

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 15

***Resource Name or #:** 109-117 C Street

P1. Other Identifier: Whitcombe Apartments

***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 Location:** Not for Publication Unrestricted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: 109-117 C Street **City:** Davis **Zip:** 95616

d. UTM: Zone , **mE/** **mN**

e. Other Locational Data: APN 070-234-009

***P3a. Description:**

The subject property is located on the west side of C street, mid-block between 1st and 2nd streets. The 0.41-acre parcel includes three one-story residential apartment buildings with rectangular footprints. From south to north, these are addressed as 109, 113, and 117 C Street. The primary façades of the three buildings face the interior of the property and are located on either the north side (109 and 113) or south side (117) of each building. The secondary (east) façades front C Street. The buildings are of wood-frame construction, capped by gabled roofs covered with asphalt shingles, and clad in board-and-batten siding. Typical fenestration consists of sliding and fixed aluminum-sash windows and flush, wood pedestrian doors. Site features include paved driveways between the three buildings and along the west property line.

Each primary façade features four doors flanked by windows. A continuous, covered porch supported by wood posts extends the length of the façade, which terminates in an eave with exposed rafter tails at the roofline. At the west ends of 109 and 117 C Street, a one-story, gabled addition features one louvered door and terminates in an eave with a gutter and fascia at the roofline.

Each secondary façades feature a louvered vent below the gable and no other fenestration. The façades terminate in gabled rakes with wood fascia at the roofline.

Each building has two rear façades. The east-west rear façades feature eight windows, four of which include window-mounted air conditioning units, and the façades terminate in an eave with exposed rafter tails at the roofline. The west-facing rear façade of 113 C Street features two doors, and 109 and 117 C Street feature no fenestration. (Continued on page 3)

***P3b. Resource Attributes:** HP3. Multiple family property

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



P5b. Description of Photo: Primary (south) façade or 117 C Street, view facing northwest. March 7, 2024.

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

Historic Prehistoric Both
Between 1958 (building permit on file at the City of Davis) and ca. 1975 (*California Aggie*)

***P7. Owner and Address:**

Whitcombe C Street Apartments
3500 Anderson Road
Davis, CA 95616

P8. Recorded by:

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

***P9. Date Recorded:** March 7, 2024

***P10. Survey Type:** intensive

***P11. Report Citation:** none

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

*P3a. Description: (Continued from page 1)



Driveway between 113 (left) and 117 C Street (right), view facing west. Source: ESA, 2024.



Secondary (east) façades of 109 (left), 113 (center), and 117 C Street (right). Source: ESA, 2024.



Typical rear (east-west) façade of 113 C Street, facing east. Source: ESA, 2024.



Rear driveway and rear (west) façades of 113 (foreground) and 109 C Street (background), facing south.
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*.¹

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

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

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

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

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

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*.

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

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

Transformation of the University Farm

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

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

Residential Development

After World War II, the U.S. population and economy grew at an unprecedented rate. The trends were not uniform nationwide, however, and growth was particularly rapid and strong in California. Hundreds of thousands of people who had relocated to California for military service and wartime work stayed after the war ended, and the state population continued to grow in the 1950s. The exponential growth of UC Davis intensified the broader trends of economic growth and pent-up housing demand after the war. These factors working together meant that the town footprint that had contained Davis's 2,500 prewar residents was woefully inadequate. And the population surge was coupled with factors that put home ownership within reach for millions more Americans than before the war: Federal Housing Administration (FHA) mortgage insurance and G.I. Bill mortgage insurance for veterans. These federal policies, along with the relatively new tax deduction for mortgage interest, made home ownership attractive nationwide, and particularly so in a growing community like Davis.

² Ibid., pages 11-17.

Davis was attractive for housing construction because of its proximity to Sacramento, a lack of strict local controls on development, and the growth of the University. Without geographical barriers like major river systems or mountains, the little town was a developer's paradise. By 1943, Davis leaders had already realized that expansion and growth in California were inevitable after the war, and that Davis would also grow. Elected officials and city staff began planning for enlarging Davis' geographical footprint, developing new areas, and improving infrastructure. The Chamber of Commerce also recognized the challenges Davis was facing, and began planning for the postwar period. By 1944, the group was discussing the need for access roads and overpasses, more housing, and the potential benefits of annexing adjacent areas.

