

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary  
HRI #  
Trinomial  
**NRHP Status Code**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 13

**\*Resource Name or #:** 815 Sweetbriar Road

**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 Location:**  Not for Publication  Unrestricted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: 815 Sweetbriar Road City: Davis Zip: 95616

d. UTM: Zone 10 S, 609750.31 mE/ 4267725.96 mN

e. Other Locational Data: APN 070-163-006-000

**\*P3a. Description:**

The subject property is located in the Bowers Acres subdivision, which is situated several blocks north of historic Downtown Davis. It is occupied by a one-story, single-family residence designed in the Minimal Traditional Style. Located on a 5,185 square-foot lot, the building is of wood-frame construction and features a T-shaped footprint. It is clad in shiplap wood siding and capped by a cross-gable roof covered with composition shingles. Two utility poles are situated along the south end of the lot, which is enclosed by a wood and wire fence. Wood privacy fences and mature landscaping obscures the west and north façades from public view. A detached one-story garage/two-story guest house is located at the north side of the lot.

The primary façade faces south with frontage on Sweetbriar Road and is composed of two distinct sections. The west section features two single-hung, vinyl-sash windows below a gable. The east section is recessed and features two single-hung, vinyl-sash windows of different sizes, and it terminates in an eave at the roofline.

The secondary façade faces east with frontage on Sweetbriar Road and is composed of two distinct sections. The south section features a partially glazed, paneled wood door below a small, pedimented porch. The north section projects approximately 21 feet toward the street and is largely obscured by mature landscaping. It terminates in a gable at the roofline.

(Continue on page 3)

**\*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: Oblique view of primary (south) and secondary (east) façades, facing northwest. ESA, 2024.

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

Historic  Prehistoric  Both  
1941. Source: Yolo County Assessor, 2024.

**\*P7. Owner and Address:**

Dukes-Figueroa Living Trust  
815 Sweetbriar Road  
Davis, California 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 # 815 Sweetbriar Road

\*NRHP Status Code 6z

Page 2 of 13

- B1. Historic Name: 815 Sweetbriar Road  
B2. Common Name: 815 Sweetbriar Road  
B3. Original Use: Single-family residence  
B4. Present Use: Single-family residence

\*B5. **Architectural Style:** Minimal Traditional

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

Constructed in 1941. See permit history on page 5.

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

\*B8. **Related Features:** The subject property shares the lot with a detached garage/guest house.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance: Theme** University Farm and University of California Era (1905-Present); World War II and Post-War (1940 – 1958) **Area** Downtown Davis

**Period of Significance** ca. 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 738 G Street was originally constructed in 1940; therefore, it falls into the University Farm and University of California Era (1905 – present) and World War II and Post-War (1940 – 1958) significance themes established in the 2015 historic context. (Continue on page 3)

B11. Additional Resource Attributes: none

\*B12. **References:** (Continue on page 10)

B13. Remarks: none

\*B14. **Evaluator:** Amy Langford, ESA

\***Date of Evaluation:** March 15, 2024

(This space reserved for official comments.)



(Source: Google Earth, 2024)

\*Required information

\*P3a. Description: (Continued from page 1)



**Figure 1:** A detached garage/guest house constructed ca. 2005 is located at the north end of the subject property. View facing southwest. Source: ESA, 2024.

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

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

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.

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

After the railroad provided an economic impetus for a town, commercial establishments quickly sprang up to serve local residents. In addition to the farming-related businesses that were the community's *raison d'être*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and express office provided access to the world beyond Davis, and hotels, restaurants, saloons, and boarding houses catered to travelers. Retail businesses such as grocery stores, butchers, liquor stores, and clothing stores opened, as did a doctor's office and shoe repair shop. With warehouses and industrial services concentrated along the railroad tracks, downtown was clustered between First and Third Streets on G Street, a block west of the depot and tracks. A shortlived weekly newspaper was founded in 1869, and the Davis Enterprise began publishing in 1897. In addition to all the commercial activity, local residents established an Odd Fellows Lodge and Presbyterian and Roman Catholic churches.

With the tiny downtown located on G Street, residential development began around F Street just one more block to the west. Individual property owners built houses one at a time, and the availability of land meant that during the nineteenth century many blocks had only one or two houses set on large parcels. The gradual population growth of this area (ten residents a year) meant that residential construction proceeded at a measured pace. At the turn of the twentieth century, Davis did not have a single residential block that 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)<sup>2</sup>

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.

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

World War II/Post-war Era (1940 – 1958)<sup>3</sup>

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.

