

P1. Other Identifier: APN 070-213-003-000

P8. Recorded by:

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

***B10. Significance: Theme** World War II and Post-War (1940 – 1958) **Area** Downtown Davis
Period of Significance 1941 **Property Type** Residential **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historic Context

In 2015, the Davis, California: Citywide Survey and Historic Context Update was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significance themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property at 418-420 E Street was originally constructed in 1941; therefore, it falls into the World War II and Post-War (1940 – 1958) significance theme established in the 2015 historic context statement.

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*.

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

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

Transformation of the University Farm

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

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

Resources Constructed During World War II/Post-war Era

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

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

Subject Property

The building at 418-420 E Street is a one-story stucco duplex constructed in 1941.³ It is a modest example of the Tudor Revival style, features an irregular plan, and is capped by a steeply-pitched, cross-gable roof. The primary (west) façade features two flush, wood doors enclosed by a decorative false scroll front entry clad in brick veneer. Three brick steps and a decorative metal handrail provide access to the front entry. To the north and south of the entry are two sets of three double-hung windows. The side (south) façade, features four sash windows, a double-hung window, and two flush, wood doors that provide entrance to the rear portion of the residence. The rear (east) and side (north) facades were inaccessible to ESA staff during a pedestrian survey. A narrow concrete driveway runs along the side (south) façade and provides access to a detached, front-gable garage. Later alterations to the property includes the partial and full replacement of roofing with composite shingles in 2007 and 2016, respectively (**Table 1**). ESA staff observed during a pedestrian survey that the windows have all likely been replaced at some earlier point. Known owners and occupants are listed below (**Table 2**).

The property is situated in a mixed residential and commercial neighborhood in downtown Davis. 418-420 E Street appears to be in generally good condition and retains its original massing and essential character-defining features of a modest 1940s residence. The primary (west) and side (north and south) facades are surrounded by well-maintained landscaping, including several mature trees.

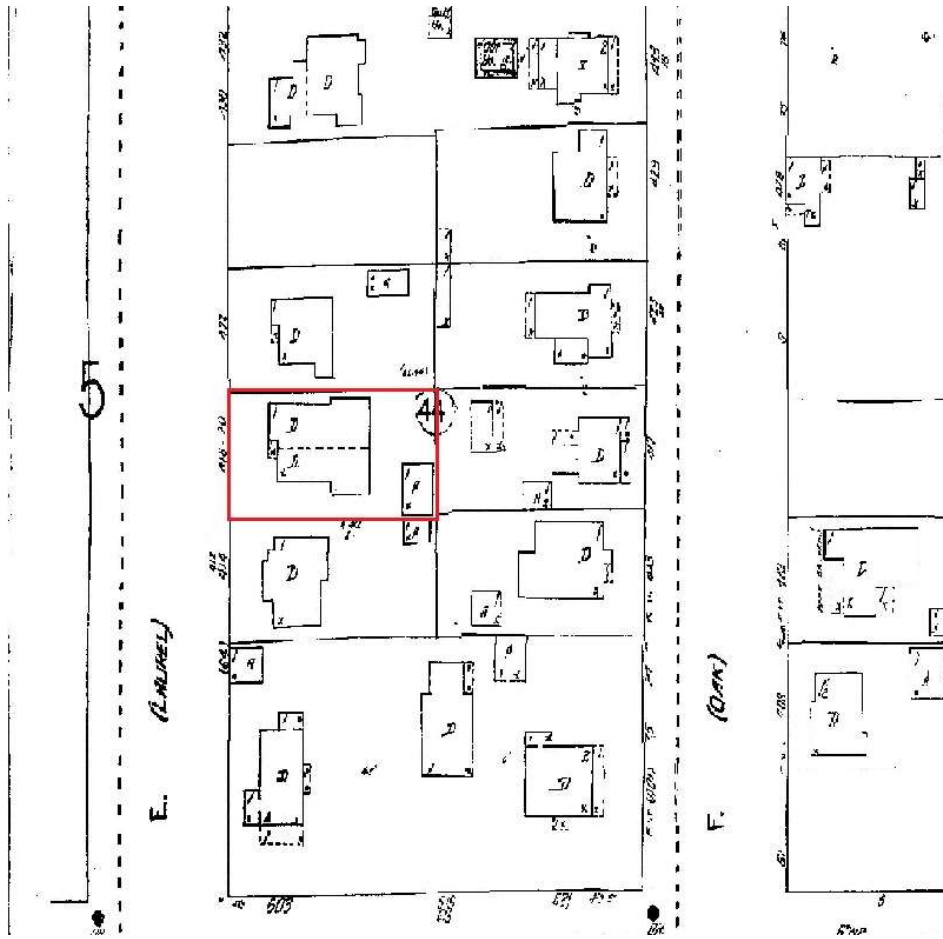
TABLE 1: BUILDING PERMITS AND CITY RECORDS

