

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

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\*Resource Name or #: 1207 3rd Street

P1. Other Identifier: none

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Yolo

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

c. Address: 1207 3rd Street City: Davis Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-333-004

**\*P3a. Description:**

The subject property is located at the northeast corner of the intersection of 3<sup>rd</sup> and K streets. The 0.28-acre parcel includes a one-story, 1,392-square-foot residential building with an irregular footprint. The primary (south) façade fronts 3<sup>rd</sup> Street, and the secondary (west) façade front K Street. The building is of wood-frame construction, supported by a concrete and brick foundation, capped by a cross-gabled roof covered with asphalt shingles, and the portions of the building that are visible from the public right of way are clad in T1-11 siding and wood clapboard siding. Typical fenestration consists of sliding, aluminum-sash windows. Site features include a gated driveway immediately east of the residence on 3<sup>rd</sup> Street that leads to a small and a gated driveway on K Street that leads to a wood-frame garage. Chain-link fencing borders the subject property on the south and west property lines, and wood board fencing borders the subject property on the west and north property lines. Mature trees and shrubs limit visibility of the subject property.

The primary façade features the primary entrance: a single door with a metal screen is located below a covered porch accessed by concrete steps and a raised platform. To the west of the porch is a large opening that appears to be a window opening that has been boarded up, and to the east of the porch are two windows and a louvered vent below the gable.

The secondary façade features at least two windows and is otherwise obscured from view. The east façade features at least three windows and a wall-mounted air conditioning unit, and it is otherwise obscured from view. The rear (north) façade is not visible from the public right of way. (Continued on page 3)

\*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo: Primary (south) façade, view facing northwest. March 7, 2024.

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both  
 1936, Yolo County Assessor

\*P7. Owner and Address:

Rev. Liv Zhao Trust  
 3039 Audubon Circle  
 Davis, CA 95618

\*P8. Recorded by:

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

\*P9. Date Recorded: March 7, 2024

\*P10. Survey Type: intensive

\*P11. Report Citation: none

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # 1207 3rd Street  
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\*NRHP Status Code 6Z

- B1. Historic Names: 1207 3<sup>rd</sup> Street  
B2. Common Names: 1207 3<sup>rd</sup> Street  
B3. Original Use: Single-family residence  
B4. Present Use: Single-family residence  
\*B5. **Architectural Style:** Altered Minimal Traditional  
\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
See Table 1 on page 6.

\*B7. **Moved?**  No  Yes  Unknown **Date:** n/a **Original Location:** n/a  
\*B8. **Related Features:** none

B9a. Architect: unknown b. Builder: unknown  
\*B10. **Significance: Theme** Early Twentieth Century and Depression Era (1905 – 1939) **Area** Downtown Davis  
**Period of Significance** 1936 **Property Type** Residential **Applicable Criteria** n/a  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 2015, the *Davis, California: Citywide Survey and Historic Context Update* was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significant themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property was constructed in 1936; therefore, it falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context statement.

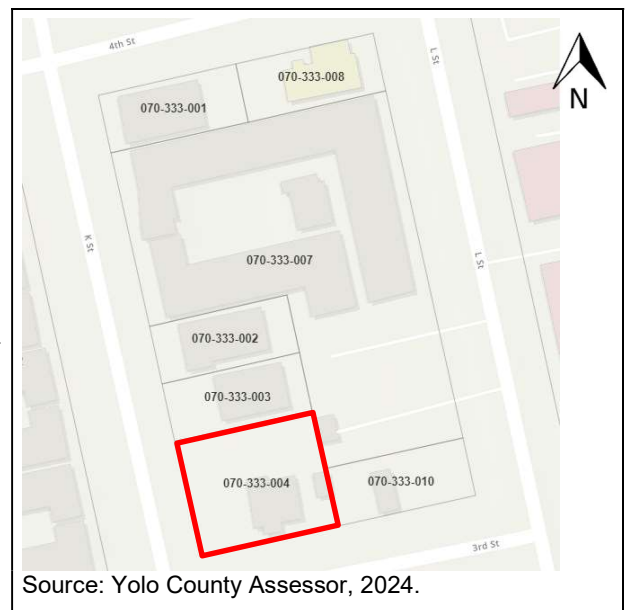
(Continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) none  
\*B12. **References:** (Continued on page 9)

B13. Remarks: none

\*B14. **Evaluator:** Johanna Kahn, ESA  
**Date of Evaluation:** March 2024

(This space reserved for official comments.)



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



**Partial view of west façade, facing northeast. Detached garage is visible in the left background. Source: ESA, 2024.**



**Partial view of east façade, driveway, and detached shed, facing northwest. Source: ESA, 2024.**

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

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

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

In the 1860s, a group of five investors sometimes called the “Big Five” began planning a railroad routed through Davis’ ranch, and by 1868 the California Pacific Railroad had built its line to the area, laying out the three-way junction in its present location and alignment, where the Woodland branch line turned north from

<sup>1</sup> Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, November 2015, pages 6–8.

the main line. The railroad also constructed a depot, and laid out a town around it as a speculative investment.

