

**HISTORICAL RESOURCE ANALYSIS STUDY OF
724 G STREET AND 730 G STREET, DAVIS,
YOLO COUNTY, CALIFORNIA 95616**

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DPR 523B - Building, Structure, and Object Records

I. INTRODUCTION AND PROJECT DESCRIPTION

This historical resource analysis study for 724 G Street and 730 G Street, Davis, Yolo County, California, is being prepared in compliance with Article 8.19.040 of the Davis Municipal Code, in response to a proposed demolition of both properties (Figure 1). The primary purpose for the historical resource analysis study being prepared for the City of Davis Community Development and Sustainability Department is to determine if 724 G Street and 730 G Street are significant resources per the city's criteria for listing properties on their historic register.



Figure 1: Aerial view of the subject parcels (Google Earth 2023).

II. REGULATORY AND EVALUATION FRAMEWORK

The California Environmental Quality Act (CEQA) guidelines are the regulations that govern the implementation of CEQA. The CEQA guidelines are codified in the California Code of Regulations (CCR), Title 14, Chapter 3, Sections 15000 et seq. and are binding on state and local public agencies.

The basic goal of CEQA is to develop and maintain a high-quality environment now and in the future, while the specific goals of CEQA are for California's public agencies to: identify the significant environmental effects of their actions; and, either avoid those significant environmental effects, where feasible; or mitigate those significant environmental effects, where feasible.

CEQA applies to "projects" proposed to be undertaken or requiring approval by state and local public agencies. "Projects" are activities which have the potential to have a physical

impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and variances and the approval of tentative subdivision maps.

Perform an Initial Study to identify the environmental impacts of the project and determine whether the identified impacts are "significant". Based on its findings of "significance", the lead agency prepares one of the following environmental review documents:

- Negative Declaration if it finds no "significant" impacts;
- Mitigated Negative Declaration if it finds "significant" impacts but revises the project to avoid or mitigate those significant impacts;
- Environmental Impact Report (EIR) if it finds "significant" impacts.

The purpose of an EIR is to provide State and local agencies and the general public with detailed information on the potentially significant environmental effects that a proposed project is likely to have, to list ways that the significant environmental effects may be minimized and to indicate alternatives to the project.

However, a resource does not need to have been identified previously either through listing or survey to be considered significant under CEQA. In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the California Register criteria prior to making a finding as to a proposed project's impacts to historical resources (PRC § 21084.1, 14 CCR § 15064.5(3)).

A. California Register of Historical Resources (CRHR) Criteria

A historical resource may be eligible for inclusion in the CRHR if it:

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.

Even if a resource is not listed in, or determined eligible for listing in, the CRHR, 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).

According to the state guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). CEQA further states that a substantial adverse change in the significance of a resource means the

physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of PRC 5020.1(k) and 5024.1(g).

B. National Register of Historic Places (NRHP) Criteria

Criterion A: Event

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Person

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

Criterion C: Design/Construction

Properties may be eligible for the National Register if they 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.

Criterion D: Information Potential

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.

As the National Register points out, “when evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation - A, B, C, or D.” The rationale for judging a property's significance and, ultimately, its eligibility under the Criteria is its historic context and integrity. The use of historic context allows a property to be properly evaluated in a variety of ways. The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its proper historic context (USDA, n.d).

C. Landmark Resource Criteria

The City of Davis Historical Resources Management Zoning Code defines a Landmark as follows:

“Landmark” means buildings, structures, objects, signs, features, sites, places, areas, cultural landscapes or other improvements of the highest scientific, aesthetic, educational, cultural, archaeological, architectural, or historical value to the citizens of the City of Davis and designated as such by the City Council pursuant to the provisions of this article. A landmark

is deemed to be so important to the historical and architectural fabric of the community that its loss would be deemed a major loss to the community. Once designated, Landmarks are included in the Davis Register of Historical Resources. Landmarks were formerly designated as “Outstanding Historical Resources.”

(a) Upon the recommendation of the Historical Resource Management Commission and approval of the City Council a Historical Resource may be designated a Landmark if the resource meets any of the following four criteria at the local, state, or national level of significance and retains a high level of historic integrity as defined by this article.

(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 represent the work of a master designer; or that possess 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.

(b) Landmark factors to be considered. In determining whether to designate a resource a Landmark, the following factors should be considered, if applicable:

(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 (50) years may be designated a landmark if the resource is of exceptional importance within the history of Davis, the state or the nation.

D. Merit Resource Criteria

The Historical Resources Management Commission may also designate a resource as a Merit Resource. A Merit Resource is defined in city zoning as follows:

“Merit Resource” means buildings, structures, objects, signs, features, sites, places, areas, cultural landscapes or other improvements with scientific, aesthetic, educational, cultural, archaeological, architectural, or historical value to the citizens of the City of Davis and designated as such by the City Council pursuant to the provisions of this article. Once designated, Merit Resources are included in the Davis Register. Merit Resources were formerly designated as “Historical Resources.”

Upon the recommendation of the Historical Resource Management Commission and approval of the City Council a Historical Resource may be designated a Merit Resource if the resource meets one of the following four criteria at the local level of significance and possesses historic integrity as defined under this article:

- (1) Associated with events that have made a significant contribution to the broad patterns in the history of Davis; or
- (2) Associated with the lives of significant persons in the history of Davis; or
- (3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represent the work of a master designer; or that possess 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.

Merit Resources factors to be considered. In determining whether to designate a resource a Merit Resource, the following factors should be considered, if applicable:

- (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.

E. Historic District Criteria

The City of Davis zoning code defines a historic district as follows:

“Historic District” means a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a Historic District results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. Designated Historic Districts are included in the Davis Register of Historic Resources. Historic Districts can include Historical Resources that may be individually designated as Landmarks or Merit Resources.

It further defines the components of a district as follows:

“Historic District Contributor” means a building, site, structure, object, or cultural landscape identified in the Historic District Plan that possesses sufficient integrity to add to the historic architectural qualities, historic associations or patterns for which an Historic District is significant.

“Historic District Non-Contributor” means a building, site, structure, object, or cultural landscape identified in the Historic District Plan that does not add to the historic architectural qualities, historic association or patterns for which a Historic District is significant.

Zoning code provides that the Commission can designate districts of historical resources as follows:

Commission and approval of the City Council a group of historical resources may be designated a Historic District if the district meets any of the following significance criteria:

- (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 represent the work of a master designer; or that possess 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.

Historic District factors to be considered. In determining whether to designate a group of resources as a Historic District, the following factors should be considered, if applicable:

(1) To be designated a Historic District a grouping of historical resources must meet one of the above four criteria at the local, state, or national level of significance and the majority of the Historic District contributors must retain historic integrity. The collective value of the district contributors may be greater than the individual resources within the Historic District;

(2) A Historic District Plan shall be developed and reviewed by the Historical Resources Management Commission simultaneously with designation. The Historic District Plan shall provide standards for review within that particular district to ensure that new development, renovation, and rehabilitation are compatible and complementary to the prevalent character-defining features, architectural style, historic context, and design elements within the Historic District;

(3) The Historic District contributors are identified in the designation materials and the District Plan including buildings, sites, structures, objects, or cultural landscapes that add to the historic architectural qualities, historic associations or patterns for which a Historic District is significant and that are located within the district boundaries;

(4) The Historic District non-contributors are identified in the designation materials and the District Plan including buildings, sites, structures, objects and landscapes within the district boundaries that do not add to the historic architectural qualities, historic association or patterns for which the Historic District is significant;

(5) The Historic District boundaries and period of significance are identified in the designation materials and the District Plan.

III. CULTURAL CONTEXT

A. Environment and Geology

The project area is located within a physiographic setting characteristic of the Great Central Valley (Storer and Usinger 1963: 26), a vicinity that spans from 50 feet to near sea level along the Sacramento and American rivers.¹ Around 350 million years ago, in the Paleozoic era, a large inland sea occupied the Sacramento Valley to the present Sierra Nevada Mountains. A land mass west of the present coastline and the continental land mass provided mud, sand, silt, and marl for deposition during the 200-million-year life span of the sea. Deformation and uplift with volcanic eruptions caused a great body of sediments and volcanic rocks to accumulate.

During the Mesozoic time there was a long interval (Triassic Period) during which time no sediments were deposited in the inland sea, except in the present Sacramento Valley. Deposition of sediments was renewed during the late Jurassic Period and the topography was markedly changed in a comparatively short interval of geologic time. The inland sea basin was uplifted for the last time and so deformed that the character of the sedimentary and volcanic rocks was completely changed. The sand, mud, silt, and marl metamorphosed to hard

¹ Storer and Usinger 1963:26.

quartzite, slate, schist and marble, while volcanic rocks were metamorphosed to form greenstone (amphibolite schists).²

Prior to cultivation and settlement, the project area consisted of undulating ground with silty soils strewn with cobbles, a reflection of numerous flood events that were a persistent problem in portions of Davis through the early-twentieth century. Topographic maps display the meandering drainage patterns found throughout Davis, particularly in the west end of the city (John Lofland, personal communication, March 2013 and June 2015). These drainage patterns influenced development, as did a lack of sustainable water for domestic use. Prior to 1920, groundwater supplies, well, and tank houses were the norm in the unincorporated portions of Yolo County. The subject parcel does not appear to be located within an area of Davis prone to flooding or other hydrological issues.

B. Climate and Hydrology

The climate in the area now occupied by the City of Davis is characterized as humid mesothermal, meaning that it is Mediterranean or dry summer subtropical. The valley and foothill region has been termed the "thermal belt" because of its mild winter climate (Storie and Trussell 1927:30). However, marked differences occur within short distances, because the temperature is dependent upon elevation and air drainage. In the depressions and small valleys, the temperature is lower, particularly during nights when the cool air moves downward. The temperature is warmer on the slopes and tops of the ridges.

High and low temperature varied dramatically, ranging from winter lows of 12 degrees Fahrenheit to summer highs well over 100 degrees Fahrenheit. As with flooding and water supplies, early settlement in Davis and the unincorporated areas of Yolo County was influenced by climate as well as soils. The unpredictability of California's rainfall was also a determinant in settlement, particularly the type, scale, and success of agriculture. The subject properties are situated in the original Davisville Townsite Plat, slightly to the west of the city's core commercial district.

C. Contextual History and Land Use

The development of Davis, or Davisville as it was originally known, influenced the decision by partners of the California Pacific Railroad to run their proposed railroad from Vallejo to Sacramento and Marysville through the Jerome C. Davis ranch along Putah Creek. Jerome C. Davis, one of the first pioneers to settle the Davis area, later married Mary Chiles, the daughter of a prominent regional rancher in 1850. It is from this pioneer family that the town of Davis derives its name. The railroad was surveyed in 1865-1866 and completed in 1869. The decision to place a triangular junction and station where the present-day railroad station in Davis is located, established the community as an important connector and shipping point. A few years later a branch line to Napa Valley was added.³

² Ritter, ed. 1970:16

³ Roland-Nawi, Carol. Central Davis Historic Conservation District Historical Resource Study and Context Statement for the Central Davis Historic Conservation District, Davis, California, 2003. p. 8-9.

Recognizing the development potential of the region adjacent to the newly constructed railroad right of way, the California Pacific partners, sometimes known as the “Big Five,” John Frisbie, William Roelofson, DeWitt Haskins, James Rydern and DeWitt Rice, purchased 3,000 acres of Jerome Davis’ ranch for \$78,000 in November, 1867 and proceeded to plat a town consisting of thirty-two square blocks, laid out on a grid plan (Figure 2). In the 1860s-1870s the city limits ended a Fourth Street.

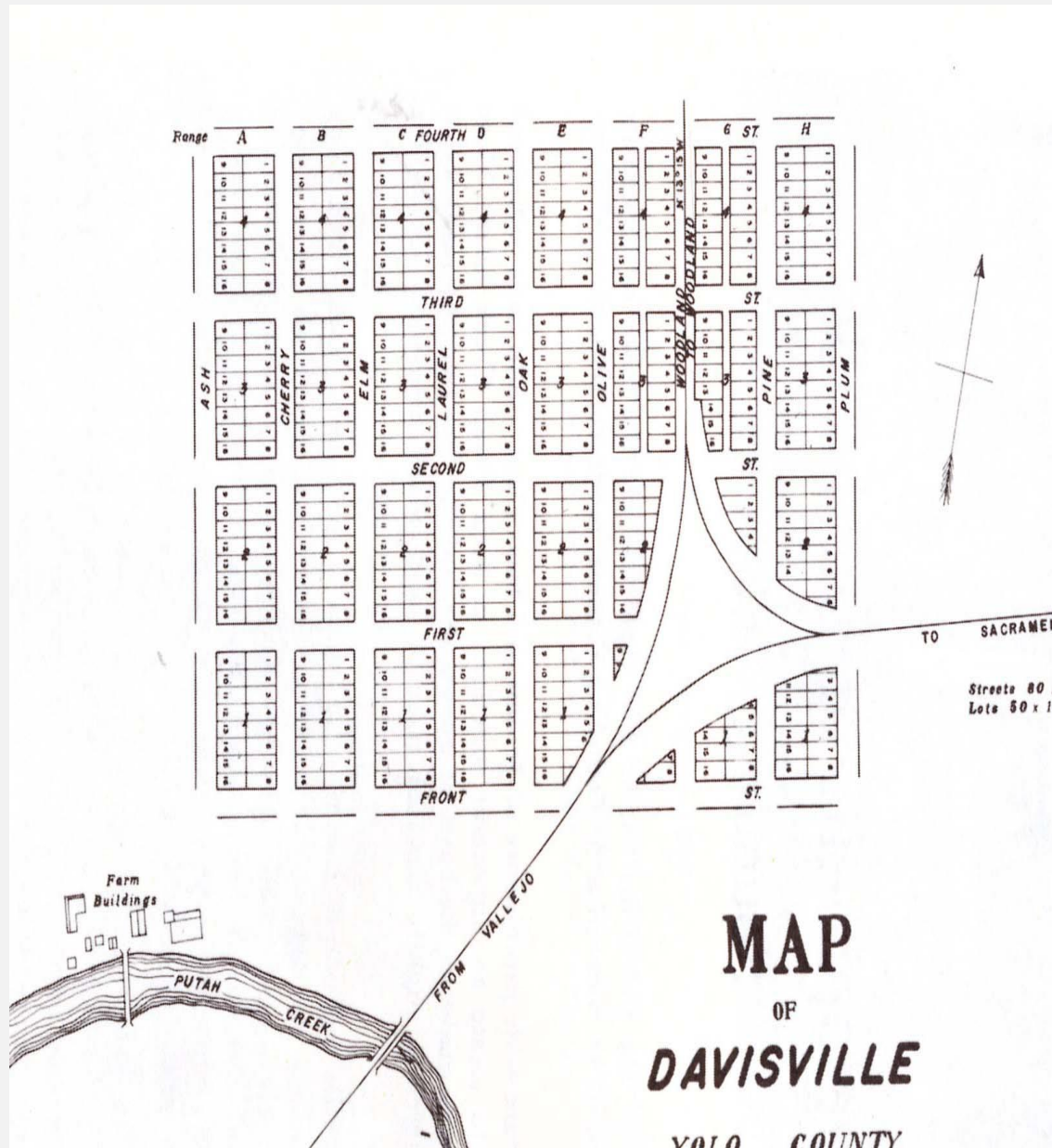


Figure 2: Original Plat Map of Davisville, California, 1868 (Roland-Nawi 2003; Courtesy of Hattie Weber Museum).