In 1945, Davis' city limits encompassed 220 acres, only marginally larger than the original 24-block Davisville that had been laid out in 1868. The Chamber of Commerce released results of a study of annexation that year. Projecting population growth in Davis resulting from growth of the state and the University, the committee strongly recommended annexation, warning that planning would prevent development on Davis's borders in what they called "a haphazard manner." The proposed annexation would nearly triple the size of the city limits, and include areas such as Robbins and Millers subdivisions adjacent to the University (where development had already begun) as well as portions of north and east Davis that remained primarily agricultural. The Chamber also recommended new sewer lines and the extension of West Eighth and K streets. In November 1945, Davis residents approved the annexation plan in an election.

Local investors and landowners recorded six new subdivisions 1946 and 1948. Although all were small (one had only ten parcels) their number signaled a marked change from the period from 1930 to 1945, when only one new neighborhood was subdivided. The construction was clustered around the high school (currently City Hall), in the area northeast of Downtown, and adjacent to the University. Development in the immediate postwar period was in transition from the traditional gradual expansion of neighborhoods to the industrial-scale housing construction that became the norm in the later decades of the twentieth century. For the most part, these subdivisions followed the traditional pattern, although the rate was somewhat accelerated.

In fact, relatively few houses were actually constructed in the 1940s: most parcels in these neighborhoods were not developed until the early 1950s or later. This pattern was not unusual in California, despite the pent-up demand from decades of depression and war. Building materials, which had been diverted to the war effort for years, did not become available immediately after hostilities ended. After 1950, housing development in Davis accelerated markedly. Developers recorded 34 new subdivisions between 1950 and 1959, more than triple the number created in the previous two decades. The mostly contiguous new neighborhoods spread out to the north of old Downtown Davis and the University to its west, and in the area east of Downtown and the railroad tracks. By 1960, the developed footprint of Davis had roughly doubled, and a significant amount of infill construction had also occurred. 1950 marked a watershed in the type of neighborhoods developers built in Davis, as well as the pace of growth. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that characterize post-war subdivisions throughout California. Although these features have their aesthetic roots in nineteenth-century suburbs, they did not begin to widely replace the traditional urban grid pattern until in the second half of the twentieth century. One reason for the increased popularity of suburban-style neighborhood layout was that the FHA, which controlled the flow of capital to developers, promoted these features. Probably more important, however, was the fact that in an increasingly automobile-dependent culture, this type of design was viewed by the public as a safety feature. Almost all Davis neighborhoods subdivided after 1950 share these features, as well as cost-saving rolled (rather than square) curbs. Most sidewalks lack planting strips and are situated immediately adjacent to the curbs, with city-owned street trees planted in the front yards by developers. Post-war Davis neighborhoods lack alleys, and every property is equipped with a garage or carport.

In addition to the shift in neighborhood design, during the 1950s developers began to utilize standardization and mass-production methods to building the houses. Although the construction of standardized tracts with identical (or very similar) houses would eventually lead to the construction of large subdivisions in Davis, the process when it began was very much in scale with the traditional local construction pattern, which was much more incremental.

The industrialization of housing construction and rise of merchant builders was a trend that began transforming the housing business nationwide even before the end of World War II. In contrast to old-fashioned subdividers, merchant builders acquired large areas of land, prepared streets and utilities, and then built and sold their houses. Inspired by wartime and consumer-goods factories, and responding to the extreme need for housing after the war, industrial-scale builders began constructing houses faster and cheaper than their small-scale competitors as early as the end of the 1940s in California's urban centers.

Although the trend was slower to develop in rural Davis, industrialized building was one of the most important factors in the Davis' transformation from a rural railroad junction town to an expanding "University City."

Although the residential landscape of Davis had begun to rapidly transform, city government and infrastructure grew much more slowly. New water mains, domestic wells, and sewer lines were constructed on a piecemeal basis as needed. Davis does not appear to have added new parks, libraries, or recreational facilities during this era. And city government remained headquartered Downtown in its 1938 WPA-built City Hall until 1981.

City officials attempted to both encourage and manage growth during the 1950s. A district map from 1953 shows a town divided into zones for commercial, industrial, single-family dwellings, two family dwellings, and multiple-family dwellings. Fraternities were limited to portions of only 6 blocks along Second and B Streets.²⁵ Both sides of the railroad tracks, as well as the area between Highway 80 and the tracks, were zoned industrial. These areas had housed activities associated with agricultural processing since the nineteenth century. Other businesses in the industrial zone, such as a lumber yard and breweries, had serviced local needs. Almost all commercial development was Downtown on Second, Third, and G streets, although during this period it began spilling over into formerly residential areas. A grocery store at the corner of Russell Boulevard and Anderson Road was the only neighborhood commercial development.