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

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

With the tiny downtown located on G Street, residential development began around F Street just one more block to the west. Individual property owners built houses one at a time, and the availability of land meant that during the nineteenth century many blocks had only one or two houses set on large parcels. The gradual population growth of this area (ten residents a year) meant that residential construction proceeded at a measured pace. At the turn of the twentieth century, Davis did not have a single residential block that was completely built-out in the modern sense. The original town plat easily accommodated the gradual growth of the little town, and the only major subdivision was Rice's Addition in 1888, which was four small blocks along Rice Lane between the University campus and B Streets [three blocks west of the subject property].

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

#### Early Twentieth Century and Depression Era (1905 – 1939)<sup>2</sup>

In 1905, Davisville experienced a second momentous economic turning point when Governor George Pardee established a commission to find a site for a University Farm. The University of California (which at the time was what is now known as UC Berkeley) had an agriculture department, but California legislators wanted a dedicated university farm located in a rural area where practical farming techniques could be taught, and where Berkeley instructors could easily travel. Communities state-wide competed for the farm, but Davis boosters ultimately won by underwriting the land sale to the University of California, purchasing water rights and promoting Davis as conveniently accessible from the Bay Area via railway. The first building was constructed in 1907, and the Farm began a period of rapid growth. The University Farm brought state investment and a well-educated population to town.

In 1906, after the UC Regents announced the location of the University Farm, the publisher of the Davisville Enterprise changed the paper's name to the Davis Enterprise, to celebrate Davis becoming a more important place. Local residents agreed, and in 1907, the U.S. Postal Service changed the name of the post office, and the town officially became "Davis." In 1922, the campus began its first four year degree program, and initiated a campus development plan the same year. By 1930, the University Farm encompassed 1,000 acres.

#### *Municipal Growth*

Changing its name to "Davis" was a symbolic first step toward the growth of the little village into a more substantial and prosperous town. In addition to the economic boost provided by the University Farm, a devastating downtown fire in 1916 spurred an interest in formalizing municipal government. In 1917, Davis

<sup>2</sup> Ibid., pages 8–10.

incorporated as a city, setting off a decade of civic improvements and additions to city services. Davis developed a water system in 1920, and sewer and garbage collection followed the next year. Davis government then undertook significant road improvements, tree planting, and streetlight installation. In 1923, citizens proposed a long-range development plan, and a more formalized plan was developed in 1927 when the city retained professional planner Charles Cheney. Cheney's Davis plan, most of which was never adopted, included urbane elements such as transforming Second Street into a formal allée culminating in a classical quadrangle at the University Farm entrance. Although some of Cheney's ideas were perhaps too grand for Davis, his proposal for devoting an entire block to a park was carried out in spirit when the Federal Works Progress Administration (WPA) built a park with landscaping, paths, and restrooms on the block between Fourth, Fifth, B, and C streets in the 1930s.

*Commercial and Residential Development*

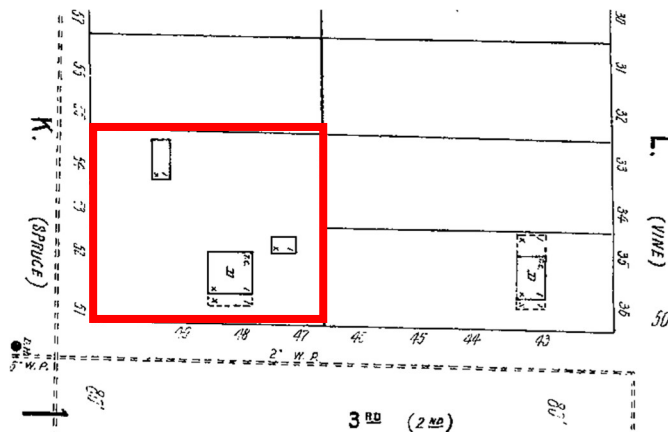
During the early twentieth century Davis' commercial district began to spread to the west and north, and its original wood-frame buildings were replaced with more substantial masonry structures as the town prospered. During the teens and 1920s banks, theaters, and new commercial buildings diversified Downtown Davis. Residents constructed new churches and lodge buildings during this period to serve the growing population. The Davis Community Church, a city landmark, was built during this era. Early developers subdivided several ranches adjacent to the little town into residential parcels after the establishment of the University Farm. Residential development continued to increase its pace, particularly in the 1920s when prosperity, population growth, and alterations in mortgage practices fueled a construction boom [...]