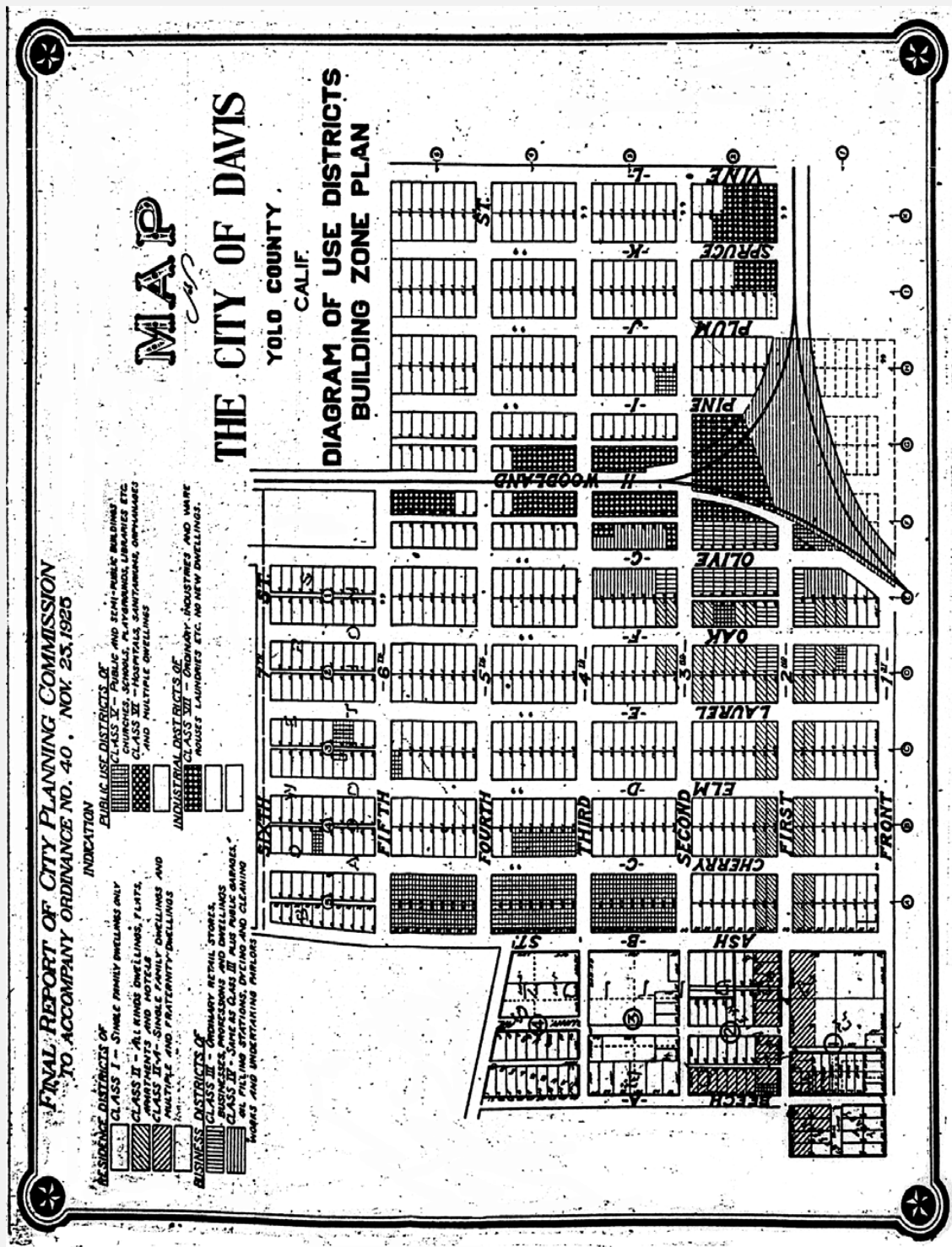


Figure 3: City Planning Map of Davis, California, 1925. Note that by 1925 the jurisdictional boundaries of Davis extended north to Sixth Street.

During the 1850s through the 1870s, Yolo County was a prosperous agricultural area of grain cultivation, particularly wheat. The railroad junction provided a natural shipping point and the availability of transportation led to the creation of processing and packaging plants that made shipping more efficient. In addition to the convenience of its location, Davis had the advantage of being one of the first towns “on the line” and thus enjoyed a slight advantage over other agricultural towns that the railroad reached later, such as Winters. Attracting an initial population of approximately 350, Davis emerged as a community whose economy was largely based upon agricultural shipping, processing and storage. With the exception of the lumber yard, still in the same location, but much altered, few, if any, buildings survive from this period in the history of Davis.⁴

Most of the commercial development in Davis was originally along G Street, creating a tightly packed, linear business district not far removed from the railroad transportation corridor and the main depot. Financial services, however, remained centered in Woodland, the county seat, until 1910 when the Bank of Yolo established the first bank in Davis, now a city Landmark. A disastrous fire in 1916 destroyed many of the original nineteenth century downtown buildings, followed in 1919 by another fire along G Street. Most of the current commercial buildings in the core downtown date from 1914-1954, with some contemporary infill, and encompass a range of styles from Prairie Style office block to streamline Moderne.⁵

Once established the city grew slowly, adding a mere ten citizens per year; a growth rate that did not accelerate until the early 1900s, when the second crucial economic event occurred in Davis’ history. The roots of University Farm began in the 1860s, when a strong element within the farming community argued for a separate agricultural college that would address the practical aspects of educating farmers. On March 23, 1868, the California legislature took advantage of the federal Morrill Act of 1862, and established the University of California as the state’s land grant institution of higher education. Consequently, by the end of the nineteenth century, many of the most pressing problems of agriculture were being addressed through University research and Extension programs, as well as by the state’s regulatory agencies for viticulture, horticulture, and quarantine for plant and animal disease control, which were established in the 1880s. Having the college in close proximity to Yolo County agriculturalists certainly enhanced their knowledge of scientific farming and helped propel the county’s agriculture both economically and technically.⁶

By the 1890s horticultural crops became more lucrative for some farmers than grain-growing or stock-raising, and a new generation of cooperative organizations formed. Two of the most successful cooperatives, the Davisville Almond Growers’ Association and the Winters Dried Fruit Company, were incorporated in 1897. These two cooperatives were not the first in the state, but were clearly some of the earliest organizations of their type. Prior to the 1890s there was quite a bit of resistance by farmers to remain independent. Other cooperatives that formed in the Woodland and Winters areas also gave growers bargaining power with creameries, canneries, and fruit packing and shipping companies. At the same time costly reclamation projects along the Sacramento River and in the Yolo Basin helped prevent winter flooding and

⁴ Roland-Nawi, p. 9.

⁵ Ibid, 10.

⁶ Larkey, Joann Leach. *Cooperating Farmers: A 75-Year History of the Yolo County Farm Bureau*. The Bureau, Woodland, California. 1989.

brought more land into agricultural production for an increasing number of farmers who came to settle in Yolo County.⁷

The establishment of what was commonly known as "University Farm" propelled the city into a new period of sustained growth. The University recruited bright, well-educated faculty and students who sought an academic program rich in new technologies applied to all forms of agriculture. In the early 1900s, California was on the cutting edge of break throughs in the science of agriculture and the state's farmers vastly outpaced the rest of the nation in purchasing new and modern equipment for a wide range of crops and conditions. The history of the University Farm campus began in 1905, when Governor George Pardee signed legislation creating a "University Farm" for the College of Agriculture of the University of California. Previous to 1905, the College of Agriculture, associated with the University of California, Berkeley campus, was to be sited on a large 778-acre parcel of land where "practical agricultural education" could be conducted.

The ensuing competition among the state's agricultural communities for the "Farm" was fierce with sixty-nine different sites originally considered by the selection committee. Recognizing the competition posed by the development of a college adjacent to the city boundary, Davis quickly organized a citizens committee, known invariably as the Davis Chamber of Commerce, to promote Davis' virtues as a future campus and university town. Martin Sparks, a large landowner to the west of the original town plat, pledged to offer his property for a campus, while other members of the committee assembled a booklet describing the City's advantages, including the city's prominent location as a railroad junction that provided passenger service from the Bay Area.

In 1906, Davis greatly enhanced its position by making a major contribution in underwriting the sale of parcel and the purchase of water rights. By 1907, the first building was constructed, a residence for the Farm Director, which is reportedly still standing.⁸ The charter mission of the new college was to teach students the latest in agricultural methods and technology. The following January, regular classes began with a student body of 18. In 1906, the year the University State Farm property was acquired by the state, it consisted of approximately 779 acres, with a scattering of trees along Putah Creek, a dozen or so fig trees south of the old Soils Building (originally the Creamery), and a small group of older ranch buildings. In the spring of 1907 construction began on the new campus with the Creamery Building, the round stock judging Pavilion, Farm Manager's Cottage (the Faculty Club, now University House), and Cottage No. 2, which was built for the Creamery Manager. In 1908, following arrival of the first group of students, a water system was installed, consisting of tank and pump house, the Agronomy Building was built, North Dormitory, a Dairy Barn, and a Carpenter and Blacksmith Shop. During this same year the first shade trees were planted along Shields Avenue. By 1921, there were approximately 21 buildings or structures built inside the campus.⁹

⁷ Larkey, Joann Leach. *Cooperating Farmers: A 75-Year History of the Yolo County Farm Bureau*. The Bureau, Woodland, California. 1989.

⁸ EDAW, UC Davis Historic Context and Overview, April 2009, p. 2-5; 2-6.

⁹ Larkey, Joann Leach. "Portraits of the Past: Regents Adopt a Building Plan for the University Farm," *Davis Enterprise*, May 11, 1972.

The 1920s ushered in a new phase of construction within the University Farm. In 1922 the “Farm” initiated its first four-year degree program. A campus building plan prepared in 1922, lists John William Gregg as landscape architect, William C. Hays as principal architect, and Harry Groll Newton as collaborator. Hays apparently designed the Dairy Industry (Roadhouse Hall 1922), the Horticulture Building (1922-1970), Agriculture and Engineering Building (Walker Hall 1927), and the Animal Science Building (1928). The 1922 site plan for campus buildings was reportedly incorporated into C.F. Cheney's 1927 master plan for the City of Davis. The Davis campus expanded over the early decades of the 20th century from a working farm into a branch of the College of Agriculture, ultimately becoming a general campus of the University of California in 1959. By 1930 the campus grew to encompass roughly 1000 acres.¹⁰

The early campus architecture of both University State Farm, Davis and U.C. Berkeley shared a common vocabulary, influenced by two-story, rectangular Craftsman Architecture, particularly shingle clad buildings. Several of the first Davis buildings were sited around the main Quad, a field that would form the core of the campus. Despite the predilection of early Davis architecture following in the footsteps of Craftsman design, the work of Architect William Hays in the early 1920s was fundamentally different. William Charles Hays (1873-1963) was born in Philadelphia and received his bachelor's degree in architecture in 1893 from the University of Pennsylvania. After graduating, he studied at the American Academy in Rome and in Paris and traveled through Europe and in Egypt. Hays began his own practice in 1894 in Philadelphia and moved to San Francisco in 1904 where he started a practice in 1908. Hays was professor of architecture at UC Berkeley from 1906-1943 and served as acting director of the school from 1917-1919. Hays was a Fellow of the American Institute of Architects and a charter member of the Beaux-Arts Institute.¹¹ Hays' most notable work falls in the school of "Classicism," particularly his designs of Beaux-Arts buildings. William Hays and John W. Gregg completed a Beaux-Arts plan for Davis that would have doubled the size of the Quad, replaced all the wood-frame buildings with more permanent structures, and formally planted the central open space. Although the plan was never implemented, several large more Classically inspired buildings were constructed around the Quad during the 1920s, reinforcing the established central open area.

In the 1940s, modern architectural designs began to take hold at the Davis campus. Characterized by a use of transitional spaces between of indoors and outdoors, asymmetrical plans, and simple materials and forms, modern design transformed the Davis campus. Thomas Church and Lawrence Halprin, two important figures in California modern landscape design, led this transformation, designing many of the landscapes at Davis through the 1940s, 1950s, and 1960s.¹² As the campus embraced modern design, it also expanded its agricultural research programs, purchasing additional acreage west and south of the main campus. The growth and success of the agricultural programs at Davis and Riverside resulted in further expansion and later diversification within the university system.¹³

The evolution of architecture in Davis reflects a variety of events, notably the creation of the agricultural college in the early 1900s, by income levels of its residents, topography,

¹⁰ Larkey 1972.

¹¹ University of California Berkeley, Environmental Design. "William Charles Hays, 1873-1963. www.ced.berkeley.edu/cedarchives/profiles/hays.htm. Accessed March 2013.

¹² Silvio Barovetto, a landscape architect and son of Giovanni Barovetto, also participated in the redesign in the 1950s.

¹³ UC Davis Historic Context, 2-5.

architectural plan books, and local builders and architects. Since the 1980s various studies have been conducted in the city, examining its historic resources. Besides the previous historic resource survey by Bridget Maley in 1996, historic resource surveys of select portions of the Davis were conducted Roland-Nawi Associates: Preservation Consultants in 2003. However, none of the studies to date appear to have addressed properties within the 700 block of G Street.

D. History of 724 G Street and 730 G Street

The subject properties are located in North Davis, north of “historic North Davis” and the Bowers Addition, but within what was referred to as “Bower’s Acres,” which was approved by Yolo County Board of Supervisors on September 15, 1913, as opposed to the Bower’s Addition which was approved the same year but stopped at 7th Street south of the county road (Figure 4). A review of Sanborn Fire Insurance Maps from June 1921 to January 1945 illustrates the fact that the subject properties were originally located outside the city limits of Davis, north of the old County Road, and G Street did not continue through to 8th Street until the late-1940s or early-1950s (Figures 4-6).

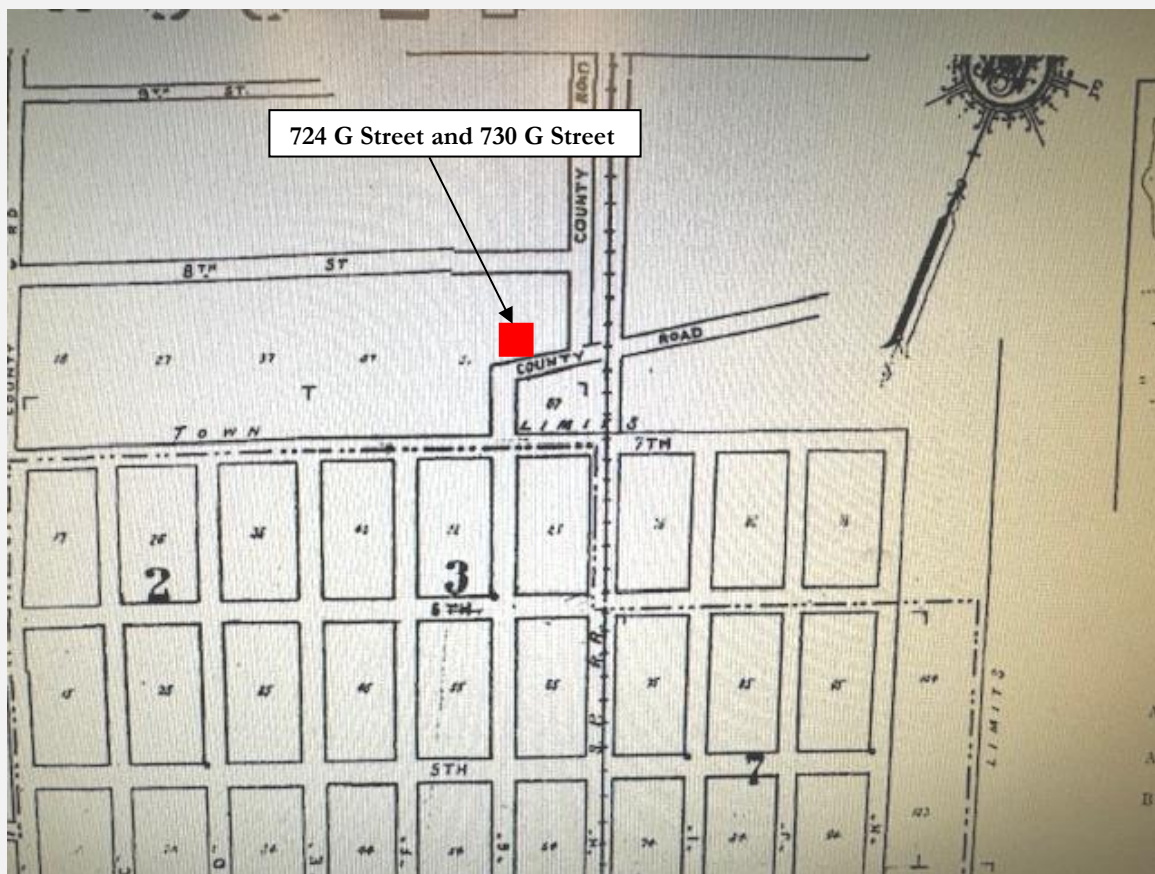


Figure 4: Sanborn Fire Insurance Map, Davis, California (June 1921-revised January 1945). The red box depicts the subject properties.

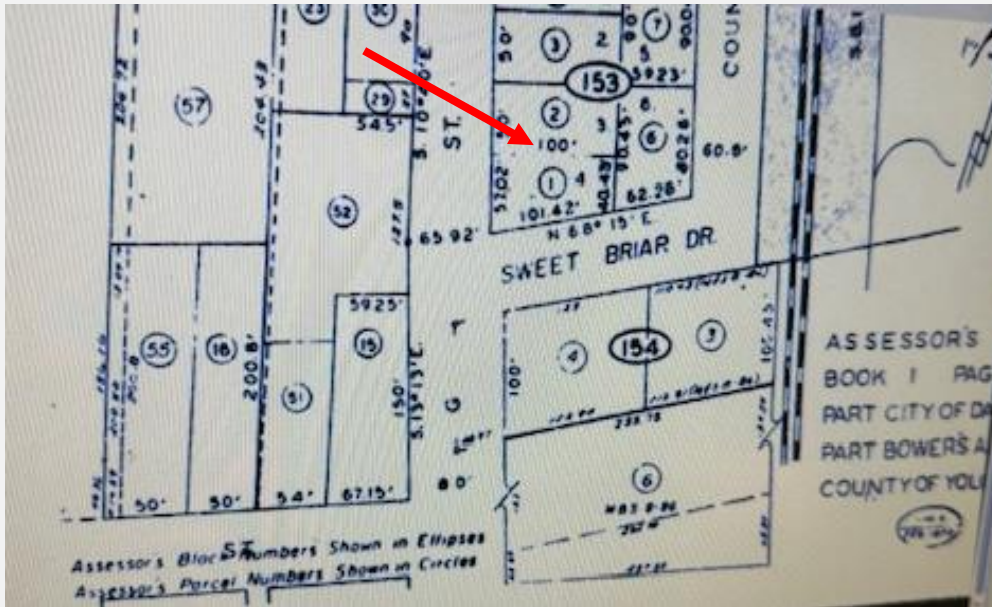


Figure 5: Assessor's Parcel Map showing 724 G Street and 730 G Street.