Subject Property

The residence at 815 Sweetbriar Road was constructed in 1941 as a single-family residence. It is situated within the Bowers Acres subdivision, which is located north of the historic Downtown Davis. The following excerpts are from a 2014 evaluation of the Bowers Acres neighborhood (Brunzell Historical, 2014):

The Bowers Acres subdivision is located a few blocks north of historic Downtown Davis in a contiguous bloc north of Seventh Street and south of Twelfth Street. C.W. Bowers recorded the subdivision in September, 1913 shortly after he recorded the Bowers Addition subdivision immediately to the south. A handful of houses were already present in the neighborhood in 1913. The balance of properties were developed between 1916 and the present, with new construction occurring in each decade. The neighborhood ties into

<sup>3</sup> Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 11.

\*Recorded by: Amy Langford, ESA

\*Date: March 15, 2024

Continuation

Update

the rectilinear street grid of the oldest portions of Davis, but is unique in that it was laid out in long, one-acre lots. The neighborhood has some mature trees, but setbacks and landscaping varies widely. With little continuity between size, massing, or architectural style between buildings, the neighborhood has an unplanned character.

Architectural styles represented include Craftsman, vernacular Queen Anne, Tudor Revival, Split-level, Minimal Traditional and Ranch.[...]

The most common property type in the neighborhood is the Minimal Traditional house and apartment buildings. Most of the Minimal Traditional houses were constructed between 1940 and the mid-1950s. They are modest dwellings with little eave overhang, and simple compact or shallow L-shaped footprints. Some later examples have integral single-car garages. They were originally about 800 – 900 square feet, but many owners have added on over the decades. Although a handful of unaltered or lightly-altered examples remain, most have had windows and garage doors replaced, and some have been altered beyond recognition.

Apartment construction began about 1950, and has continued up to the present. Apartment buildings range in size from a single-story four unit building to large three-story complexes with dozens of units. Apartment buildings do not exhibit any uniform architectural traits. The earliest examples are Courtyard or Garden Apartments, while those constructed after the 1960s tend to be large buildings that occupy most of their parcels. In general, these are functional buildings designed as affordable housing for students, although a few have decorative elements such as mansard roofs or concrete block screens.

In addition to the historic-period dwellings, the neighborhood has one institutional property, a church constructed in the mid-1950s. A number of apartment buildings and houses have also been constructed in the neighborhood in recent decades.

Archival review indicates that the subject property has functioned as a residence since its original construction in 1941. The subject property does not appear on any available Sanborn Fire Insurance maps for the City of Davis. A review of historic aerial photographs appears to corroborate an original construction date of ca. 1941 and suggests that the property retains its original massing and footprint (**Figures 2 and 3**). The building at 815 Sweetbriar Road has been significantly altered since it was constructed in 1941, including an addition in 2004, an extensive remodel ca. 2005, and the addition of a two-story, detached garage/guest house to the northeast portion of the parcel ca. 2005 (**Figures 4 and 5**). **Table 1** below includes an account of these changes from the City's building permit records. Known owners and occupants of the subject building are listed in **Table 2**.

**TABLE 1: BUILDING PERMITS**

Date	Permit Number	Notes
2003	03-3221	Roof replacement.
2004	04-1310	113 square-foot addition to primary façade, kitchen window replaced, installation of side door entry.
2005	04-1371	Extensive interior remodel, landscaping, and replacement of existing detached structure with detached garage/guest house.
2022	22-2142	Roof replacement.
2022	22-117	Replacement of 3 windows (single-hung window in living room, 2 casement windows in bedrooms, like for like).
2022	22-2411	Door/window combo replaced with slider.
2022	22-1812	Installation of solar panels on roof.

Sources: City of Davis, Planning and Building Department.

**TABLE 2: OWNERS/OCCUPANTS**

Year(s) of Occupation	Occupant(s)/Business	Notes
1980	Donald R. Brooks (owner)	Permit # 140-80
2003-2015	Peter and Ursula Laberweier (owners)	Permit # 03-3221; 04-1371
2021-Present	Dukes-Figueroa Living Trust	Building permit records occasionally list property owner as Jennifer Figueroa.

Sources: City of Davis, Planning and Building Department.