What is most striking about the 1953 map is that the majority of Davis is zoned for two- or multifamily housing. During the late 1940s, the Planning Commission had changed zoning of some subdivisions back and forth from single- to multiple-family. This indecision was apparently at least in part due to pressure from local builders. By the early 1950s, the only areas set aside for single family dwellings were the neighborhoods immediately north of the University, new tracts, and areas that had not yet been developed. All of Downtown-adjacent Old Davis was zoned for two families. Bowers Acres, the area of north-central Davis that had been laid out with extra-large lots in 1913, was zoned for apartments. Davis was still grappling with a housing shortage, and local leaders had decided that redeveloping Old Davis would be the best way to solve the problem. In March, 1955, Davis City Council instituted a six-month moratorium on new building, and requested Yolo County to do the same for the area around Davis. Davis leaders argued that the break from development would allow "orderly growth," with plans for constructing and financing new infrastructure.

Explosive Growth (1959 – 1971)³

Decades of sustained growth of the University, Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in "potential slums," inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed "urban sprawl" was actually planned "perimeter growth." The newspaper explained that Davis' expansion outside its original boundaries on all sides was the result of a "carefully calculated policy ... to annex all perimeter land, in every direction," and that the town's "orderly growth" in all directions was a direct benefit of this policy.[...]

³ Ibid., pages 31-34.

Residential Development

The continuing growth of the University intensified the population and residential expansion that had characterized the previous decade, and Davis grew rapidly in the 1960s. While the increased student population led to construction of apartments and duplexes, the growth of the academic and administrative staff was even more significant, as it brought new permanent residents to Davis. Fifty-six subdivisions were recorded between 1960 and 1969, many of which were double or triple the size of a typical subdivision from the immediate post-war period. The new neighborhoods required large tracts of land, and Davis began to grow beyond its original boundaries in all directions, crossing former de facto urban limits Highway 99 and Covell Boulevard. In 1969, Davis became the largest city in Yolo County. By 1970, it had 23,488 residents, and half of its workforce was employed in education. Population expansion led to growth in every aspect of local life, which was reflected in the city's primary and secondary education systems. Nine new local schools were constructed between 1952 and 1968. City services and infrastructure often lagged behind during this period, however. In 1965, for example, Davis still had only one traffic signal, on B Street near the High School (since 1981 City Hall).

Despite Davis' expansion in terms of housing, commercial activity, development of schools, and economic growth, the town took a hiatus from large annexations after the Chamber-led expansion in 1945. Additions to the size of the city were incremental and piecemeal in the 1950s. This did not slow development, and at least a dozen subdivisions were constructed outside city limits in the late 1950s. The pattern began to change after 1960, as developers continued to convert fields into subdivisions. Bruce Mace, a rancher with acreage east of Davis, broke ground on a new development at the end of 1959. El Macero Country Club and Golf Course was merely the initial stage of a large development that was to include hundreds of houses. Approximately three miles outside city limits, Davis leaders were afraid that it would become the nucleus of an adjacent competing city. Mace's plans spurred the Davis city council to undertake the largest annexation in city history. In 1966, Davis annexed 1.6 square miles of new territory south of Interstate 80 in order to head off uncontrolled development adjacent to town.

After 1965, public investment in infrastructure and amenities finally began to catch up with local residential growth with installation of the first local traffic light. Central Park was renovated the same year, major sewer lines were installed in new subdivisions north and west of Downtown, and new police and fire departments were completed. In 1967, Davis opened its new Community Park and public pool and purchased the Municipal Golf Course. In 1969, Davis voters approved new sewer facilities.

"Cluster Planning", which incorporated greenbelts into subdivisions, was an innovative form of development that began to take hold nationwide in the 1960s. It offered the environmental and quality-of-life benefits of increased open space, and allowed builders to avoid difficult terrain and save money by pouring less pavement. Cluster planning came to Davis in the mid-1960s. Like many development trends over the decades, more than one builder adopted the practice about the same time. By 1964, Alfred F. Smith was acquiring land in West Davis for his master-planned Stonegate development, which included a lake and golf course. In 1967, Gentry Development announced a 300-acre, 1400-house project that incorporated 19 acres of greenbelt and parks. Tom Gentry predicted that the open-space community would become a model for future development in Davis. Although Gentry had been developing in North Davis since 1965, he does not appear to have planned the greenbelt until the following year. Smith, though his planning was underway in the early 1960s, did not break ground until near the end of the decade. Although its origins in Davis cannot be credited to one developer, what is certain is that cluster planning had become *de rigueur* in locally by the last decades of the twentieth century.