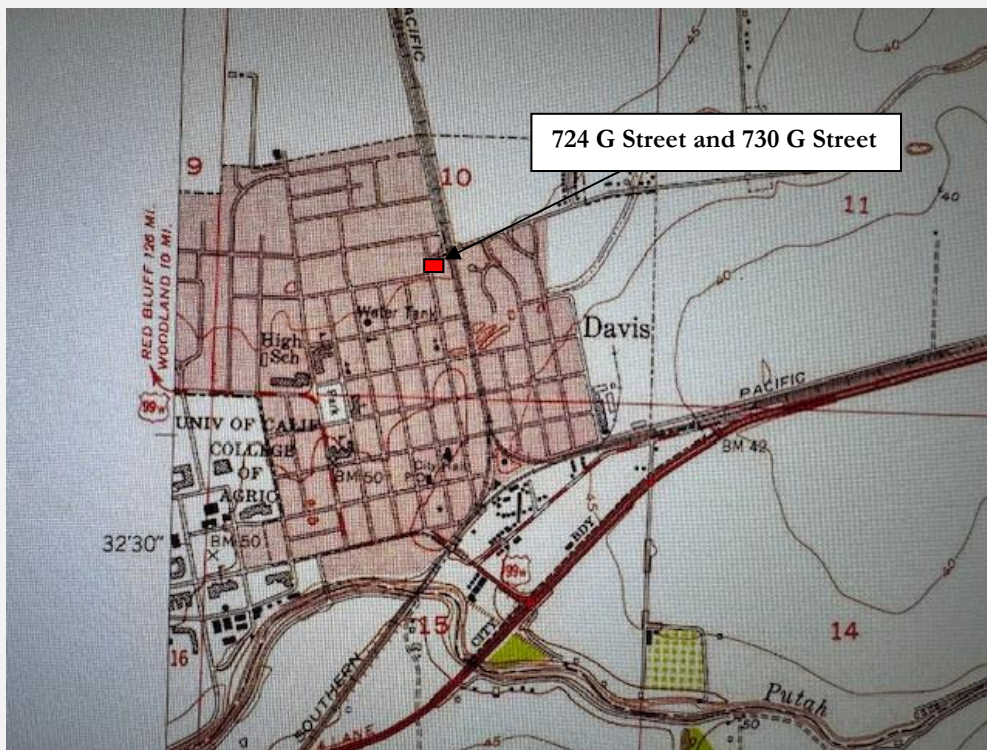


Figure 6: USGS 7.5' Topographic Map of Davis, CA 1952. Note that by 1952, the city limits of Davis had expanded to the north beyond 7th Street and now included 724 and 730 G Street, which had been incorporated into the city limits.

Davis historian John Lofland wrote extensively about the old North Davis neighborhood in his book entitled *Resurgent Old North Davis: A Story of a Historic, Traditional Neighborhood* (Lofland 1999) (Figure 7). Lofland, himself, lived in the Old North Davis neighborhood, which is still characterized by unique modest cottage style residential homes representing various house styles promoted during the 1920s-early 1940s.

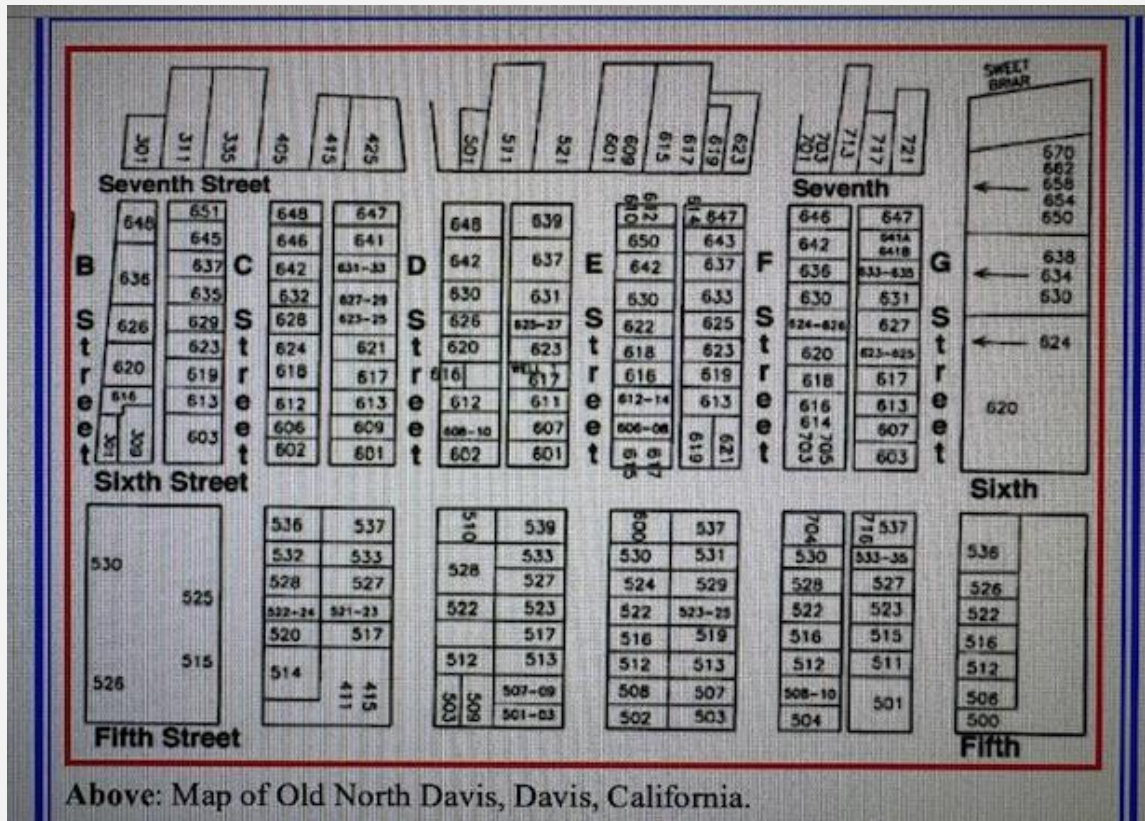


Figure 7: Map of Old North Davis (Lofland 1999).
Note that the project parcel lies north of Sweetbriar outside the boundaries of the original Bowers Addition and Old North Davis.

The subject properties at 724 G Street and 730 G Street represents a fairly common form of architecture built throughout the United States from the late-1930s-through the early-1950s, referred to as “Minimal Traditional.” Most Minimal Traditional homes are relatively small one-story or one and a half-story homes. These houses were built in great numbers after the Great Depression of the 1930s and immediately preceding WWII, however, the style remained popular through the early-1950s. The creation of the Federal Housing Authority (FHA) in 1934 would have a profound influence on home design for many years to come. The FHA was chartered to stem the tide of home losses and plummeting property values, as collapsed banks called in mortgages on property that was valueless. The FHA house building requirements limited the maximum sales price in order to keep the market open to all buyers. To keep costs down it limited the size of the house. This in turn led to an efficient design for the rooms and storage space. All of the non-essential forms were omitted and architects were directed to focus on scale. The FHA even provided publications to architects that showed them how to

keep the design simple but useful. Simple was the key phrase. The basic floor plan for these homes consisted of a living room and dining area, kitchen, bath, one or two bedrooms, with or without an attached garage (McAlester 2013:888).

The Minimal Traditional house was "the little house that could." It was the small house that could be built with FHA insured loans in the midst of the Great Depression between 1935 and 1940: the house that could be built quickly to accommodate millions of relocating World War II production-plant workers (1941-1945), and the house that could be built rapidly during the late 1940s in large post-World War II developments (1946-1949). These late 1940s developments were necessary to begin to fulfill the wartime GI Bill promise that every returning serviceman would be able to purchase a home." Levittown, New York is one of the better-known examples of such housing developments. Minimal Traditional was a house style seen all over the United States both as a single build and as a tract home. The development of this house style was an unprecedented coming together of public organizations and private interests to meet the critical need for a single-family home during a period of great economic distress (McAlester 2013:888).

Minimal Traditional homes were generally small, asymmetrical, one-story buildings with a low or medium pitched roof (sometimes hipped), showing front or side gables with little or no overhang on the eaves, seldom dormers and a minimum of architectural detail throughout. Simple double-hung windows, possibly corner wrapped; picture windows on later builds. Perhaps a small, covered off-set porch. Cladding is most commonly wooden clapboard, but brick or stone combinations are seen. The predominant characteristic of this form is the front-facing gable; either as a small wing, an entry detail, or a decorative element (McAlester 2013:888).

A review of U.S. Federal Census data and City of Davis planning and building department documents that the property located at 724 G Street was occupied by Charles Gordon Patton in 1950. Patton was born in British Columbia on October 21, 1904 and died in Yolo County on September 20, 1984. Patton is listed in the U.S. Federal Census in 1950 as living at 724 G Street with his wife Amy and son Delmer. Patton was employed at the University as a physics professor.



Figure 8: Charles Gordon Patton (second from left) pictured with fellow professors at U.C. Davis (Ancestry Website 2023).

A review of U.S. Federal Census data suggest that the property located at 730 G Street was occupied in 1950 by James Arnold Murray. Murray lived in the house with his wife Weymouth Wheatly, who worked as a lab technician at U.C. Davis, and their son Michael. James is not listed as being employed in 1950. By the mid-1960s, the residence appears to have been owned by a man named Silva and in later years by W.V. Sleuter.

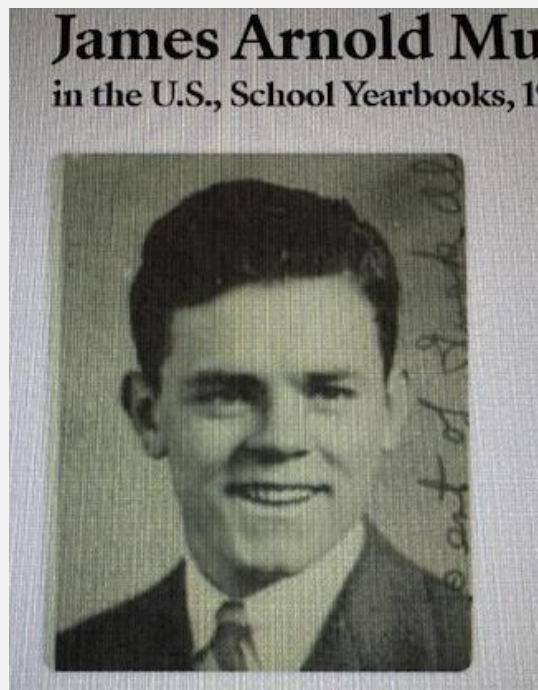


Figure 9: School photograph of James Arnold Murray (Ancestry Website 2023).

In 1979, both properties that were now under a single ownership are listed as having been converted to an ambulance service business with 724 G Street used as the main office and 730 G Street used as employee housing. It was during this time that both 724 G Street and 730 G Street were extensively remodeled. In 2015, both houses were converted back to residential rental use. Until recently, both properties were owned by the Gibson Trust, which included George and Florence. This year both homes were sold to Sweetbriar and G Investments I, LLC.

IV. SIGNIFICANCE STATEMENT

Determining the significance of 724 and 730 G Street is predicated on the property retaining a sufficient level of integrity in order to convey its historic significance. Integrity is defined by the National Park Service as follows:

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The

actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape. Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences. The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place. A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible (refer to Criteria Consideration E in Part VII: *How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

V. DETERMINATION OF INTEGRITY AND ELIGIBILITY

Location – Both properties retain their original location.

Design - The design of both houses appears to be largely intact.

Setting - The setting of the properties has been degraded by modern infill, largely occurring after 1970 with apartments and the loss of mature trees lining the parcel, particularly 724 G Street.

Materials - The materials of each residence have been modified since their construction in the early-1950s, a result of remodeling during the mid to late-1970s with new siding (stucco and metal), windows, architraves, shutters, and entry doors.

Workmanship - The original workmanship of the both residences has been compromised as a result of remodeling.

Feeling - The feeling of both residences has been modestly compromised by non-historic materials and design.

Association – As a whole both properties retain their association with Minimal Traditional architecture, however, remodeling in the 1970s has diminished the integrity of both houses.

Are the properties eligible for the NRHP? No

The subject properties are not eligible for the NRHP under Criteria A, B, and C, at the local level of significance. The rationale for this recommendation is based upon the fact that the property does not appear to be associated with events of significance in the history of Davis, nor does the property appear to be associated with a person or persons of significance in history of Davis, and the property lacks sufficient integrity of design, materials, and workmanship, to convey its potential significance.

Are the properties eligible for CEQA and the CRHR? No

The subject properties are not eligible for the CRHR under Criteria 1-3, at the local level of significance. The rationale for this recommendation is based upon the fact that the property does not appear to be associated with events of significance in the history of Davis, nor does the property appear to be associated with a person or persons of significance in history of Davis, and the property lacks sufficient integrity of design, materials, and workmanship, to convey its potential significance.

Are the properties eligible as a City of Davis Historical Landmark? No

The subject properties are not eligible as a City of Davis Historical Landmark since they lack sufficient architectural integrity and historic context with significant events in the history of Davis.

Are the properties eligible as a City of Davis Merit Resource? No

The subject properties are not eligible as a City of Davis Merit Resource since they lack sufficient architectural integrity and historic context with significant events in the history of Davis.

Are the properties eligible as part of a Historic District? No

As defined by the City of Davis a “Historic District” means a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a Historic District results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. The subject properties are not located within an existing or proposed Historic District, nor does the portion of G Street where the properties lie retain continuity of age and design to suggest a historic district may be present.

VI. CONCLUSION

In summary, taking into consideration the aforementioned criteria for determining the eligibility of a building or structure in the City of Davis, it is recommended that the properties identified as 724 and 730 G Street do not meet the threshold to be considered eligible for inclusion on the NRHP, CEQA (CRHR), as well as Landmark, Merit, and potentially Historic District designation.

VII. PROFESSIONAL QUALIFICATIONS

Dana E. Supernowicz, principal of Historic Resource Associates, earned his M.A. degree in History at California State University, Sacramento in 1983, with an emphasis in California and Western United States history. Supernowicz has over 40 years of experience working in the field of cultural resources management for federal and state agencies, as well as over 30 years in private consulting. He is a Registered Professional Archaeologist (RPA), and meets the Secretary of the Interior’s Professional Standards in Architectural History, Archaeology, and History.

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Map of Davis 1914, 1928.

Map of Davisville Yolo County 1868.

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USGS Quadrangle Map, Davis, California 1952.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

- P1. Other Identifier:**
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Yolo
- *b. USGS 7.5' Quad:** Davis, California
- c. Address:** 724 G Street **City:** Davis **Zip:** 95616
- d. UTM:** N/A
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate):** The subject property is located on the northeast corner of G Street and Sweetbriar Road, APN 070-163-001-000, in Bower's Acres Tract.
- *P3a. Description:**

The subject property consists of a Minimal Traditional style, single-story, wood-frame residence, having 3 bedrooms, 1 bathroom, encompassing 1,068 square feet, and sited on a level corner parcel encompassing 5,663 square feet. Built in 1950, the residence is characterized by a moderately sloping gable roof clad with asphalt shingles, a cross-gable on the north three-quarters of the house and a stepped-down gabled extension on the southernmost portion of the house. Other character defining features include horizontal aluminum wall cladding, replacement 1 over 1 light windows throughout the entire house flanked by contemporary green shutters, a half-porch sheltered by a continuous roof supported by a single wood column, gable vents, a concrete stoop leading to the concrete porch, and a concrete stem-wall foundation. While the front facing windows (west elevation) are two on center with the gable end, the other windows are offset on the corner walls, with a narrow vertical window alongside a wider vertical window on the south end of the house. Simple architraves surround each window. Unlike the front elevation, the rear elevation features a continuous wall clad with horizontal metal siding that connects to a cross-gable with a small entry porch and door at the point the two roofs meet. The rear elevation features three metal-sash windows. The south elevation features a single metal-sash windows and the north elevation lacks any fenestration and features a stucco surfaced wall. The rear of the house features a concrete and asphalt parking area and the front features a paved walkway and additional paved parking. The front yard is landscaped with a small lawn, concrete block planting bed, several mature deciduous trees, shrubs, and a chain link fence.