*Depression-era Davis*

Davis was somewhat insulated from the dire problems experienced in many parts of the U.S. during the 1930s, and did not experience bread lines, labor unrest, or severe unemployment. At the same time, Davis benefited from some of the federal economic stimulus programs of the era. In addition to its first public park, which was built by the WPA, Davis built a new city hall and fire station during the 1930s. Although residential construction slowed, it did not halt completely as in some areas, and a number of new houses were built in College Park and the Old North neighborhood.

*Subject Property*

The subject block first appears in Sanborn maps in 1921. The Yolo County Assessor lists the original construction date of the subject building as 1936, but this could not be confirmed through preliminary research. The Sanborn maps depict the same building at 1207 3<sup>rd</sup> Street in the 1921, 1945, and 1953 maps, and this indicates that either the subject building predates 1936 (i.e., it is possible that the extant building encompasses the building depicted on the maps) or the Sanborn maps are inaccurate.



**1207 3<sup>rd</sup> Street shown on the 1921 Sanborn map of Davis, California, sheet 1. North is up.**

There are no completed building permits on file at the City of Davis for the subject building.<sup>3</sup> With incomplete building records, it is not possible to accurately trace the construction chronology of the subject building. However, at least two additions were

<sup>3</sup> There are two cancelled building permits dated 1980 and 1982. Because these were cancelled, it should not be assumed that the work was ever completed.

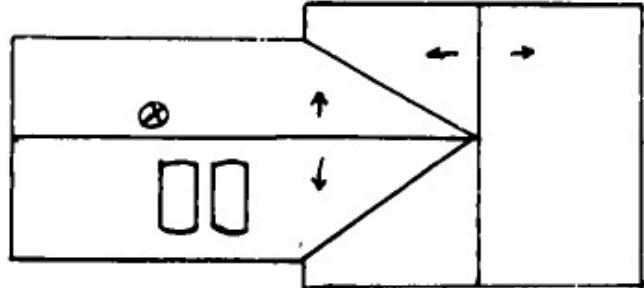
\*Recorded by: Johanna Kahn, ESA

\*Date: March 2024

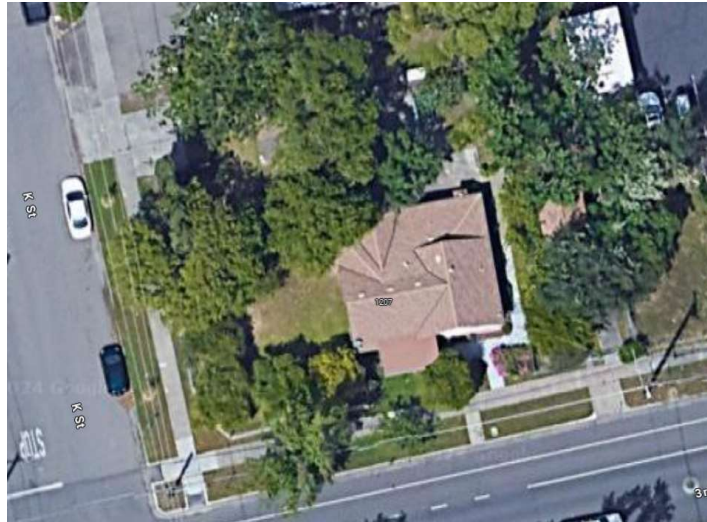
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constructed after 1983: a covered porch on the south façade and a large rear addition on the north half of the building. This was determined by comparing a 1983 roof plan to a current aerial photograph. Some of the building materials, such as aluminum-sash windows and T1-11 siding, were not used in residential construction until the late 1940s and the 1960s, respectively. Therefore, it is likely that these and possibly other materials used to construct 1207 3<sup>rd</sup> Street post-date the building's original construction.



Roof plan of 1207 3<sup>rd</sup> Street, 1983. North is up. Source: City of Davis.



Current aerial view of 1207 3<sup>rd</sup> Street, 2024. North is up. Source: Google Maps.

Research indicates that 1207 3<sup>rd</sup> Street was occupied by at least three different people since its construction (Table 1). No owners or occupants were confirmed prior to 1970. The longest owners/occupants appear to have been Henry Garcia (b. 1922, d. 2000) and his wife Candida Garcia (b. 1925, d. 2023),<sup>4</sup> who lived there from the late 1970s until their respective deaths.

**TABLE 1: OWNERS/OCCUPANTS**

Year(s) of Occupation	Occupant(s)/Business	Notes
ca. 1936 – 1970	Unknown	
1970	Jose Hernandez (occupant)	1970 city directory
ca. 1979 – ca. 1982	Henry Garcia (owner)	Listed on electrical permit 5373 (August 15, 1979) and two cancelled building permits
Unknown – 2023	Candida Garcia (owner)	Assessor data available at Parcel Quest, <a href="https://www.parcelquest.com">https://www.parcelquest.com</a> .