| Date | Permit Number | | Notes |
|------|---------------|--|---|
| 2007 | 07-2519 | | Partial re-roofing at 418 E Street with composite shingles. Owner listed: Grant Nota. |
| 2016 | 16-86 | | Roof replaced with composite shingles at 418-420 E Street. Owner listed: Grant Nota. |

TABLE 2: OWNER/OCCUPATION HISTORY

| Date | Name | Occupation | Notes |
|------|-------------------------|------------|---|
| 1996 | GS and GK Noda (owner) | Unknown | Source: Architectural Resources Group, Davis Updated Cultural Resources Inventory and Context Statement, prepared for the City of Davis, San Francisco, California, September 1996. |
| 2007 | Grant Nota (owner) | Unknown | Source: Building Permit no. 07-2519 |
| 2016 | Grant Nota (owner) | Unknown | Source: Building Permit no. 16-86 |
| 2024 | Naka Davis, LLC (owner) | Unknown | Source: Yolo County Assessor, 2024. |

³ Parcelquest, Yolo County Assessor, 2024.



Note: 418-420 E Street is outlined in red.

Figure 1 – 1945 Sanborn Map

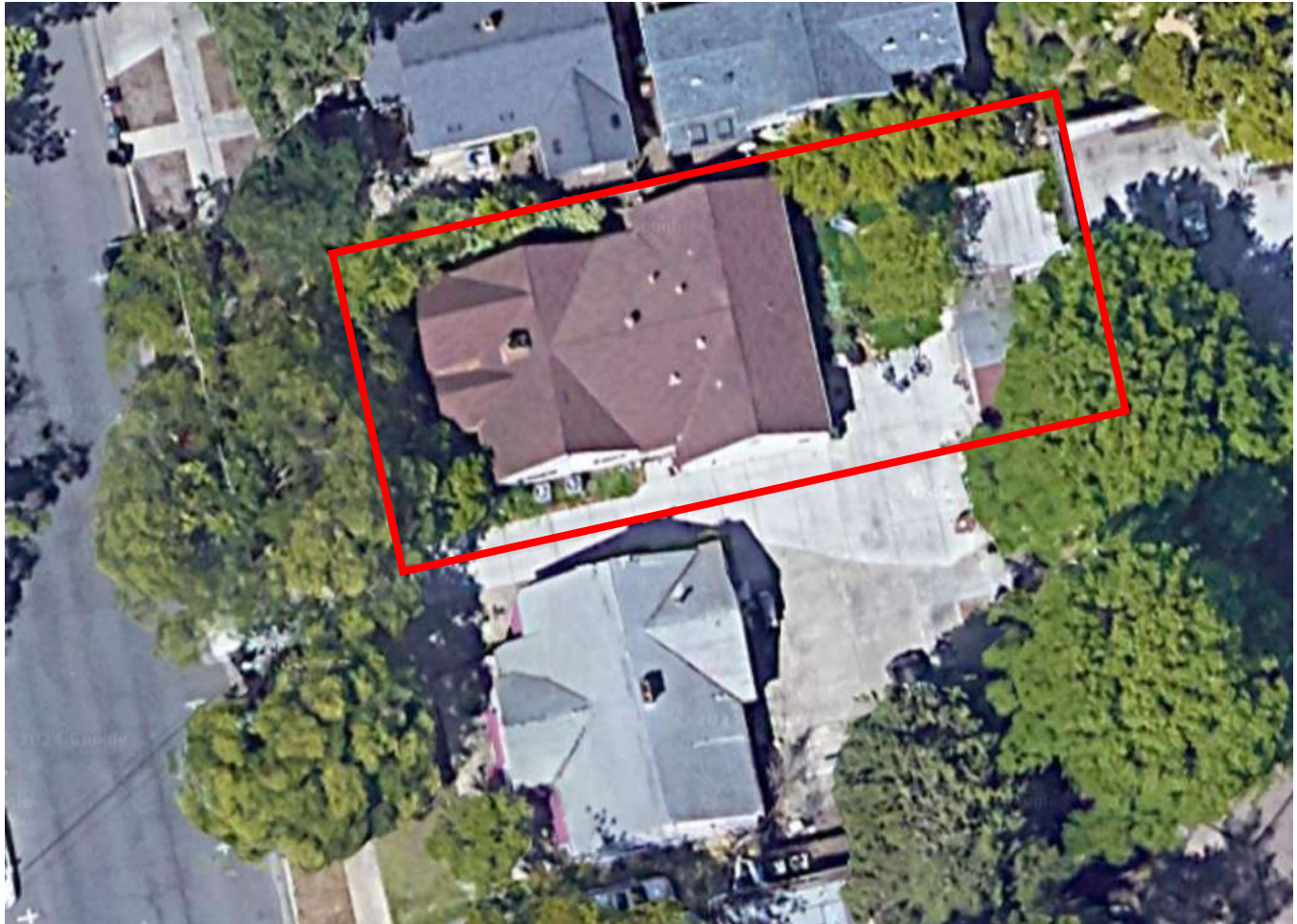


Figure 2 – Current Aerial, 418-420 E Street in red (Google Maps, 3/12/2024)



Figure 3 – Current street view. Photo by ESA, view facing west. March 7, 2024.



Figure 4 – Current street view. Photo by ESA, view facing northeast. March 7, 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 418-420 E Street was previously recorded in 1996 and 2015. The 2015 recordation identifies the subject property as a possible contributor to a potential historic district in the area. ESA concurs with this preliminary 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 was constructed in 1941 during the World War II and Post-War (1940 – 1958) significance theme. Archival review indicates that 418-420 E Street was constructed in an area and time of incremental residential development that was a response to increased population growth in Davis during World War II and its immediate aftermath. It appears on a 1945 Sanborn map as a duplex, reflecting the theme of postwar population growth. However, it does not appear that there are any significant associations between 418-420 E Street and important events or patterns in history. It does not appear to rise above the typical associations with residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – People