- *P3b. Resource Attributes:** HP2 - residence
- *P4. Resources Present:** Building Structure Object Site District Element of District

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



- P5b. Description of Photo:** View looking northeast at 724 G Street from G Street and Sweetbriar Road.
- *P6. Date Constructed/Age and Sources:** Historic 1950, based upon U.S Federal Census data.
- *P7. Owner and Address:** Sweetbriar and G Investments I, LLC, 324 Claydon Way, Sacramento, CA 95864.
- *P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953
- *P9. Date Recorded:** November 2023
- *P10. Type of Survey:** Architectural
- Describe:** Architectural Recordation and Evaluation per CEQA.
- *P11. Report Citation:** Historical Resource Analysis Study of 724 G Street and 730 G Street, Davis, Yolo County, California 95616. Prepared for Sweetbriar and G Investments I, LLC, 324 Claydon Way, Sacramento, CA 95864. Prepared by Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953. November 2023.

***Attachments:** Building, Structure, and Object Record; Photograph Record

- B1. Historic Name:** Patton Residence
B2. Common Name: 724 G Street
B3. Original Use: Residence/Commercial
B4. Present Use: Residence/Rental
- ***B5. Architectural Style:** Remodeled single-story Minimal Traditional style residence
***B6. Construction History:** According to U.S. Federal Census data, the subject property was built in 1950. Based upon permit files at the City of Davis, the subject property was extensively remodeled between 1975-1979, when its use was converted to commercial. Remodeling occurred to both the interior and exterior of the residence, as well as the landscaping, in order to convert it into a psychotherapy center. In the late-1970s, the property was remodeled, as was the adjoining property to the north at 730 G Street, for use as an ambulance service facility.
- ***B7. Moved?** No Yes Unknown
Date: N/A
Original Location:
- ***B8. Related Features:** The subject property occupies a level rectangular parcel and to the north abuts a similar style residence located at 730 G Street.
- B9a. Architect:** Undetermined
B9b. Builder: Undetermined
Area: City of Davis
- ***B10. Significance: Theme:** Minimal Traditional Residential Architecture
Period of Significance: Circa 1950
Property Type: Residential building
Applicable Criteria: NRHP A-C; CRHR 1-3; Davis Landmark 1-3; Davis Merit Resource 1-3; Davis Historic District
The subject property occupies a corner parcel bordering G Street and Sweetbriar Road. The parcel was located just north of the City of Davis jurisdictional boundary or city limits until the late-1940s, bordering the Bowers addition to the south and southwest. The historic context for the property is associated with the demand for affordable housing in Davis during the late-1940s through the early-1950s (refer to BSO, Page 3 of 21).
- B11. Additional Resource Attributes:**
B12. References: Ancestry Website. www.ancestry.com. Accessed November 2023; Anderson, Timothy, Eudorah M. Moore, and Robert W. Winter eds. *California Design 1910*. Salt Lake City: Peregrine Smith Books. 1980; Architectural Resources Group. Cultural Resources Inventory and Context Statement. 1996. Unpublished report on file City of Davis Planning Department; Boghosian, Paula. "Cultural Resources Inventory: City of Davis." 1986. Unpublished report on file City of Davis Planning Department; City of Davis. The Core Area Specific Plan (1961), The Downtown Strategy Report (2000) and the Davis Downtown and Traditional Residential Neighborhoods Design Guidelines (July 2001); Gebhard, David ed. *The Guide to Architecture in San Francisco and Northern California*. 1976, revised 1985; Gudde, Erwin G. *California Place Names: The Origin and Etymology of Current Geographical Names*. Berkeley: University of California Press. 1969; Larkey, Joann Leach. *Cooperating Farmers: A 75-Year History of the Yolo County Farm Bureau*. The Bureau, Woodland, California. 1989; Larkey, Joann Leach. *Davisville '68: The History and Heritage of the City of Davis, Yolo County, California*. Published by the Davis Historical and Landmarks Commission. 1969; Larkey, Joann Leach. "Portraits of the Past." A series of articles published in the *Davis Enterprise* with detailed information on an array of individuals, buildings, and events in Davis' history. File at Hattie Weber Museum, Davis, CA. 1960s; Larkey, Joann Leach. "Portraits of the Past: Suburban Development in the 1920s." *Davis Enterprise*. June 22, 1972; Larkey, Joann Leach and Shipley Walters. *Yolo County, Land of Changing Patterns*. Windsor Publications, 1987; Lofland, John. *Demolishing a Historic Hotel: A Sociology of Preservation Failures in Davis, California*. Davis Research, Davis, CA. 2003; Lofland, John. *Old North Davis: Guide to Walking a Traditional Neighborhood*. Yolo County Historical Society. 1999 (refer to BSO, Page 17 of 21).
- B13. Remarks:** None.
B14. Evaluator: Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.
Date of Evaluation: November 2023

Aerial Photograph (Google Earth 2023)

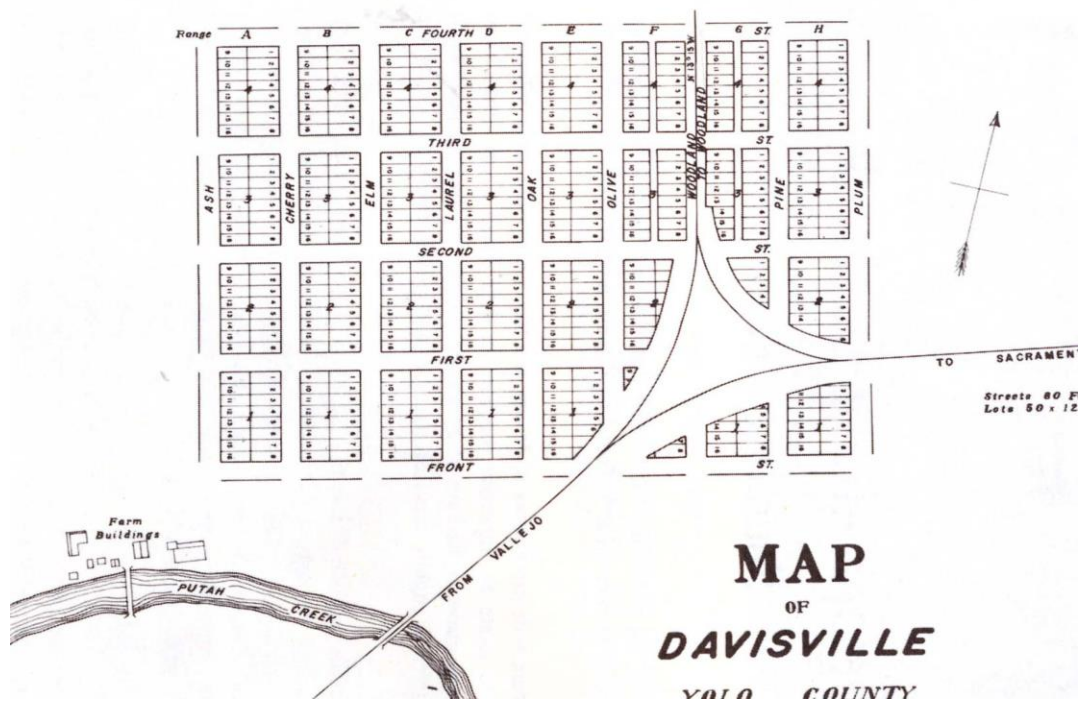


(This space reserved for official comments.)

***B10. Significance: (Continued):**

The development of Davis, or Davisville as it was originally known, influenced the decision by partners of the California Pacific Railroad to develop their proposed railroad from Vallejo to Sacramento and Marysville through the Jerome C. Davis ranch along Putah Creek. Jerome C. Davis, one of the first pioneers to settle the Davis area, later married Mary Chiles, the daughter of a prominent rancher in 1850. It is from this pioneer family that the town of Davis derives its name. The railroad was surveyed in 1865-1866 and completed in 1869. The decision to place a triangular junction and station where the present-day railroad station in Davis is located, established the community as an important center of commerce and trade in Yolo County. A few years later a branch line to Napa Valley was added expanding trade and services more regionally.¹

Recognizing the development potential of the region adjacent to the newly constructed railroad right of way, the California Pacific partners, sometimes known as the “Big Five,” John Frisbie, William Roelofson, DeWitt Haskins, James Rydern and DeWitt Rice, purchased 3,000 acres of Jerome Davis’ ranch for \$78,000 in November, 1867 and proceeded to plat a town consisting of thirty-two square blocks, laid out on a grid plan (Figure 1). Note that the original townsite ended at Fourth Street.



**Figure 1: Original Plat Map of Davisville, California, 1868
(Roland 2003; Courtesy of Hattie Weber Museum).**

During the 1850s through the 1870s, Yolo County was a prosperous agricultural area of grain cultivation, particularly wheat. The railroad junction at Davis provided a natural shipping point and the availability of transportation led to the creation of processing and packaging plants that made shipping more efficient. In addition to the convenience of its location, Davis had the advantage of being one of the first towns “on the line” and thus enjoyed a slight advantage over other agricultural towns that the railroad reached later, such as Winters. Attracting an initial population of approximately 350, Davis emerged as a community whose economy was largely based upon agricultural shipping, processing and storage. With the exception of the lumber yard, still in the same location, but much altered, few if any buildings survive from this period in the history of Davis.²

¹ Carol Roland. Central Davis Historic Conservation District Historical Resource Study and Context Statement for the Central Davis Historic Conservation District, Davis, California, 2003. p. 8-9.

² Roland, p. 9.

***B10. Significance: (Continued):**

Most of the commercial development in Davis was originally along G Street, largely due to its close proximity to the railroad, thus creating a tightly packed, linear business district. Financial services, however, remained centered in Woodland, the county seat, until 1910 when the Bank of Yolo established the first bank in Davis, now a city Landmark. A disastrous fire in 1916 destroyed a portion of the west side of G Street. Because of later demolition and infill, most of the current commercial buildings in the core downtown area, including those along G Street, date to the 1970s forward.³ As cited by Lofland (2004):

The fire of November 12, 1916, was the largest of the period and burned down more than half of the west side of G Street in the main business block. Pierce wrote that on a trip to Davis he "found that all the west side of [then] Olive Street from Hoags store to Odd Fellows Hall had burned since 11 a.m. Two engines from Sacramento and a fire train from the S.P. [Southern Pacific Railroad] ... came to assistance"⁴

Once established the city grew slowly, adding a mere ten citizens per year; a growth rate that did not accelerate until the early 1900s, when the second crucial economic event occurred in Davis' history - the creation of the University Farm. The roots of University Farm began in the 1860s, when a strong element within the farming community argued for a separate agricultural college that would address the practical aspects of educating farmers. On March 23, 1868, the California legislature took advantage of the federal Morrill Act of 1862, and established the University of California as the state's land grant institution of higher education. Consequently, by the end of the nineteenth century, many of the most pressing problems of agriculture were being addressed through University research and Extension programs, as well as by the state's regulatory agencies for viticulture, horticulture, and quarantine for plant and animal disease control, which were established in the 1880s. Having the college in close proximity to Yolo County agriculturalists certainly enhanced their knowledge of scientific farming and helped propel the county's agriculture both economically and technically.⁵

By the 1890s horticultural crops became more lucrative for some farmers than grain-growing or stock-raising, and a new generation of cooperative organizations formed. Two of the most successful cooperatives, the Davisville Almond Growers' Association and the Winters Dried Fruit Company, were incorporated in 1897. These two cooperatives were not the first in the state, but were clearly some of the earliest organizations of their type. Prior to the 1890s there was quite a bit of resistance by farmers to remain independent. Other cooperatives that formed in the Woodland and Winters areas also gave growers bargaining power with creameries, canneries, and fruit packing and shipping companies. At the same time costly reclamation projects along the Sacramento River and in the Yolo Basin helped prevent winter flooding and brought more land into agricultural production for an increasing number of farmers who came to settle in Yolo County.⁶

The establishment of what was commonly known as "University Farm" propelled the city into a new period of sustained growth. The University recruited bright, well-educated faculty and students who sought an academic program rich in new technologies applied to all forms of agriculture. In the early 1900s, California was on the cutting edge of breakthroughs in the science of agriculture and the state's farmers vastly outpaced the rest of the nation in purchasing new and modern equipment for a wide range of crops and conditions. The new university had a profound influence on Davis, although the core downtown provided services to the larger populace, and its development was predicated largely on increased commerce, rather than the University itself.

Outside of the small commercial/industrial area concentrated along the railroad tracks and G Street, Davis was largely residential. However, the availability of land and the small population combined to create a distinctly semi-rural residential landscape that did not disappear until the 1950s. It was not uncommon for a single individual to purchase adjacent town lots, construct a single house on one of the lots and then utilize the adjacent lots for a garden, small crop agriculture, and livestock. This pattern of land use was particularly noticeable as one moved further east and west away from the commercial district. Barns, outbuildings, henhouses, corrals and water tanks were frequently found within the city, especially in the late 19th and early 20th centuries. In many areas the streets remained unpaved until 1917, and in some areas as late as the 1930s.

³ Roland, p. 10.

⁴ John Lofland. *Davis: Radical Changes, Deep Constants*. Arcadia Publishing, 2004, p. 56.

⁵ Joann Leach Larkey. *Cooperating Farmers: A 75-Year History of the Yolo County Farm Bureau*. The Bureau, Woodland, California. 1989.

⁶ Ibid.

***B10. Significance: (Continued):**

This pattern found exception in the Bowers Addition, the city's first 'suburb,' which was laid out in 1910 and developed as side-by-side residential lots with sidewalks, curbs and gutters and landscape trees. However, even here many lots remained undeveloped into the 1940s and 1950s. Outside of the small commercial/industrial area concentrated along the railroad tracks and G Street, Davis was largely residential. However, the availability of land and the small population combined to create a distinctly semi-rural residential landscape that did not disappear until the 1950s. It was not uncommon for a single individual to purchase adjacent town lots, construct a single house on one of the lots and then utilize the adjacent lots for a garden, small crop agriculture, and livestock. This pattern of land use was particularly noticeable as one moved further east and west away from the commercial district. Barns, outbuildings, henhouses, corrals and water tanks were frequently found within the city, especially in the late 19th and early 20th centuries. In many areas the streets remained unpaved until 1917, and in some areas as late as the 1930s. This pattern found exception in the Bowers Addition, the city's first 'suburb,' which was laid out in 1910 and developed as side-by-side residential lots with sidewalks, curbs and gutters and landscape trees. However, even here many lots remained undeveloped into the 1940s and 1950s.

The development of urban residential blocks in Davis was characterized by a slow process of in-fill, as multiple lot holdings were divided and sold off decade by decade. This pattern of land development gives the Downtown Conservation District neighborhoods a mixed architectural character with a few scattered Victorians and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another. Even in the planned Bowers Addition and the smaller subdivisions initiated in the 1910s and 1920s in the University area, the architectural legacy is emphatically eclectic.

The establishment of the University, along with other events produced change in other aspects of Davis' commercial and civic life. Although earlier attempts at incorporation had failed, the fire in 1916 convinced citizens of the need for better civic services. In 1917 the city incorporated, a step which provided the political and administrative mechanisms to initiate important public works that included, over the next ten years, the establishment of a new water system, a sewer project, road improvements and beautification, street paving, the purchase of a municipal fire engine and the establishment of a Planning Commission. Although not a local project, the completion of the Yolo Causeway also in 1916 linked Davis directly to the capital in Sacramento. In the wake of these town improvements and the steady expansion of the University, the population grew to 1,040 by 1920.

During the 1930s Davis did not experience many of the major economic upheavals associated with the Great Depression and it benefited in some ways from the public works programs of the period. During the 1930s the city established a public park, and constructed a new City Hall with a fire department. Although construction slowed, it did not cease with houses continuing to be built. A number of residences were constructed during this period in the Old North neighborhood, and the University area, as well as outside the city boundaries. The College Park subdivision, located north of the campus, was the site of a number of 1930s revival style homes intended to cater to the University administration and professorial ranks.

During WWII the Western Signal Corp established a school on the University campus and from 1943-1945 the University suspended regular classes as a part of war-time effort. The end of World War II brought a resumption of University classes and the expansion of the campus to include a Veterinary School (1949) and a College of Letters and Sciences in 1951. Although still not large in absolute numbers, the University enrollment expanded at a rapid rate, jumping from 500 in the 1930s to 1200 at the end of World War II. This was the beginning of a major university expansion program that in the 1960s that made Davis one of the several independent campuses under the University of California master plan.

Between 1940 and 1950 the population of the city doubled, and by 1960 it had more than doubled again, driven largely by the University expansion. By the 1970s the University had over 12,000 students, growth that created faculty and staff employment, and generated businesses related to research and development tied to the University. Substantial growth in government bureaucracy in neighboring Sacramento in the 1960s also contributed to residential growth in Davis. Often perceived as a charming, University town with excellent schools, it was only a short commute from the capitol.⁷

⁷ Roland, p. 12.

*B10. Significance: (Continued):

HISTORY OF 724 G STREET

A review of Sanborn Fire Insurance Maps from June 1921 to January 1945 illustrates the fact that the subject property was originally located outside the city limits of Davis, north of the old County Road, and G Street did not continue through to 8th Street (Figure 2). According to the Assessor's Parcel Map, the property was located in Bower's Acres which was subdivided in 1913.

