to offer outpatient treatment for heroin detoxification in northern California. The clinic, with its empathetic approach to patient experience, provided a crucial service to disadvantaged members of the Davis and Yolo County communities. While the Davis Free Clinic operated out of other extant locations before and after this period, archival indicates that the former residence at 414 E Street served as its first location to focus primarily on drug detoxification treatments. As described on the city's official website, "Davis is [...] known for its innovation in all aspects of community life as a leader in fostering and implementing non-traditional approaches to traditional problems. Known as an environmentally aware and socially innovative city, Davis boasts more than 50 miles of bicycle paths and more bicycles per capita than any other city in the nation. Residents of Davis are active in local, national, and international political causes, sports, arts, and community organizations."¹² This history of 414 E Street as the former Davis Free Clinic showcases this community identity.

The influence of the programs undertaken at 414 E Street Street appears to be local in nature, primarily concerning the community in Davis and the immediately surrounding areas. The organizations associated with the subject property do not appear to have spurred like efforts outside of the immediate area, or grown into other programs or social efforts that have had a larger sphere of influence. It is for these reasons that 414 E Street is recommended ineligible under National Register Criterion A and California Register Criterion 1. However, 414 E Street is recommended eligible for the local register as both a

¹² "About Davis: Community," *City of Davis*, <https://www.cityofdavis.org/about-davis/community>, accessed September 7, 2022.

Landmark and as a Merit Resource (Criteria 1/1). The period of significance is ca. 1978 to ca. 1985, and this represents the period during which the Davis Free Clinic operated its first Drug Abuse Program at 414 E Street. Please see the integrity assessment below for more discussion.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 414 E Street and significant persons or businesses. The documented owners of the property do not appear to be historically significant. While Grant and Grace Noda owned multiple properties in Davis for extended periods of time, the property does not appear to rise to the level of significance for that association. The property's most significant association is with the Davis Free Clinic, which operated its drug treatment services at the subject property between ca. 1978 and ca. 1985. However, the association of any individuals who received treatment or worked for the Davis Free Clinic, such as Dr. James Jones, with the subject property itself does not appear to rise to the level of significance. Rather, their connection to the property reflects broader trends in community development in Davis and Yolo County during the 1970s and 1980s. In summary, research does not indicate that 414 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

The subject property at 414 E Street is a modest example of the Minimal Traditional architectural style. It features simple and restrained decorative details and is not affiliated with any known designer or engineer. It is of common wood-frame construction. It does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 414 E Street, nor does it appear to be the work of a master architect. The ancillary garage building on the property is also not historically significant for its design. The garage was constructed at an unknown date and is simple in both plan and materials. For these reasons, 414 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." 414 E Street does not meet this criterion and is recommended ineligible under Criterion D/4/4/4.

Character-Defining Features

The subject property is recommended eligible for local listing at the Landmark and Merit Resource level under Criteria 1/1, and the period of significance is ca. 1978 to ca. 1985. The following features define the historic character of 414 E Street:

- The embrace of innovative and non-traditional solutions to local social concerns;
- Community-led social programming to support and uplift vulnerable groups living in the City of Davis; and
- The diverse, mixed-use neighborhood setting of downtown Davis, as demonstrated by modest residential buildings repurposed for commercial use, community programs, and social services.

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 eligible for local listing at the Landmark and Merit Resource level under Criteria 1/1 as a representation of the historically high priority that the City of Davis makes with regard to social innovation and support.

National Register Bulletin 15 presents seven aspects of integrity that should be considered when evaluating buildings as potential historic resources. They are location, design, setting, materials, workmanship, feeling, and association. The building at 414 E Street has never been moved, is located in an area that has historically been characterized as a mix of commercial and residential development and retains the appearance and feeling of its original design. As such it retains integrity of location, setting, feeling, and association. While the subject property has functioned as a health clinic and commercial building since the 1970s, it has undergone relatively few structural modifications and appears to retain many of the features of its original design. As such, it retains integrity of design, materials, and workmanship.

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. Based on an intensive pedestrian survey and archival review of building permit records, 414 E Street is recommended ineligible for listing as a City of Davis Landmark because of the relatively short period of time in which it functioned as the Davis Free Clinic. However, 414 E Street is recommended eligible for listing as a City of Davis Merit Resource.

Recommendation

The building at 414 E Street is recommended eligible for listing as a City of Davis Merit Resource under Criterion 1 for its association with innovative community support initiatives in the City of Davis. Between 1978 and 1985, the property served as the location of one of northern California's only outpatient treatment facilities for heroin detoxification and provided crucial support serviced to the underserved members of Davis. This effort is a character-defining trait for the City as evidenced by the program at 414 E Street. The period of significance is ca. 1978 to ca. 1985.

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

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