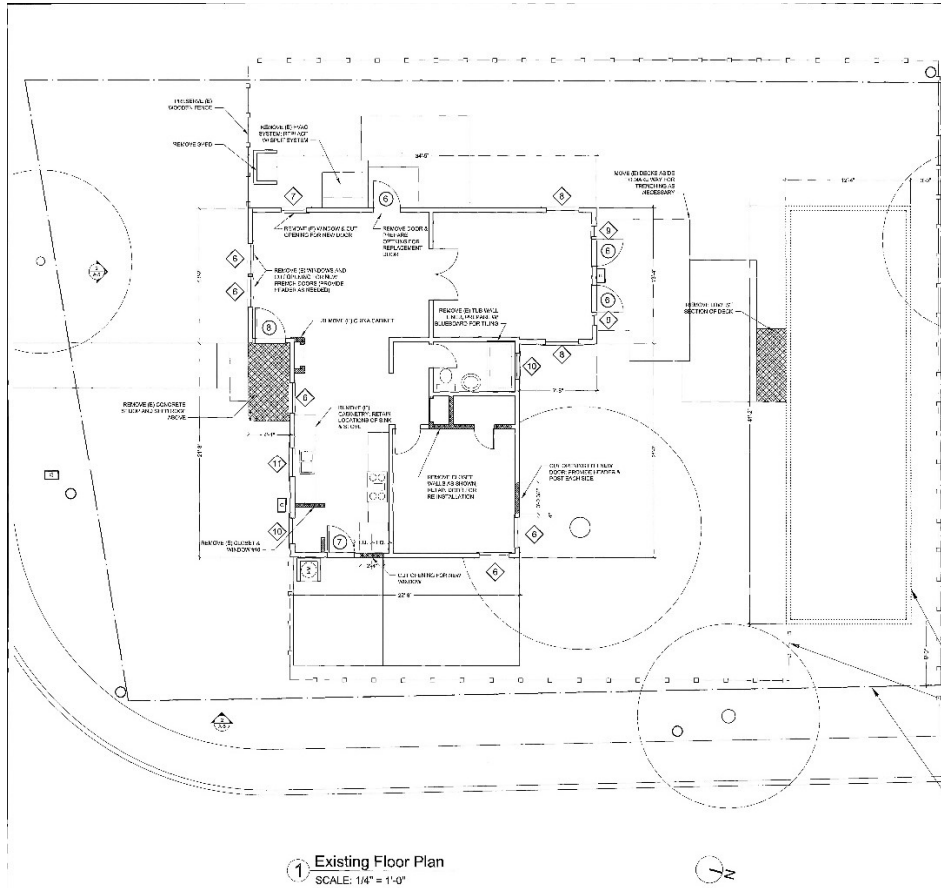


**Figure 2:** 1937 aerial photograph; site of the subject property outlined in red. Source: UC Santa Barbara Library, Framefinder Aerial Imagery, ABO\_1937, 08/25/1937, accessed March 13, 2024.

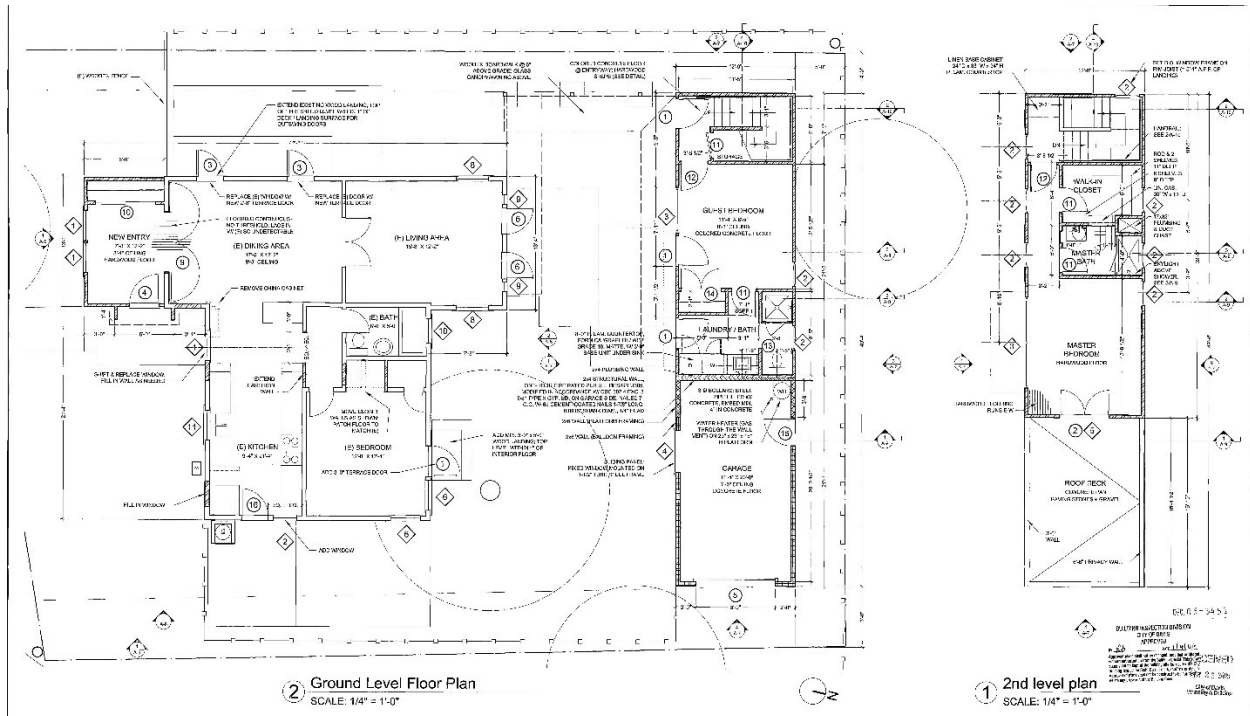


**Figure 3:** 1957 aerial photograph; subject property outlined in red. Source: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-1957, 05/21/1957, accessed March 13, 2024.