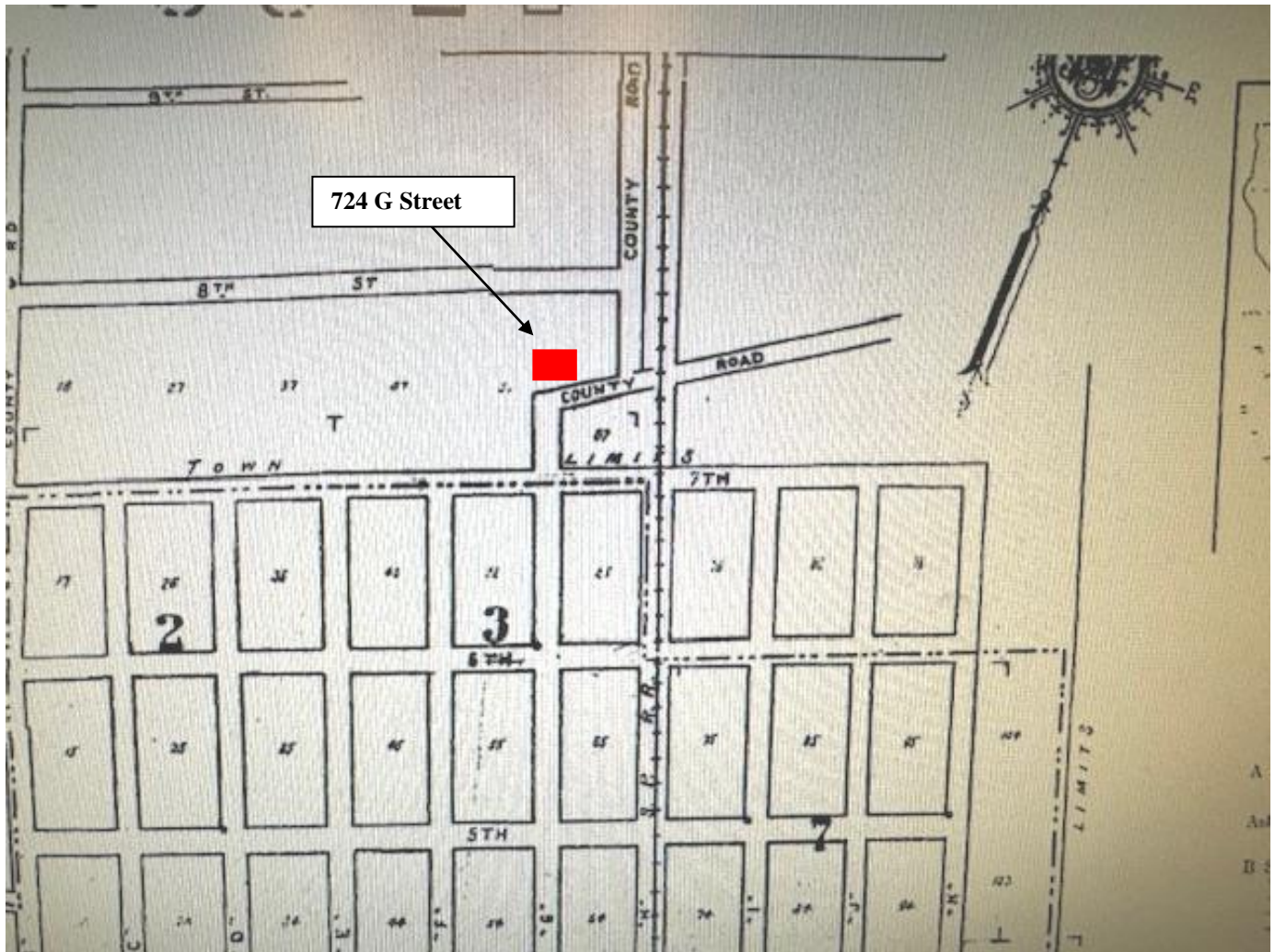


Figure 2: Sanborn Fire Insurance Map, Davis, California (June 1921-revised January 1945). The red box depicts the subject property.

*B10. Significance: (Continued):

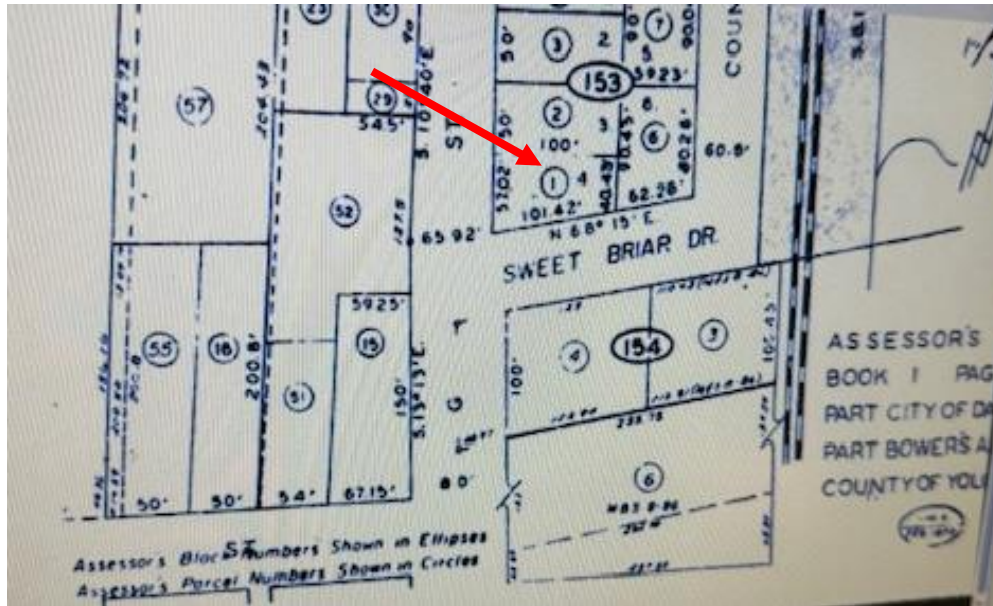


Figure 3: Assessor's Parcel Map showing 724 G Street, Lot 1.

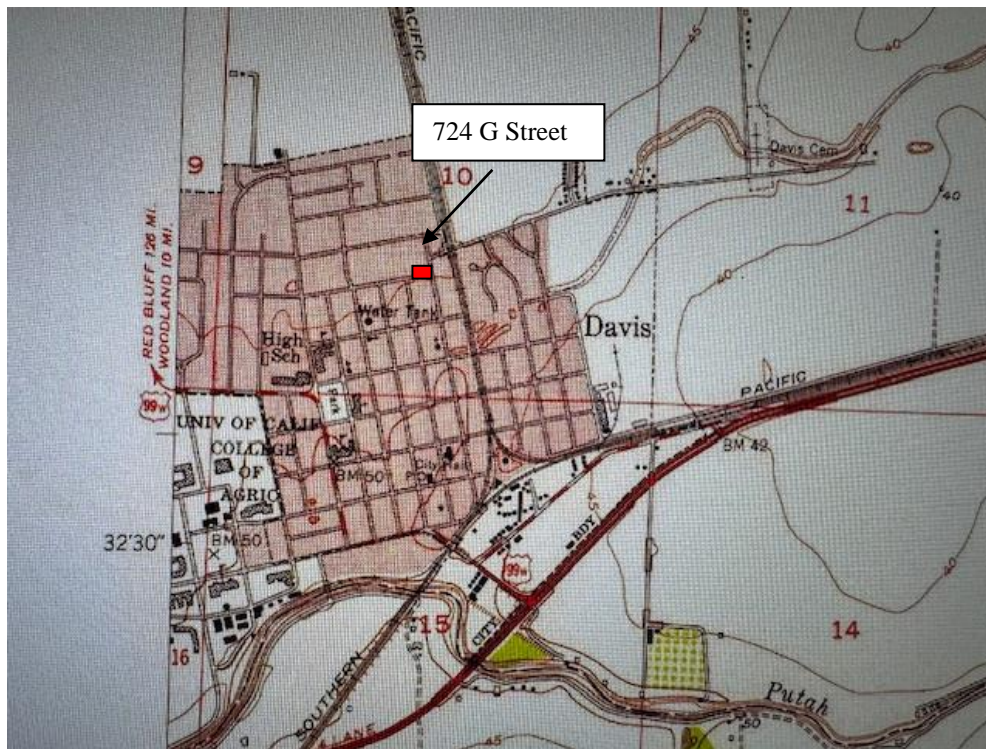


Figure 4: USGS 7.5' topographic map of Davis, CA 1952. Note that by 1952, the city limits of Davis had expanded to the north beyond 7th Street and now included 724 G Street, which had been incorporated into the city limits.

***B10. Significance: (Continued):**

Davis historian John Lofland wrote extensively about the old North Davis neighborhood in his book entitled *Resurgent Old North Davis: A Story of a Historic, Traditional Neighborhood* (Lofland 1999) (Figure 5). Lofland, himself, lived in the Old North Davis neighborhood, which is still characterized by unique modest cottage style residential homes representing various house styles promoted during the 1920s-early 1940s.

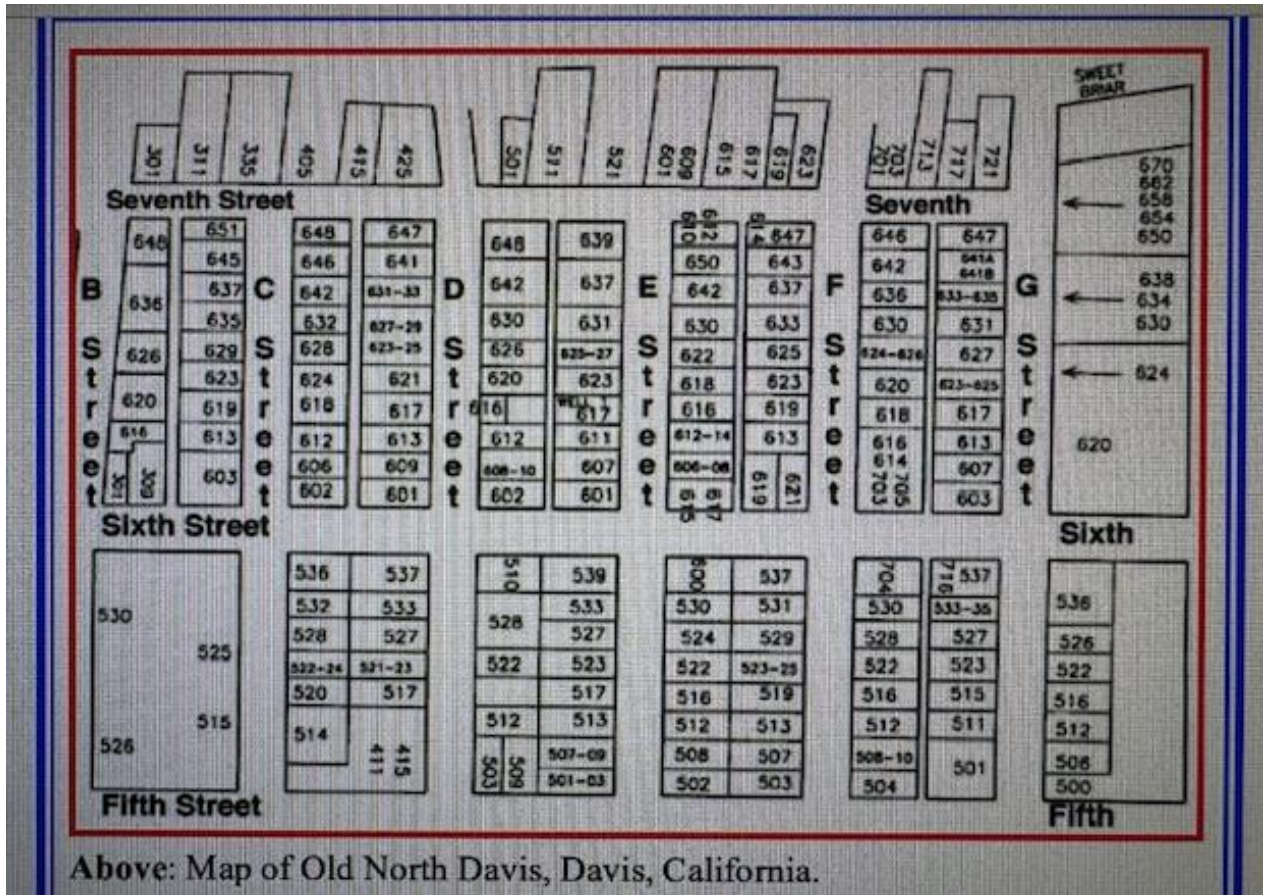


Figure 5: Map of Old North Davis (Lofland 1999). Note that the project parcel lies north of Sweetbriar outside the boundaries of the original Bowers Addition and Old North Davis.

The subject property represents a fairly common form of architecture built throughout the United States from the late-1930s-through the early-1950s, referred to as “Minimal Traditional.” Most Minimal Traditional homes are relatively small one-story or one and a half-story homes. These houses were built in great numbers after the Depression of the 1930s and immediately preceding WWII, however, the style remained popular through the early-1950s. The creation of the Federal Housing Authority (FHA) in 1934 would have a profound influence on home design for many years to come. The FHA was chartered to stem the tide of home losses and plummeting property values, as collapsed banks called in mortgages on property that was valueless. The FHA house building requirements limited the maximum sales price in order to keep the market open to all buyers. To keep costs down it limited the size of the house. This in turn led to an efficient design for the rooms and storage space. All of the non-essential forms were omitted and architects were directed to focus on scale. The FHA even provided publications to architects that showed them how to keep the design simple but useful. Simple was the key phrase. The basic floor plan for these homes consisted of a living room and dining area, kitchen, bath, one or two bedrooms, with or without an attached garage.

***B10. Significance: (Continued):**

The Minimal Traditional house was "the little house that could." It was the small house that could be built with FHA insured loans in the midst of the Great Depression between 1935 and 1940: the house that could be built quickly to accommodate millions of relocating World War II production-plant workers (1941-1945), and the house that could be built rapidly during the late 1940s in large post-World War II developments (1946-1949). These late 1940s developments were necessary to begin to fulfill the wartime GI Bill promise that every returning serviceman would be able to purchase a home." Levittown, New York is one of the better-known examples of such housing developments. Minimal Traditional was a house style seen all over the United States both as a single build and as a tract home. The development of this house style was an unprecedented coming together of public organizations and private interests to meet the critical need for a single-family home during a period of great economic distress.

Minimal Traditional homes were generally small, asymmetrical, one-story buildings with a low or medium pitched roof (sometimes hipped), showing front or side gables with little or no overhang on the eaves, seldom dormers and a minimum of architectural detail throughout. Simple double-hung windows, possibly corner wrapped; picture windows on later builds. Perhaps a small, covered off-set porch. Cladding is most commonly wooden clapboard, but brick or stone combinations are seen. The predominant characteristic of this form is the front-facing gable; either as a small wing, an entry detail, or a decorative element (McAlester 2013:888).

A review of U.S. Federal Census data and City of Davis planning and building department documents that the subject property was occupied by Charles Gordon Patton in 1950. Patton was born in British Columbia on October 21, 1904 and died in Yolo County on September 20, 1984. Patton is listed in the U.S. Federal Census in 1950 as living at 724 G Street with his wife Amy and son Delmer. Patton was employed at the University as a physics professor.



Figure 6: Patton is pictured (second from left) with fellow professors at U.C. Davis (Ancestry Website 2023).

***B10. Significance: (Continued):**

By 1972, the subject property was converted to commercial use as a psychotherapy office under a conditional use permit with the City of Davis. In 1979, the property is listed as having been converted to an ambulance service with the adjacent residence being used to house employees of the ambulance company. It was during this time that both 724 G Street and 730 G Street were extensively remodeled. Until recently, the property, including 730 G Street, was owned by the Gibson Trust, which included George and Florence. In 2015, both houses were converted back to residential rental use. The subject house, as well as 730 G Street, was recently sold to Sweetbriar and G Investments I, LLC.

REGULATORY FRAMEWORK

National Register of Historic Places (NRHP) Criteria

Criterion A: Event

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Person

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

Criterion C: Design/Construction

Properties may be eligible for the National Register if they 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.

Criterion D: Information Potential

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.

As the National Register points out, “when evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation - A, B, C, or D.” The rationale for judging a property's significance and, ultimately, its eligibility under the Criteria is its historic context and integrity. The use of historic context allows a property to be properly evaluated in a variety of ways. The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its proper historic context (USDA, n.d).

California Environmental Quality Act (CEQA) and California Register of Historic Resources (CRHR) Criteria

The regulatory framework for this historic resource study and the evaluation lies within the guidelines imposed for the California Environmental Quality Act (CEQA) and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. CEQA guidelines define a significant cultural resource as “a resource listed in or eligible for listing on the CRHR. A historical resource may be eligible for inclusion in the CRHR if it:

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.

***B10. Significance: (Continued):**

Even if a resource is not listed in, or determined eligible for listing in, the CRHR, 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).

According to the state guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). CEQA further states that a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of PRC 5020.1(k) and 5024.1(g).