<sup>4</sup> "Candida Garcia," *Davis Cemetery District and Arboretum*, accessed March 29, 2024, <https://davis.cemsites.com/grave/Candida-Garcia-117589/>.

**TABLE 1: OWNERS/OCCUPANTS**

Year(s) of Occupation	Occupant(s)/Business	Notes
2023 – present	Rev. Liv Zhao Trust (owner)	Assessor data available at Parcel Quest, <a href="https://www.parcelquest.com">https://www.parcelquest.com</a> .

Regulatory Framework

*National Register of Historic Places*

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

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

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

*California Register of Historical Resources*

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

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

*City of Davis Landmark Resource*

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

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

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a landmark if it is significant primarily for its architectural value or it is one of the most important surviving structures associated with an important person or historic event.
- (2) A birthplace or grave may be designated a landmark if it is that of a historical figure of outstanding importance within the history of Davis, the state or the nation and there are no other appropriate sites or resources directly associated with his or her life or achievements.

\*Recorded by: Johanna Kahn, ESA

\*Date: March 2024

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- (3) A reconstructed building may be designated a landmark if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (4) A resource achieving significance within the past fifty years may be designated a landmark if the resource is of exceptional importance within the history of Davis, the state or the nation.

#### *City of Davis Merit Resource*

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

The following factors must also be considered:

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

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

#### Evaluation

The subject property at 1207 3<sup>rd</sup> Street was evaluated for potential historic significance under National Register Criteria A through D, California Register Criteria 1 through 4, Davis Landmark Criteria 1 through 4, and Davis Merit Resource Criteria 1 through 4. While the wording is slightly different for each of the four criteria for the National Register, California Register, Davis Landmark, and Davis Merit Resource eligibility, they each align to cover the same potential significance criterion. A/1/1/1 covers associations with significant historical events, B/2/2/2 covers significant people, C/3/3/3 covers significant architecture, and D/4/4/4 covers the information potential of a site.

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

The subject property falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme. According to assessor data, 1207 3<sup>rd</sup> Street was constructed in 1936 in an area and time of gradual residential development after the establishment of the University Farm campus; however, research could not confirm the date of construction. It was built as a single-family dwelling, and it does not appear that there are any significant associations between 1207 3<sup>rd</sup> Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

#### B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 1207 3<sup>rd</sup> Street and significant persons or businesses. Assessor records indicate that the building was constructed in 1936 as a single-family residence, but research could not confirm the date of construction. Research did not identify any owners or occupants prior to 1970, and little information is available about those whose names are known. As research does not indicate that 1207 3<sup>rd</sup> Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

#### C/3/3/3 – Design/Engineering

According to assessor records, the subject property at 1207 3<sup>rd</sup> Street was constructed in 1936 as a single-family residence, but research could not confirm the date of construction, identify the architect, or locate any historic photographs of the building. The residence was certainly enlarged sometime after 1983, and some of the building materials used to construct the subject



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\*Date: March 2024

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building were not commonly used until well after the end of World War II. As it exists today, the subject building does not embody the distinctive characteristics of a 1930s-era residence. No design professionals are identified in available building records on file at the City of Davis, and 1207 3<sup>rd</sup> Street does not appear to be the work of a master architect. For these reasons, 1207 3<sup>rd</sup> Street is recommended ineligible under Criteria C/3/3/3.

#### D/4/4/4 – Information Potential

Criterion D/4/4/4 applies to properties that have the potential to inform important research questions about human history. According to National Register Bulletin 15, to qualify for listing, the property must “have or have had information to contribute to our understanding of human history or prehistory and the information must be considered important.” 1207 3<sup>rd</sup> Street does not meet this criterion and is recommended ineligible under Criterion D/4/4/4.

#### Integrity

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

#### Recommendation

ESA recommends 1207 3<sup>rd</sup> Street ineligible for listing on the National Register or California Register or locally as a Davis Landmark or Merit Resource.

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

1921, 1945, and 1953 Sanborn Maps. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library. [https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse\\_maps/5/499/2201/2243/22471?accountid=6749](https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2243/22471?accountid=6749).

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

Building permits for 1207 3<sup>rd</sup> Street. On file at the City of Davis Planning and Building Department.

City of Davis. “About Davis: Community.” Accessed March 12, 2024. <https://www.cityofdavis.org/about-davis/community>.

Davis Cemetery District and Arboretum. “Candida Garcia.” Accessed March 29, 2024, <https://davis.cemsites.com/grave/Candida-Garcia-117589/>.

*Polk’s Davis City Directory, 1970*. Monterey Park, CA: R.L. Polk & Co., 1970.

Yolo County Assessor’s Parcel Data. Accessed March 12, 2024. <https://www.parcelquest.com>.