**Figure 4:** Floor plan before 2004-05 additions and alterations. Source: Scott Neeley, *Labermeier Residence, 815 Sweetbriar Drive, Davis, California, A-2*, May 6, 2004, on file at the City of Davis Planning and Building Department, Davis, California.



**Figure 5:** Floor plan after 2004-05 additions and alterations. Source: Scott Neeley, *Labermeier Residence, 815 Sweetbriar Drive, Davis, California, A-3*, May 6, 2004, on file at the City of Davis Planning and Building Department, Davis, California.

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 815 Sweetbriar Road was recorded in 2015; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation for potential historic significance under National Register Criteria A through D, California Register Criteria 1 through 4, Davis Landmark Criteria 1 through 4, and Davis Merit Resource Criteria 1 through 4. While the wording is slightly different for each of the four criteria for the National Register, California Register, Davis Landmark, and Davis Merit

Resource eligibility, they each align to cover the same potential significance criterion. A/1/1/1 covers associations with significant historical events, B/2/2/2 covers significant people, C/3/3/3 covers significant architecture, and D/4/4/4 covers the information potential of a site.

#### A/1/1/1 - Events

The subject property falls into the University Farm and University of California Era (1905 – present) and World War II/Post-war Era (1940 – 1958) significance themes. Archival review indicates that 815 Sweetbriar Road was constructed in 1941 in the Bowers Acres subdivision during a time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 815 Sweetbriar Road and important events or patterns in history. As a residence in the Bowers Acres neighborhood, the subject property reflects general trends associated with the residential development of Davis. However, it does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

#### B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 815 Sweetbriar Road and significant persons or businesses. A review of building permit records, historical newspapers, census, and city directory data failed to identify any person of significance having lived in or been associated with the subject property. These records identified various owner and occupants, none of whom appear to rise to a level of significance. As research does not indicate that 815 Sweetbriar Road 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 815 Sweetbriar Road was constructed as a single-family residence in 1941 in the Bowers Acres residential neighborhood. It is highly altered example of a Minimal Traditional-style residence, including multiple replacements of the roof and original fenestration, an addition to the primary façade (ca. 2005), a substantial remodel (ca. 2005), and the addition of a two-story guest house/garage (ca. 2005). It does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the original design of 815 Sweetbriar Road, nor does it appear to be the work of a master architect. For these reasons, 815 Sweetbriar Road is recommended ineligible under Criteria C/3/3/3.

#### D/4/4/4 – Information Potential

Criterion D/4/4/4 applies to properties that have the potential to inform important research questions about human history. According to National Register Bulletin 15, to qualify for listing, the property must “have or have had information to contribute to our understanding of human history or prehistory and the information must be considered important.” 815 Sweetbriar Road does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

#### Integrity

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

#### Recommendation

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

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

Brunzell, Kara. *Davis, California: Citywide Survey and Historic Context Update*. Prepared for City of Davis. Prepared by Brunzell Historical. Napa, California. 2015.

City of Davis. Planning and Building Department. Permit Record # 140-80. 1980.

City of Davis. Planning and Building Department. Permit Record # 03-3221. 2003.

City of Davis. Planning and Building Department. Permit Record # 04-1310. 2004.

City of Davis. Planning and Building Department. Permit Record # 04-1371. 2005.

\*Recorded by: Amy Langford, ESA

\*Date: March 15, 2024

Continuation

Update

City of Davis. Planning and Building Department. Permit Record # 22-2142. 2022.

City of Davis. Planning and Building Department. Permit Record # 22-117. 2022.

City of Davis. Planning and Building Department. Permit Record # 22-2411. 2022.

City of Davis. Planning and Building Department. Permit Record # 22-1812. 2022.

Department of Parks and Recreation District Record (DPR 523D) for Bowers Acres. Prepared by Brunzell Historical. Napa, California. 2014.

Neeley, Scott. *Labermeier Residence, 815 Sweetbriar Drive, Davis, California*. A-2-A-3. May 6, 2004. On file at the City of Davis Planning and Building Department. Davis, California.

ParcelQuest.com. Yolo County Assessor's Parcel Data. Accessed March 13, 2024.

UC Santa Barbara Library. Framefinder Aerial Imagery. ABO\_1937. 08/25/1937. Accessed March 13, 2024.

UC Santa Barbara Library. Framefinder Aerial Imagery. CAS-1957. 05/21/1957. Accessed March 13, 2024.