Landmark Resource Criteria

In addition, the City of Davis Historical Resources Management Zoning Code defines a Landmark as follows:

“Landmark” means buildings, structures, objects, signs, features, sites, places, areas, cultural landscapes or other improvements of the highest scientific, aesthetic, educational, cultural, archaeological, architectural, or historical value to the citizens of the City of Davis and designated as such by the City Council pursuant to the provisions of this article. A landmark is deemed to be so important to the historical and architectural fabric of the community that its loss would be deemed a major loss to the community. Once designated, Landmarks are included in the Davis Register of Historical Resources. Landmarks were formerly designated as “Outstanding Historical Resources.”

(a) Upon the recommendation of the Historical Resource Management Commission and approval of the City Council a Historical Resource may be designated a Landmark if the resource meets any of the following four criteria at the local, state, or national level of significance and retains a high level of historic integrity as defined by this article.

- (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 represent the work of a master designer; or that possess 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.

(b) Landmark factors to be considered. In determining whether to designate a resource a Landmark, the following factors should be considered, if applicable:

- (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.

***B10. Significance: (Continued):**

(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 (50) years may be designated a landmark if the resource is of exceptional importance within the history of Davis, the state or the nation.

Merit Resource Criteria

The Historical Resources Management Commission may also designate a resource as a Merit Resource. A Merit Resource is defined in city zoning as follows:

“Merit Resource” means buildings, structures, objects, signs, features, sites, places, areas, cultural landscapes or other improvements with scientific, aesthetic, educational, cultural, archaeological, architectural, or historical value to the citizens of the City of Davis and designated as such by the City Council pursuant to the provisions of this article. Once designated, Merit Resources are included in the Davis Register. Merit Resources were formerly designated as “Historical Resources.”

(c) Upon the recommendation of the Historical Resource Management Commission and approval of the City Council a Historical Resource may be designated a Merit Resource if the resource meets one of the following four criteria at the local level of significance and possesses historic integrity as defined under this article:

(1) Associated with events that have made a significant contribution to the broad patterns in the history of Davis; or

(2) Associated with the lives of significant persons in the history of Davis; or

(3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represent the work of a master designer; or that possess 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.

(d) Merit Resources factors to be considered. In determining whether to designate a resource a Merit Resource, the following factors should be considered, if applicable:

(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.

***B10. Significance: (Continued):**

Historic District Criteria

The City zoning code defines a historic district as follows:

“Historic District” means a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a Historic District results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. Designated Historic Districts are included in the Davis Register of Historic Resources. Historic Districts can include Historical Resources that may be individually designated as Landmarks or Merit Resources.

It further defines the components of a district as follows:

“Historic District Contributor” means a building, site, structure, object, or cultural landscape identified in the Historic District Plan that possesses sufficient integrity to add to the historic architectural qualities, historic associations or patterns for which an Historic District is significant.

“Historic District Non-Contributor” means a building, site, structure, object, or cultural landscape identified in the Historic District Plan that does not add to the historic architectural qualities, historic association or patterns for which a Historic District is significant.

Zoning code provides that the Commission can designate districts of historical resources as follows:

(e) Commission and approval of the City Council a group of historical resources may be designated a Historic District if the district meets any of the following significance criteria:

- (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 represent the work of a master designer; or that possess 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.

(f) Historic District factors to be considered. In determining whether to designate a group of resources as a Historic District, the following factors should be considered, if applicable:

- (1) To be designated a Historic District a grouping of historical resources must meet one of the above four criteria at the local, state, or national level of significance and the majority of the Historic District contributors must retain historic integrity. The collective value of the district contributors may be greater than the individual resources within the Historic District;
- (2) A Historic District Plan shall be developed and reviewed by the Historical Resources Management Commission simultaneously with designation. The Historic District Plan shall provide standards for review within that particular district to ensure that new development, renovation, and rehabilitation are compatible and complementary to the prevalent character-defining features, architectural style, historic context, and design elements within the Historic District;

***B10. Significance: (Continued):**

(3) The Historic District contributors are identified in the designation materials and the District Plan including buildings, sites, structures, objects, or cultural landscapes that add to the historic architectural qualities, historic associations or patterns for which a Historic District is significant and that are located within the district boundaries;

(4) The Historic District non-contributors are identified in the designation materials and the District Plan including buildings, sites, structures, objects and landscapes within the district boundaries that do not add to the historic architectural qualities, historic association or patterns for which the Historic District is significant;

(5) The Historic District boundaries and period of significance are identified in the designation materials and the District Plan.

SIGNIFICANCE STATEMENT

Determining the significance of 724 G Street is predicated on the property retaining a sufficient level of integrity in order to convey its historic significance. Integrity is defined by the National Park Service as follows:

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape. Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

***B10. Significance: (Continued):**

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible (refer to Criteria Consideration E in Part VII: *How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

***B10. Significance: (Continued):**

DETERMINATION OF INTEGRITY AND ELIGIBILITY

Location - The subject property retains its original location.

Design - The design of the building has largely been retained since its construction in 1950.

Setting - The setting of the property has been degraded by modern infill, largely occurring after 1970 with apartments and the loss of mature trees lining the parcel.

Materials - The materials of the residence have been modified since its construction in 1950, a result of remodeling during the mid to late-1970s with new siding (stucco and metal) and windows, and stucco.

Workmanship - The original workmanship of the building has been compromised as a result of remodeling.

Feeling - The feeling of the original-era building has been modestly compromised by non-historic materials and design.

Association - The building's association with a style of architecture reflecting post World War II development in North Davis has been compromised by later infill, particularly apartments.

Is the property eligible for the NRHP? No

The subject property is not eligible for the NRHP under Criteria A, B, and C, at the local level of significance. The rationale for this recommendation is based upon the fact that the property does not appear to be associated with events of significance in the history of Davis, nor does the property appear to be associated with a person or persons of significance in history of Davis, and the property lacks sufficient integrity of design, materials, and workmanship, to convey its potential significance.

Is the property eligible for CEQA and the CRHR? No

The subject property is not eligible for the CRHR under Criteria 1-3, at the local level of significance. The rationale for this recommendation is based upon the fact that the property does not appear to be associated with events of significance in the history of Davis, nor does the property appear to be associated with a person or persons of significance in history of Davis, and the property lacks sufficient integrity of design, materials, and workmanship, to convey its potential significance.

Is the property eligible as a City of Davis Historical Landmark? No

The subject property is not eligible as a City of Davis Historical Landmark since it does not appear to be associated with events of significance in the history of Davis, nor does the property appear to be associated with a person or persons of significance in history of Davis, and the property lacks sufficient integrity of design, materials, and workmanship, to convey its potential significance.

Is the property eligible as a City of Davis Merit Resource? No

The subject property is not eligible as a City of Davis Merit Resource since it lacks sufficient architectural integrity and historic context with significant events in the history of Davis.

Is the property eligible as part of a Historic District? No

As defined by the City of Davis a "Historic District" means a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a Historic District results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. The subject property is not located within an existing or proposed Historic District, nor does the portion of G Street where the property lies retain continuity of age and design to suggest a historic district may be present.

***B10. Significance: (Continued):**

CONCLUSION

In summary, taking into consideration the aforementioned criteria for determining the eligibility of a building or structure in the City of Davis, it is recommended that the property located at 724 G Street does not meet the threshold to be considered eligible for inclusion on the NRHP, CEQA (CRHR), as well as Landmark, Merit, and potentially Historic District designation.

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Map of Davisville Yolo County 1868.

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USGS Quadrangle Map, Davis, California 1952.

*B10. Significance: (Continued):

PHOTOGRAPH RECORD



Photograph 1: View looking east at 724 G Street.



Photograph 2: View looking north at 724 G Street.

***B10. Significance: (Continued):**



Photograph 3: View looking northwest at 724 G Street. Note that the left or south side of the residence is a later addition.



Photograph 4: View looking west at 724 G Street.

*B10. Significance: (Continued):



Photograph 5: View looking northwest at the front entrance to 724 G Street.



Photograph 6: View looking southeast at the north elevation of 724 G Street. Note the later application of stucco on this elevation.

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 21

*Resource Name or #: 730 G Street

P1. Other Identifier:

*P2. **Location:** Not for Publication Unrestricted

*a. **County:** Yolo

*b. **USGS 7.5' Quad:** Davis, California

c. **Address:** 730 G Street

City: Davis

Zip: 95616

d. **UTM:** N/A

e. **Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate):** The subject property is located one parcel north of the northeast corner of G Street and Sweetbriar Road, APN 070-163-002-000, in Bower's Acres Tract.

*P3a. **Description:**

The subject property consists of a Minimal Traditional style, single-story, wood-frame residence, having 2 bedrooms, 1 bathroom, encompassing 733 square feet, and sited on a level corner parcel encompassing 4,792 square feet. Built in 1950-1951, the residence is characterized by a moderately sloping gable roof clad with asphalt shingles, a small off-set shed roof porch supported by two wood columns and brick stoop that leads to the front entry door. Other character defining features of the house include 1 over 1 light replacement windows with simple architraves around each window, shutters flanking each window, gable vents, a perimeter concrete foundation, a rear porch with a shed roof, and a lighted entry door accessed via a concrete stoop. The rear of the yard is paved with asphalt, a small lawn, picket fence, and shrubs.

*P3b. **Resource Attributes:** HP2 - residence

*P4. **Resources Present:** Building Structure Object Site District Element of District

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: View looking east at 730 G Street from G Street.

*P6. **Date Constructed/Age and Sources:** Historic 1950, based upon U.S Federal Census data.

*P7. **Owner and Address:** Sweetbriar and G Investments I, LLC, 324 Claydon Way, Sacramento, CA 95864.

*P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953

*P9. **Date Recorded:** November 2023

*P10. **Type of Survey:** Architectural

Describe: Architectural Recordation and Evaluation per CEQA.

*P11. **Report Citation:** Historical Resource Analysis Study of 724 G Street and 730 G Street, Davis, Yolo County, California 95616. Prepared for Sweetbriar and G Investments I, LLC, 324 Claydon Way, Sacramento, CA 95864. Prepared by Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953. November 2023.

*Attachments: Building, Structure, and Object Record; Photograph Record

- B1. Historic Name:** Murray Residence
B2. Common Name: 730 G Street
B3. Original Use: Residence/Commercial
B4. Present Use: Residence/Rental
***B5. Architectural Style:** Remodeled single-story Minimal Traditional style residence
***B6. Construction History:** According to U.S. Federal Census data, the subject property was built around 1950-1951. Based upon permit files at the City of Davis, the subject property was extensively remodeled between 1975-1979, when its use was converted to commercial. Remodeling occurred to both the interior and exterior of the residence, as well as the landscaping, in order to convert it into a psychotherapy center. In the late-1970s, the property was remodeled, as was the adjoining property to the south at 724 G Street, for use as an ambulance service facility.
- *B7. Moved?** No Yes Unknown
Date: N/A
Original Location:
***B8. Related Features:** The subject property occupies a level rectangular parcel and to the south abuts a similar style residence located at 724 G Street.
- B9a. Architect:** Undetermined
B9b. Builder: Undetermined
***B10. Significance: Theme:** Minimal Traditional Residential Architecture
Area: City of Davis
Period of Significance: Circa 1950-1951
Property Type: Residential building
Applicable Criteria: NRHP A-C; CRHR 1-3; Davis Landmark 1-3; Davis Merit Resource 1-3; Davis Historic District
The subject property occupies a rectangular parcel two lots north of G Street and Sweetbriar Road. The parcel was located just north of the City of Davis jurisdictional boundary or city limits until the late-1940s, bordering the Bowers addition to the south and southwest. The historic context for the property is associated with the demand for affordable housing in Davis during the late-1940s through the early-1950s (refer to BSO, Page 3 of 21).
- B11. Additional Resource Attributes:**
B12. References: Ancestry Website. www.ancestry.com. Accessed November 2023; Anderson, Timothy, Eudorah M. Moore, and Robert W. Winter eds. *California Design 1910*. Salt Lake City: Peregrine Smith Books. 1980; Architectural Resources Group. Cultural Resources Inventory and Context Statement. 1996. Unpublished report on file City of Davis Planning Department; Boghosian, Paula. "Cultural Resources Inventory: City of Davis." 1986. Unpublished report on file City of Davis Planning Department; City of Davis. The Core Area Specific Plan (1961), The Downtown Strategy Report (2000) and the Davis Downtown and Traditional Residential Neighborhoods Design Guidelines (July 2001); Gebhard, David ed. *The Guide to Architecture in San Francisco and Northern California*. 1976, revised 1985; Gudde, Erwin G. *California Place Names: The Origin and Etymology of Current Geographical Names*. Berkeley: University of California Press. 1969; Larkey, Joann Leach. *Cooperating Farmers: A 75-Year History of the Yolo County Farm Bureau*. The Bureau, Woodland, California. 1989; Larkey, Joann Leach. *Davisville '68: The History and Heritage of the City of Davis, Yolo County, California*. Published by the Davis Historical and Landmarks Commission. 1969; Larkey, Joann Leach. "Portraits of the Past." A series of articles published in the *Davis Enterprise* with detailed information on an array of individuals, buildings, and events in Davis' history. File at Hattie Weber Museum, Davis, CA. 1960s; Larkey, Joann Leach. "Portraits of the Past: Suburban Development in the 1920s." *Davis Enterprise*. June 22, 1972; Larkey, Joann Leach and Shipley Walters. *Yolo County, Land of Changing Patterns*. Windsor Publications, 1987; Lofland, John. *Demolishing a Historic Hotel: A Sociology of Preservation Failures in Davis, California*. Davis Research, Davis, CA. 2003; Lofland, John. *Old North Davis: Guide to Walking a Traditional Neighborhood*. Yolo County Historical Society. 1999 (refer to BSO, Page 17 of 21).
- B13. Remarks:** None.
B14. Evaluator: Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.
Date of Evaluation: November 2023

Aerial Photograph (Google Earth 2023)

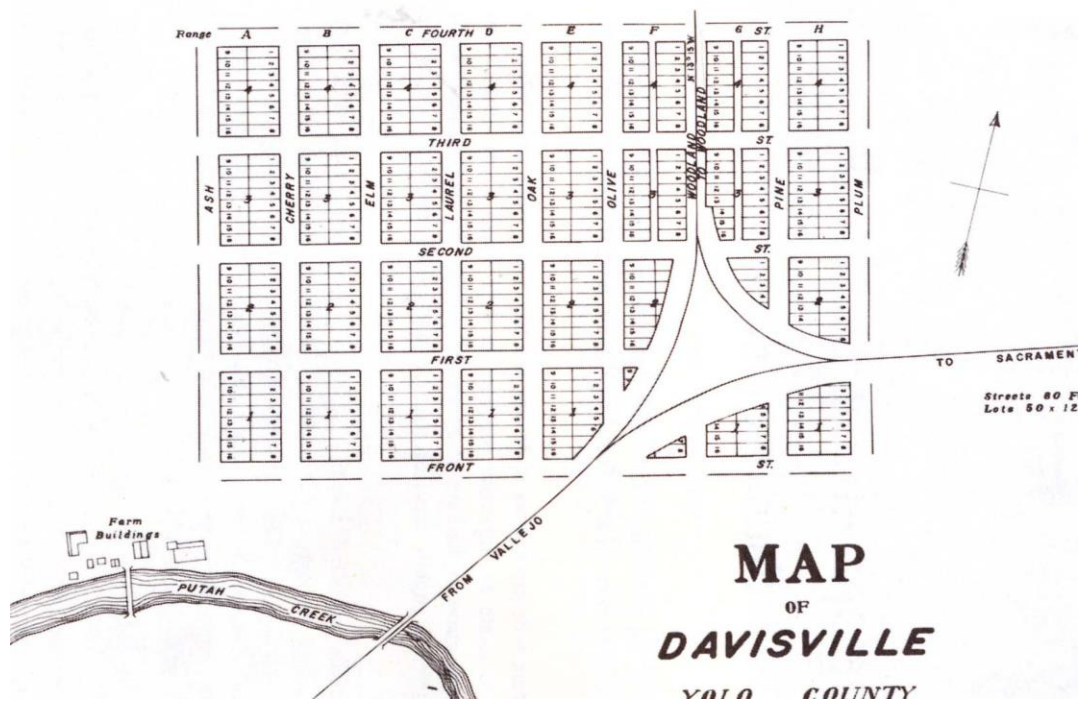


(This space reserved for official comments.)

***B10. Significance: (Continued):**

The development of Davis, or Davisville as it was originally known, influenced the decision by partners of the California Pacific Railroad to develop their proposed railroad from Vallejo to Sacramento and Marysville through the Jerome C. Davis ranch along Putah Creek. Jerome C. Davis, one of the first pioneers to settle the Davis area, later married Mary Chiles, the daughter of a prominent rancher in 1850. It is from this pioneer family that the town of Davis derives its name. The railroad was surveyed in 1865-1866 and completed in 1869. The decision to place a triangular junction and station where the present-day railroad station in Davis is located, established the community as an important center of commerce and trade in Yolo County. A few years later a branch line to Napa Valley was added expanding trade and services more regionally.¹

Recognizing the development potential of the region adjacent to the newly constructed railroad right of way, the California Pacific partners, sometimes known as the “Big Five,” John Frisbie, William Roelofson, DeWitt Haskins, James Rydern and DeWitt Rice, purchased 3,000 acres of Jerome Davis’ ranch for \$78,000 in November, 1867 and proceeded to plat a town consisting of thirty-two square blocks, laid out on a grid plan (Figure 1). Note that the original townsite ended at Fourth Street.