Progressive Visions, Managed Growth (1972 – 2015)⁴

Despite the new climate of ambivalence toward expansion and development, the breakneck pace of growth continued into the early 1970s. By 1972, UC Davis had 15,256 students and the town's population was 28,450. Residential development showed no signs of slowing down, with seventeen subdivisions recorded in 1970 and 1971.

Bob Black began campaigning for a city council seat in 1971, as did Richard Holdstock and Joan Poulos. The three relative newcomers to Davis had similar platforms emphasizing low-income housing, consumer protection, and growth control. In 1972, assisted by a large turnout among UC Davis students who had recently received the right to vote, all three were elected to the City Council, wiping away its long-standing

⁴ Ibid., pages 49-54.

pro-development and conservative tendencies. The election of a younger and more progressive city council has often been seen as a turning-point in Davis history.

However, the actions of the Davis Planning Commission and public controversies surrounding development in 1971 demonstrate that the 1972 election was the formalization of a gradual transformation that had been brewing in Davis since the late 1960s. The new council instituted a massive program of soliciting community input. This era may have been the genesis of the citizen participation that is a Davis hallmark to this day. For the new general plan, eleven citizen subcommittees studied a variety of aspects of community life including housing, open space, and traffic, among others. In 1974, formation of an Ad Hoc Noise Committee brought the number of official civic study groups up to twelve.

The 1973 General Plan adopted two principals that would impact Davis for the next forty years: growth control and energy conservation. Although support for preserving agricultural land and limiting sprawl was fairly widespread in Davis by the 1970s, formal adoption of growth control was a somewhat radical move during this era, and Davis was only the second California municipality to limit development. In 1973, Davis altered its long-term plan to accommodate only "internally generated" development needs and to limit population to no more than 50,000 by 1990.

Under the new General Plan, North and West Davis were the preferred zones for new development (which formalized a practical policy that went back to at least 1971) and \$60 million worth of building permits were denied for south Davis in 1973. One of the means the city used to limit growth was adoption of an allocation process. Although the system was supposed to be based on objective criteria, it was administered by the City Council, and resulted in developers tailoring projects to the personal preferences of council members. There was widespread popular support for growth control, but of course the process also had its detractors. Developers were generally not thrilled about the City putting brakes on growth, and felt that the restrictions attempted to mandate intangibles that were difficult to incorporate into subdivisions. Many growth-control devices were tried or suggested during this period, and Davis began to develop a reputation for being a difficult place to build. For example, Davis city government began discussing an ordinance that would outlaw advertising Davis real estate in other areas because of fears that Davis would be overwhelmed by outsiders. In 1973, the Planning Commission refused to allow a minor change to a subdivision map until the developer agreed not to advertise in Sacramento. The Davis Planning Commission was attempting to prevent a practice that had been common among developers or residential subdivisions in Davis for two decades, leading to an article in the Sacramento Union headlined "Davis Tears Down the Welcome Sign."

The City expanded recreational and government facilities during this era in an effort to catch up with decades of population growth. Davis voters approved over \$1.5 million in bond measures in 1972. The money funded the creation of five new parks, a community pool in East Davis, and completion of the Veterans Memorial Complex. The original Downtown was no longer sufficient for government services. In 1980, a new post office opened at Pole Line Road and Fifth Street, and a DMV opened across the street two years later. And in 1981, the old Davis High School was retrofitted as a new City Hall. Although much larger than the old 1938 building, the Russell Boulevard location was still close to Downtown and the University.

Ironically, despite the attempt to slow development, 1973 was another record year for construction in Davis. In that year the city issued 1,178 building permits, allowing for construction of 452 apartments and almost 500 single-family dwellings, as well as car dealerships and office buildings. By this time, UC Davis's enrollment was up to 16,241, so expansion was inevitable. In 1977, yet another record was set when the City of Davis issued permits valued at \$23,826,000. This initial failure to stem the tide of development must be viewed in the context of the relationship between the City of Davis and the University: as long as UC Davis continued to expand, the city was more or less forced to grow along with it. The allocation process did eventually slow construction, but not until the end of the decade. Permits for single family dwellings, for example, fell from 386 in 1975 to only 90 in 1980. By this point, Davis was home to a population of 36,640. [...]