Archival review also does not indicate that there are any significant associations between 418-420 E Street and the lives of people significant in the past. While the construction of the residence coincides with Davis's population growth during World War II, archival research did not indicate any specific individual of significance related to the City of Davis or local wartime-related mobilization having attained prominence through their association with the residence. Furthermore, preliminary research failed to identify any owners/occupants of the residence that have risen to the level of significance. As research does not indicate that 418-420 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 418-420 E Street is representative of two-family residential buildings constructed in Davis and Yolo County during the mid-20th century. It is a modest example of the Tudor Revival Style, embodying few distinctive characteristics and reflecting relatively little architectural distinction. While it is in good condition and retains its original massing and stylistic features, no specific architect, engineer, or designer is associated with the building at 418-420 E Street, nor does it appear to be the work of a master architect. For these reasons, 418-420 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." 418-420 E Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

Integrity

For a property to be eligible for listing in the National Register, California Register, or as Landmark or Merit resources per the City of Davis regulations it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

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*Resource Name or # 418-420 E Street

*Recorded by: Amy Langford, ESA

*Date: March 12, 2024

Continuation

Update

Recommendation

ESA recommends 418-420 E Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:**

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

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

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ParcelQuest.com. Yolo County Assessor's Parcel Data. Accessed March 12, 2024.