**Figure 1: Original Plat Map of Davisville, California, 1868
(Roland 2003; Courtesy of Hattie Weber Museum).**

During the 1850s through the 1870s, Yolo County was a prosperous agricultural area of grain cultivation, particularly wheat. The railroad junction at Davis provided a natural shipping point and the availability of transportation led to the creation of processing and packaging plants that made shipping more efficient. In addition to the convenience of its location, Davis had the advantage of being one of the first towns “on the line” and thus enjoyed a slight advantage over other agricultural towns that the railroad reached later, such as Winters. Attracting an initial population of approximately 350, Davis emerged as a community whose economy was largely based upon agricultural shipping, processing and storage. With the exception of the lumber yard, still in the same location, but much altered, few if any buildings survive from this period in the history of Davis.²

¹ Carol Roland. Central Davis Historic Conservation District Historical Resource Study and Context Statement for the Central Davis Historic Conservation District, Davis, California, 2003. p. 8-9.

² Roland, p. 9.

***B10. Significance: (Continued):**

Most of the commercial development in Davis was originally along G Street, largely due to its close proximity to the railroad, thus creating a tightly packed, linear business district. Financial services, however, remained centered in Woodland, the county seat, until 1910 when the Bank of Yolo established the first bank in Davis, now a city Landmark. A disastrous fire in 1916 destroyed a portion of the west side of G Street. Because of later demolition and infill, most of the current commercial buildings in the core downtown area, including those along G Street, date to the 1970s forward.³ As cited by Lofland (2004):

The fire of November 12, 1916, was the largest of the period and burned down more than half of the west side of G Street in the main business block. Pierce wrote that on a trip to Davis he "found that all the west side of [then] Olive Street from Hoags store to Odd Fellows Hall had burned since 11 a.m. Two engines from Sacramento and a fire train from the S.P. [Southern Pacific Railroad] ... came to assistance"⁴

Once established the city grew slowly, adding a mere ten citizens per year; a growth rate that did not accelerate until the early 1900s, when the second crucial economic event occurred in Davis' history - the creation of the University Farm. The roots of University Farm began in the 1860s, when a strong element within the farming community argued for a separate agricultural college that would address the practical aspects of educating farmers. On March 23, 1868, the California legislature took advantage of the federal Morrill Act of 1862, and established the University of California as the state's land grant institution of higher education. Consequently, by the end of the nineteenth century, many of the most pressing problems of agriculture were being addressed through University research and Extension programs, as well as by the state's regulatory agencies for viticulture, horticulture, and quarantine for plant and animal disease control, which were established in the 1880s. Having the college in close proximity to Yolo County agriculturalists certainly enhanced their knowledge of scientific farming and helped propel the county's agriculture both economically and technically.⁵

By the 1890s horticultural crops became more lucrative for some farmers than grain-growing or stock-raising, and a new generation of cooperative organizations formed. Two of the most successful cooperatives, the Davisville Almond Growers' Association and the Winters Dried Fruit Company, were incorporated in 1897. These two cooperatives were not the first in the state, but were clearly some of the earliest organizations of their type. Prior to the 1890s there was quite a bit of resistance by farmers to remain independent. Other cooperatives that formed in the Woodland and Winters areas also gave growers bargaining power with creameries, canneries, and fruit packing and shipping companies. At the same time costly reclamation projects along the Sacramento River and in the Yolo Basin helped prevent winter flooding and brought more land into agricultural production for an increasing number of farmers who came to settle in Yolo County.⁶

The establishment of what was commonly known as "University Farm" propelled the city into a new period of sustained growth. The University recruited bright, well-educated faculty and students who sought an academic program rich in new technologies applied to all forms of agriculture. In the early 1900s, California was on the cutting edge of breakthroughs in the science of agriculture and the state's farmers vastly outpaced the rest of the nation in purchasing new and modern equipment for a wide range of crops and conditions. The new university had a profound influence on Davis, although the core downtown provided services to the larger populace, and its development was predicated largely on increased commerce, rather than the University itself.

Outside of the small commercial/industrial area concentrated along the railroad tracks and G Street, Davis was largely residential. However, the availability of land and the small population combined to create a distinctly semi-rural residential landscape that did not disappear until the 1950s. It was not uncommon for a single individual to purchase adjacent town lots, construct a single house on one of the lots and then utilize the adjacent lots for a garden, small crop agriculture, and livestock. This pattern of land use was particularly noticeable as one moved further east and west away from the commercial district. Barns, outbuildings, henhouses, corrals and water tanks were frequently found within the city, especially in the late 19th and early 20th centuries. In many areas the streets remained unpaved until 1917, and in some areas as late as the 1930s.

³ Roland, p. 10.

⁴ John Lofland. *Davis: Radical Changes, Deep Constants*. Arcadia Publishing, 2004, p. 56.

⁵ Joann Leach Larkey. *Cooperating Farmers: A 75-Year History of the Yolo County Farm Bureau*. The Bureau, Woodland, California. 1989.

⁶ Ibid.

***B10. Significance: (Continued):**

This pattern found exception in the Bowers Addition, the city's first 'suburb,' which was laid out in 1910 and developed as side-by-side residential lots with sidewalks, curbs and gutters and landscape trees. However, even here many lots remained undeveloped into the 1940s and 1950s. Outside of the small commercial/industrial area concentrated along the railroad tracks and G Street, Davis was largely residential. However, the availability of land and the small population combined to create a distinctly semi-rural residential landscape that did not disappear until the 1950s. It was not uncommon for a single individual to purchase adjacent town lots, construct a single house on one of the lots and then utilize the adjacent lots for a garden, small crop agriculture, and livestock. This pattern of land use was particularly noticeable as one moved further east and west away from the commercial district. Barns, outbuildings, henhouses, corrals and water tanks were frequently found within the city, especially in the late 19th and early 20th centuries. In many areas the streets remained unpaved until 1917, and in some areas as late as the 1930s. This pattern found exception in the Bowers Addition, the city's first 'suburb,' which was laid out in 1910 and developed as side-by-side residential lots with sidewalks, curbs and gutters and landscape trees. However, even here many lots remained undeveloped into the 1940s and 1950s.

The development of urban residential blocks in Davis was characterized by a slow process of in-fill, as multiple lot holdings were divided and sold off decade by decade. This pattern of land development gives the Downtown Conservation District neighborhoods a mixed architectural character with a few scattered Victorians and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another. Even in the planned Bowers Addition and the smaller subdivisions initiated in the 1910s and 1920s in the University area, the architectural legacy is emphatically eclectic.

The establishment of the University, along with other events produced change in other aspects of Davis' commercial and civic life. Although earlier attempts at incorporation had failed, the fire in 1916 convinced citizens of the need for better civic services. In 1917 the city incorporated, a step which provided the political and administrative mechanisms to initiate important public works that included, over the next ten years, the establishment of a new water system, a sewer project, road improvements and beautification, street paving, the purchase of a municipal fire engine and the establishment of a Planning Commission. Although not a local project, the completion of the Yolo Causeway also in 1916 linked Davis directly to the capital in Sacramento. In the wake of these town improvements and the steady expansion of the University, the population grew to 1,040 by 1920.

During the 1930s Davis did not experience many of the major economic upheavals associated with the Great Depression and it benefited in some ways from the public works programs of the period. During the 1930s the city established a public park, and constructed a new City Hall with a fire department. Although construction slowed, it did not cease with houses continuing to be built. A number of residences were constructed during this period in the Old North neighborhood, and the University area, as well as outside the city boundaries. The College Park subdivision, located north of the campus, was the site of a number of 1930s revival style homes intended to cater to the University administration and professorial ranks.

During WWII the Western Signal Corp established a school on the University campus and from 1943-1945 the University suspended regular classes as a part of war-time effort. The end of World War II brought a resumption of University classes and the expansion of the campus to include a Veterinary School (1949) and a College of Letters and Sciences in 1951. Although still not large in absolute numbers, the University enrollment expanded at a rapid rate, jumping from 500 in the 1930s to 1200 at the end of World War II. This was the beginning of a major university expansion program that in the 1960s that made Davis one of the several independent campuses under the University of California master plan.

Between 1940 and 1950 the population of the city doubled, and by 1960 it had more than doubled again, driven largely by the University expansion. By the 1970s the University had over 12,000 students, growth that created faculty and staff employment, and generated businesses related to research and development tied to the University. Substantial growth in government bureaucracy in neighboring Sacramento in the 1960s also contributed to residential growth in Davis. Often perceived as a charming, University town with excellent schools, it was only a short commute from the capitol.⁷

⁷ Roland, p. 12.

*B10. Significance: (Continued):

HISTORY OF 730 G STREET

A review of Sanborn Fire Insurance Maps from June 1921 to January 1945 illustrates the fact that the subject property was originally located outside the city limits of Davis, north of the old County Road, and G Street did not continue through to 8th Street, and located in Bower's Acres Tract which was subdivided in 1913 (Figure 2).

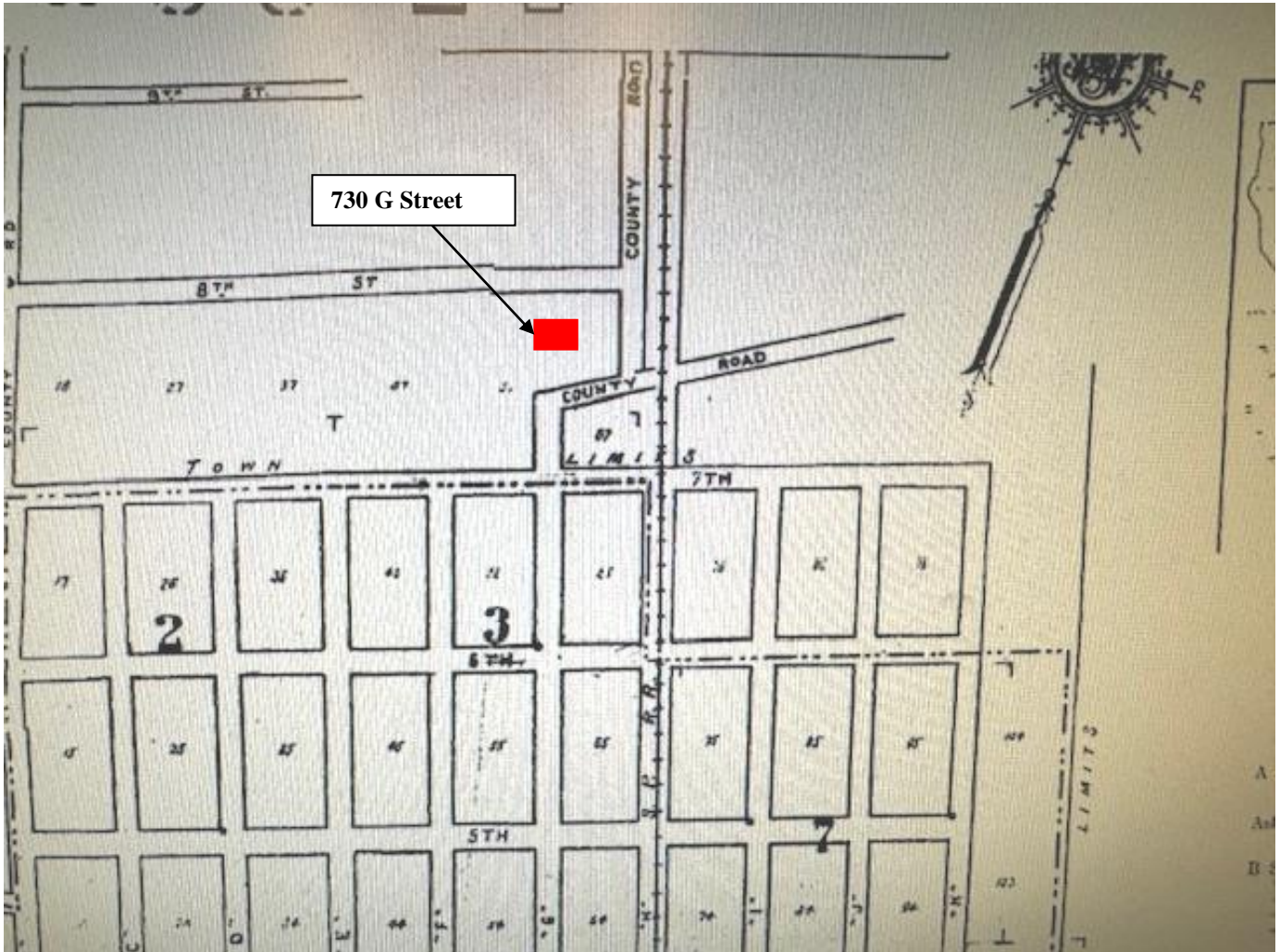


Figure 2: Sanborn Fire Insurance Map, Davis, California (June 1921-revised January 1945). The red box depicts the subject property.

*B10. Significance: (Continued):



Figure 3: Assessor's Parcel Map showing 730 G Street.

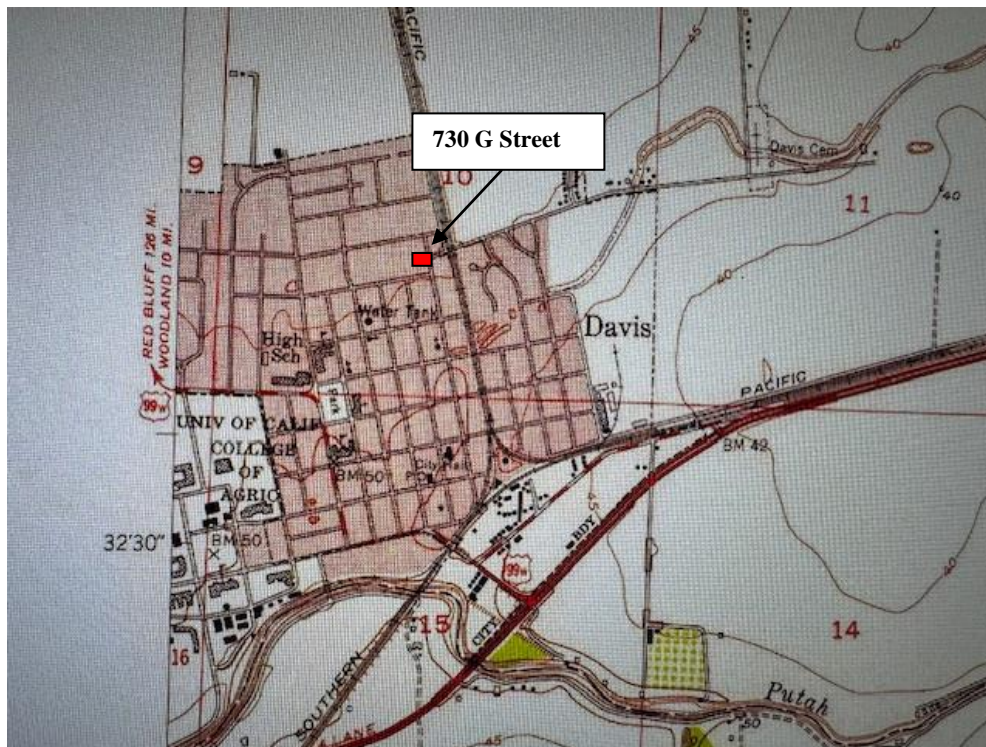


Figure 4: USGS 7.5' topographic map of Davis, CA 1952. Note that by 1952, the city limits of Davis had expanded to the north beyond 7th Street and now included 730 G Street, which had been incorporated into the city limits.

***B10. Significance: (Continued):**

Davis historian John Lofland wrote extensively about the old North Davis neighborhood in his book entitled *Resurgent Old North Davis: A Story of a Historic, Traditional Neighborhood* (Lofland 1999) (Figure 5). Lofland, himself, lived in the Old North Davis neighborhood, which is still characterized by unique modest cottage style residential homes representing various house styles promoted during the 1920s-early 1940s.