Residential Development

Although the pace of development sped up in the early 1970s and then slowed markedly near the end of the decade, the type of houses constructed over the decades that followed largely stayed within the template developed during the 1960s. Single-family dwellings with two-car garages remained the most popular type of housing, although developers also built duplexes, houses with shared walls, and apartment buildings. The average size of every type of buildings got larger over the decades, and apartment buildings in particular grew much bigger. Established developers like Walker-Donant, Stanley M. Davis, Streng Brothers, and John Simmons continued building housing

in Davis into the 1970s. Although new builders entered the scene, most of their developments stayed within the existing template of suburban housing construction in Davis.

The most significant change to domestic architecture in Davis during the 1970s was the enlargement of the typical house that stemmed from decades of prosperity. By 1972, the average single family home in Davis was roughly 1,900 square feet, more than double the size of a typical post-war tract house. More expensive houses, however could be 2,500 square feet or larger. The increase in living space came with a profusion of amenities developers offered to attract buyers. In 1954, Stanley Davis had promoted Davis Manor in newspaper ads touting built-in wardrobes, 1½ car garages, and a choice of colors. By the early 1970s, a typical development offered central heat, air conditioning, wall-to-wall carpeting, and a dishwasher. Some developers went so far as to offer continuous clean ovens, gas log lighters, and cultured marble vanities in tract houses. Two-car garages were by this time standard, and some houses had three-car garages.

Although residential architecture was not transformed by big design ideas or new materials during this era as it had been immediately after the war, the increased size of new houses forced some stylistic changes. The most notable feature of 1970s houses was the re-introduction of the second story, which had begun to re-emerge in the late 1960s, as a popular feature. In the immediate postwar period, domestic architecture had emphasized horizontality, particularly in Ranch houses but also in Contemporary and Post-and-Beam styles. While many of the elements of Ranch design were retained in the newer houses, the horizontal emphasis was often abandoned for the extra square footage a second story could offer.

One exception to the continuity of residential development was the Village Homes subdivision in far west Davis. Village Homes was born out of the idealistic and progressive movement that altered the City Council in the early 1970s. Michael and Judy Corbett (who were founding members of the Greater Davis Planning and Research Group along with Bob Black) conceived of Village Homes as both an innovative community and a response to ecological problems caused by development. It featured passive and active solar heating for energy efficiency, had narrow streets without sidewalks to conserve land, and common green and agricultural areas around the houses. Despite initial resistance from city officials, the new City Council supported the development, and the Corbetts broke ground on the first Village Homes subdivision in 1975. The husband-and-wife team built five more Village Homes subdivisions in the late 1970s, ultimately attracting national and international attention for their innovative practices.

Cluster or greenbelt development, which had been pioneered in Davis by Gentry and Smith and taken to new heights with Village Homes, became the preferred form of development in Davis. In the late 1980s, landscape and urban design professor Mark Francis led a group that proposed a greenbelt around the entire city. Although, (like proponents of both the original Davis bike path and Village Homes), the idea initially met with resistance, the City Council eventually became strong backers. By 2007, Davis featured a nearly complete ring of greenbelt connected to off-street bike paths.

Harry J. Whitcombe, Original Owner and Manager

The subject property at 109-117 C Street was originally owned and managed by Harry J. Whitcombe (1915-87), who was a notable personage in the City of Davis. The following biography is from when Whitcombe was honored with the 1961 City of Davis Citizen of the Year Award (also known as "the Covell" and the City of Davis Community Award):

Whitcombe came to Davis in 1934 to begin his career as a beekeeper, attending school at Davis, though he had to transfer to UC Berkeley to graduate (1938) in Entomology. He married Marie in 1935 and when they built their home in 1952 at Oak and 8th [streets in Davis], it was on "the edge of town."

In the 1940s, he worked with Dr. [George H.] Vansell at the [UC Davis Agricultural] College doing research on bees. They discovered that when bees pollinated crops, the yields of those crops could improve [by] up to 40%.

In the early 1960s, he trained Peace Corps members on how to set up an apiary (bee farm) and when these members were sent to foreign countries around the world, he would ship bees to them on Pan Am World Airways.

He wrote a book, *Bees Are My Business* [(with John Scott Douglas, published by G.P. Putnam's Sons, 1955)], and had articles written about him in the 1944 [*Washington*] *Post* and in *Reader's Digest*.