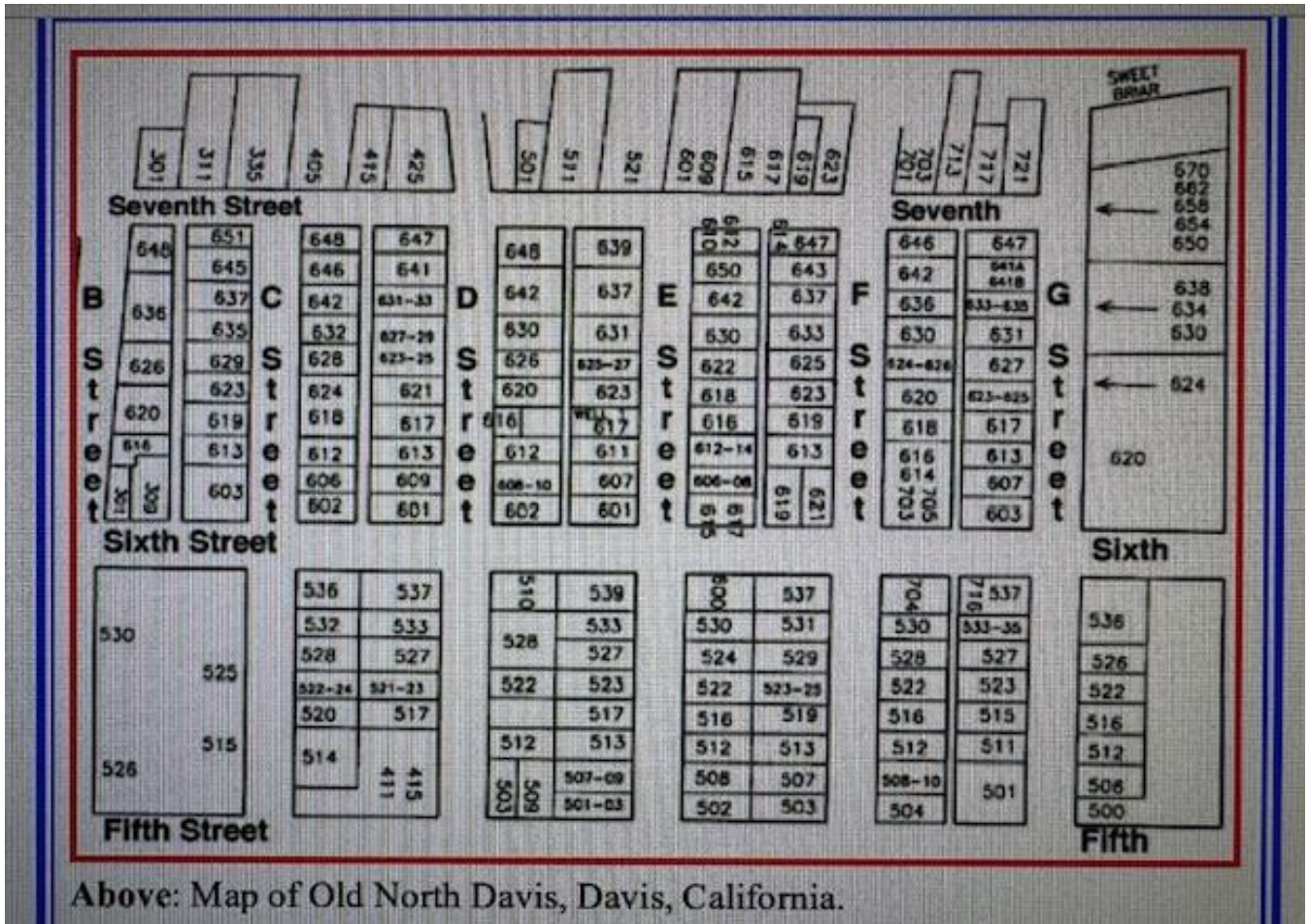


Figure 5: Map of Old North Davis (Lofland 1999). Note that the project parcel lies north of Sweetbriar outside the boundaries of the original Bowers Addition and Old North Davis.

The subject property represents a fairly common form of architecture built throughout the United States from the late-1930s-through the early-1950s, referred to as “Minimal Traditional.” Most Minimal Traditional homes are relatively small one-story or one and a half-story homes. These houses were built in great numbers after the Depression of the 1930s and immediately preceding WWII, however, the style remained popular through the early-1950s. The creation of the Federal Housing Authority (FHA) in 1934 would have a profound influence on home design for many years to come. The FHA was chartered to stem the tide of home losses and plummeting property values, as collapsed banks called in mortgages on property that was valueless. The FHA house building requirements limited the maximum sales price in order to keep the market open to all buyers. To keep costs down it limited the size of the house. This in turn led to an efficient design for the rooms and storage space. All of the non-essential forms were omitted and architects were directed to focus on scale. The FHA even provided publications to architects that showed them how to keep the design simple but useful. Simple was the key phrase. The basic floor plan for these homes consisted of a living room and dining area, kitchen, bath, one or two bedrooms, with or without an attached garage.

***B10. Significance: (Continued):**

The Minimal Traditional house was "the little house that could." It was the small house that could be built with FHA insured loans in the midst of the Great Depression between 1935 and 1940: the house that could be built quickly to accommodate millions of relocating World War II production-plant workers (1941-1945), and the house that could be built rapidly during the late 1940s in large post-World War II developments (1946-1949). These late 1940s developments were necessary to begin to fulfill the wartime GI Bill promise that every returning serviceman would be able to purchase a home." Levittown, New York is one of the better-known examples of such housing developments. Minimal Traditional was a house style seen all over the United States both as a single build and as a tract home. The development of this house style was an unprecedented coming together of public organizations and private interests to meet the critical need for a single-family home during a period of great economic distress.

Minimal Traditional homes were generally small, asymmetrical, one-story buildings with a low or medium pitched roof (sometimes hipped), showing front or side gables with little or no overhang on the eaves, seldom dormers and a minimum of architectural detail throughout. Simple double-hung windows, possibly corner wrapped; picture windows on later builds. Perhaps a small, covered off-set porch. Cladding is most commonly wooden clapboard, but brick or stone combinations are seen. The predominant characteristic of this form is the front-facing gable; either as a small wing, an entry detail, or a decorative element (McAlester 2013:888).

A review of U.S. Federal Census data and City of Davis planning and building department documents that the subject property was occupied by James Arnold Murray in 1950. Murray lived in the house with his wife Weymouth Wheatly, who worked as a lab technician at U.C. Davis, and their son Michael. James is not listed as being employed in 1950. By the mid-1960s, the residence appears to have been owned by a man named Silva and in later years by W.V. Sleuter.

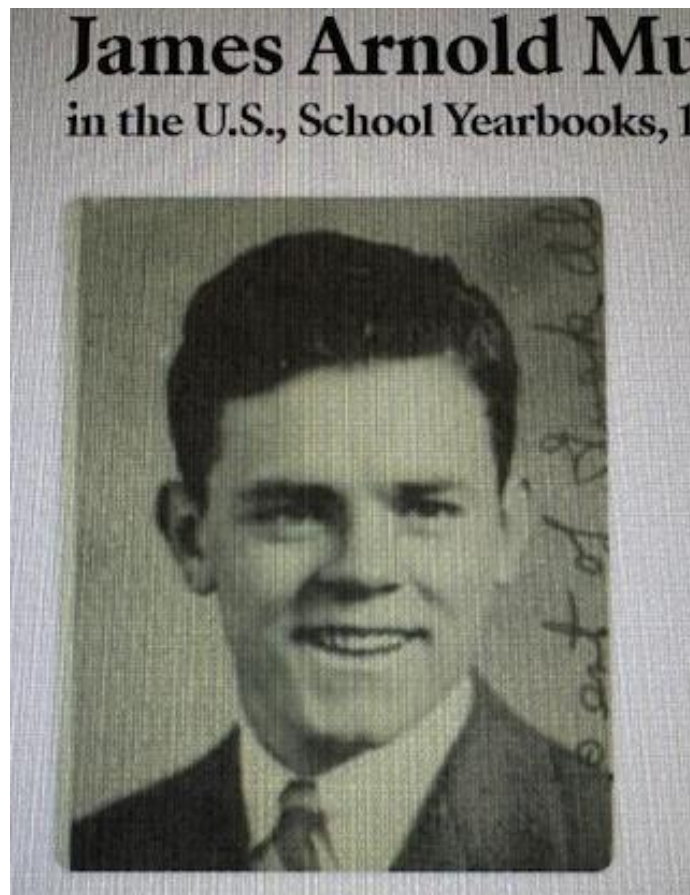


Figure 6: School photograph of James Arnold Murray (Ancestry Website 2023).

***B10. Significance: (Continued):**

In 1979, the property is listed as having been converted to an ambulance service with the adjacent residence being used to house employees of the ambulance company. It was during this time that both 724 G Street and 730 G Street were extensively remodeled, and 730 G Street became employee housing for the ambulance company who used 724 G Street as their office. Until recently, the subject property, including 724 G Street, was owned by the Gibson Trust, which included George and Florence. In 2015, both houses were converted back to residential rental use. The subject house, as well as 724 G Street, were recently sold to Sweetbriar and G Investments I, LLC.

REGULATORY FRAMEWORK

National Register of Historic Places (NRHP) Criteria

Criterion A: Event

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Person

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

Criterion C: Design/Construction

Properties may be eligible for the National Register if they 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.

Criterion D: Information Potential

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.

As the National Register points out, “when evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation - A, B, C, or D.” The rationale for judging a property's significance and, ultimately, its eligibility under the Criteria is its historic context and integrity. The use of historic context allows a property to be properly evaluated in a variety of ways. The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its proper historic context (USDA, n.d).

California Environmental Quality Act (CEQA) and California Register of Historic Resources (CRHR) Criteria

The regulatory framework for this historic resource study and the evaluation lies within the guidelines imposed for the California Environmental Quality Act (CEQA) and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. CEQA guidelines define a significant cultural resource as “a resource listed in or eligible for listing on the CRHR. A historical resource may be eligible for inclusion in the CRHR if it:

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.

***B10. Significance: (Continued):**

Even if a resource is not listed in, or determined eligible for listing in, the CRHR, 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).

According to the state guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). CEQA further states that a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of PRC 5020.1(k) and 5024.1(g).

Landmark Resource Criteria

In addition, the City of Davis Historical Resources Management Zoning Code defines a Landmark as follows:

“Landmark” means buildings, structures, objects, signs, features, sites, places, areas, cultural landscapes or other improvements of the highest scientific, aesthetic, educational, cultural, archaeological, architectural, or historical value to the citizens of the City of Davis and designated as such by the City Council pursuant to the provisions of this article. A landmark is deemed to be so important to the historical and architectural fabric of the community that its loss would be deemed a major loss to the community. Once designated, Landmarks are included in the Davis Register of Historical Resources. Landmarks were formerly designated as “Outstanding Historical Resources.”

(a) Upon the recommendation of the Historical Resource Management Commission and approval of the City Council a Historical Resource may be designated a Landmark if the resource meets any of the following four criteria at the local, state, or national level of significance and retains a high level of historic integrity as defined by this article.

- (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 represent the work of a master designer; or that possess 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.

(b) Landmark factors to be considered. In determining whether to designate a resource a Landmark, the following factors should be considered, if applicable:

- (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.

***B10. Significance: (Continued):**

(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 (50) years may be designated a landmark if the resource is of exceptional importance within the history of Davis, the state or the nation.

Merit Resource Criteria

The Historical Resources Management Commission may also designate a resource as a Merit Resource. A Merit Resource is defined in city zoning as follows:

“Merit Resource” means buildings, structures, objects, signs, features, sites, places, areas, cultural landscapes or other improvements with scientific, aesthetic, educational, cultural, archaeological, architectural, or historical value to the citizens of the City of Davis and designated as such by the City Council pursuant to the provisions of this article. Once designated, Merit Resources are included in the Davis Register. Merit Resources were formerly designated as “Historical Resources.”

(c) Upon the recommendation of the Historical Resource Management Commission and approval of the City Council a Historical Resource may be designated a Merit Resource if the resource meets one of the following four criteria at the local level of significance and possesses historic integrity as defined under this article:

(1) Associated with events that have made a significant contribution to the broad patterns in the history of Davis; or

(2) Associated with the lives of significant persons in the history of Davis; or

(3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represent the work of a master designer; or that possess 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.

(d) Merit Resources factors to be considered. In determining whether to designate a resource a Merit Resource, the following factors should be considered, if applicable:

(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.

***B10. Significance: (Continued):**

Historic District Criteria

The City zoning code defines a historic district as follows:

“Historic District” means a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a Historic District results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. Designated Historic Districts are included in the Davis Register of Historic Resources. Historic Districts can include Historical Resources that may be individually designated as Landmarks or Merit Resources.

It further defines the components of a district as follows:

“Historic District Contributor” means a building, site, structure, object, or cultural landscape identified in the Historic District Plan that possesses sufficient integrity to add to the historic architectural qualities, historic associations or patterns for which an Historic District is significant.

“Historic District Non-Contributor” means a building, site, structure, object, or cultural landscape identified in the Historic District Plan that does not add to the historic architectural qualities, historic association or patterns for which a Historic District is significant.

Zoning code provides that the Commission can designate districts of historical resources as follows:

(e) Commission and approval of the City Council a group of historical resources may be designated a Historic District if the district meets any of the following significance criteria:

- (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 represent the work of a master designer; or that possess 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.

(f) Historic District factors to be considered. In determining whether to designate a group of resources as a Historic District, the following factors should be considered, if applicable:

- (1) To be designated a Historic District a grouping of historical resources must meet one of the above four criteria at the local, state, or national level of significance and the majority of the Historic District contributors must retain historic integrity. The collective value of the district contributors may be greater than the individual resources within the Historic District;
- (2) A Historic District Plan shall be developed and reviewed by the Historical Resources Management Commission simultaneously with designation. The Historic District Plan shall provide standards for review within that particular district to ensure that new development, renovation, and rehabilitation are compatible and complementary to the prevalent character-defining features, architectural style, historic context, and design elements within the Historic District;

***B10. Significance: (Continued):**

(3) The Historic District contributors are identified in the designation materials and the District Plan including buildings, sites, structures, objects, or cultural landscapes that add to the historic architectural qualities, historic associations or patterns for which a Historic District is significant and that are located within the district boundaries;

(4) The Historic District non-contributors are identified in the designation materials and the District Plan including buildings, sites, structures, objects and landscapes within the district boundaries that do not add to the historic architectural qualities, historic association or patterns for which the Historic District is significant;

(5) The Historic District boundaries and period of significance are identified in the designation materials and the District Plan.

SIGNIFICANCE STATEMENT

Determining the significance of 730 G Street is predicated on the property retaining a sufficient level of integrity in order to convey its historic significance. Integrity is defined by the National Park Service as follows:

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape. Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

***B10. Significance: (Continued):**

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible (refer to Criteria Consideration E in Part VII: *How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

***B10. Significance: (Continued):**

DETERMINATION OF INTEGRITY AND ELIGIBILITY

Location - The subject property retains its original location.

Design - The design of the building has largely been retained since its construction in 1950.

Setting - The setting of the property has been degraded by modern infill, largely occurring after 1970 with apartments and the loss of mature trees lining the parcel.

Materials - The materials of the residence have been modified since its construction in 1950, a result of remodeling during the mid to late-1970s with new siding (stucco and metal) and windows, and stucco.

Workmanship - The original workmanship of the building has been compromised as a result of remodeling.

Feeling - The feeling of the original-era building has been modestly compromised by non-historic materials and design.

Association - The building's association with a style of architecture reflecting post World War II development in North Davis has been compromised by later infill, particularly apartments.

Is the property eligible for the NRHP? No

The subject property is not eligible for the NRHP under Criteria A, B, and C, at the local level of significance. The rationale for this recommendation is based upon the fact that the property does not appear to be associated with events of significance in the history of Davis, nor does the property appear to be associated with a person or persons of significance in history of Davis, and the property lacks sufficient integrity of design, materials, and workmanship, to convey its potential significance.

Is the property eligible for CEQA and the CRHR? No

The subject property is not eligible for the CRHR under Criteria 1-3, at the local level of significance. The rationale for this recommendation is based upon the fact that the property does not appear to be associated with events of significance in the history of Davis, nor does the property appear to be associated with a person or persons of significance in history of Davis, and the property lacks sufficient integrity of design, materials, and workmanship.

Is the property eligible as a City of Davis Historical Landmark? No

The subject property is not eligible as a City of Davis Historical Landmark since it does not appear to be associated with events of significance in the history of Davis, nor does the property appear to be associated with a person or persons of significance in history of Davis, and the property lacks sufficient integrity of design, materials, and workmanship.

Is the property eligible as a City of Davis Merit Resource? No

The subject property is not eligible as a City of Davis Merit Resource since it lacks sufficient architectural integrity and historic context with significant events in the history of Davis.

Is the property eligible as part of a Historic District? No

As defined by the City of Davis a "Historic District" means a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a Historic District results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. The subject property is not located within an existing or proposed Historic District, nor does the portion of G Street where the property lies retain continuity of age and design to suggest a historic district may be present.

***B10. Significance: (Continued):**

CONCLUSION

In summary, taking into consideration the aforementioned criteria for determining the eligibility of a building or structure in the City of Davis, it is recommended that the property located at 730 G Street does not meet the threshold to be considered eligible for inclusion on the NRHP, CEQA (CRHR), as well as Landmark, Merit, and potentially Historic District designation.

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USGS Quadrangle Map, Davis, California 1952.

*B10. Significance: (Continued):

PHOTOGRAPH RECORD



Photograph 1: View looking southeast at 730 G Street.



Photograph 2: View looking northeast at 730 G Street.

***B10. Significance: (Continued):**



Photograph 3: View looking east down the driveway to the rear of 730 G Street.



Photograph 4: View looking west at 730 G Street.

***B10. Significance: (Continued):**



**Photograph 5: View looking east at 730 G Street from the west side of G Street.
The property located at 724 G Street lies to the right of the photograph.**