Very active in Davis:

- He was Rotarian, active since the '40s;
- City Council 1954-58;
- Davis Police Commissioner;
- Boy Scouts executive committee;
- Davis Taxpayers Association, director;
- Chamber of Commerce, president (1960-61) when the Christmas street decoration program was initiated; also chaired a committee that headed up the organization of the Davis Housing Authority and the annexation of College Park and West Davis subdivisions;
- Citizens Committee for Public School, finance chair 2 [years];
- Governor's Committee on Youth, member;
- Davis House Authority: chairman for [approximately] 10 years;
- Planning and Recreation Commissions, member of both; [and]
- Flying Farmers of America, president (had a twin Cessna to transport bees to the Northern [United States] and Canada).⁵

Already a man about town by the time he built the Whitcombe Apartments beginning in 1958, Whitcombe became the president of the Davis Apartment Owners and Managers Association in 1969.⁶ In 1974, the results of a citywide survey of apartments was published in the *California Aggie*. It paints a picture of the Whitcombe Apartments as "traditionally voted [...] among Davis' best [complexes.] Tenants reported glowing comments on their relationship with the owner/manager [Harry J. Whitcombe. ...] Because of the age of the apartments, tenants have reported experiencing a few maintenance problems which are repaired promptly. The complex is occupied primarily by graduate or post-graduate students. [...] Whitcombe apartments are truly unique [among apartments in Davis because] 100% of the tenants would recommend the complex to a friend."⁷ This overwhelmingly positive sentiment was echoed in the 1976 citywide survey of apartments when one of Whitcombe's tenants was quoted as saying, "This is without question the best apartment in which I have ever lived. Not so much because it is fancy, but it is well-built, adequately appointed, and excellently managed."⁸

Research does not indicate that Whitcombe ever lived at the subject property.

Subject Property

The subject block first appears in Sanborn maps in 1907, at which time the subject property encompassed two parcels, one of which was vacant and the other was improved with a single-family dwelling and a shed. By 1953 (the date of the latest Sanborn map), the subject property had been improved with four single-family dwellings and three auto garages.

According to City of Davis records, the first of the three fourplexes within the subject property was constructed in 1958; however, research did not determine which of the three buildings was built first (**Table 1**). A building permit for the second fourplex was issued in 1962. There are no records for the construction of the third, southernmost building; a review of historic aerial photographs suggests that it was constructed sometime after 1970 and before 1975, the year the first mention of 109 C Street was published in the local newspaper.⁹ By 1975, the so-called Whitcombe Apartments advertised 16 rental units, but this was almost certainly an error because each of the three buildings contain 4 units.¹⁰ The only alterations for which permits are available are reroofing the north building in 1997 and reroofing the center building in 2000 (Table 1).

⁵ Davis Community Awards, "Harry J. Whitcombe, 1961 (Covell)," 1961, accessed March 29, 2024, <http://www.daviscommunityawards.org/harry-j-whitcombe-covell-1961>.

⁶ "Davis Housing Forum," *California Aggie*, October 29, 1969, page 1.

⁷ "Whitcombe," *California Aggie*, March 8, 1974, page 22.

⁸ "Whitcombe," *California Aggie*, April 7, 1976, page 16.

⁹ "Rental Information," *California Aggie*, March 7, 1975, page 17.

¹⁰ Ibid.



1970 aerial photograph with the subject property outlined in red; only the two northernmost buildings are visible. North is up. Source: UC Santa Barbara FrameFinder.

The original owners were Harry J. Whitcombe (1915-87) and his wife Marie Whitcombe (1908-2005) (Table 2).¹¹ The current owner took possession of the property at an unconfirmed date. As a rental property, there have presumably been numerous tenants since the three subject buildings were constructed, and a few of them are listed in Table 2.

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1958	255	Construct a fourplex (unknown which of the 3 buildings)
1962	illegible	Construct a fourplex (unknown which of the 3 buildings)
Unknown (1970-75)	n/a (historic photo)	Third fourplex constructed (unknown which of the 3 buildings)
1997	97-5742	Reroof the building at 113 C Street (the middle building)
2000	00-6373	Reroof the building at 117 C Street (the north building)

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
ca. 1958-87	Harry J. Whitcombe (owner)	Listed on building permit 255 Listed on electrical permits 1969 (January 6, 1969) and 5978 (December 5, 1979)
1970	Ann Hiller, Christa Ho, John M. Anton, Fred Munday (tenants at 113 C) Dan Russell, Masaji Matsuzaki, Louise R. King, Louise Long (tenants at 117 C)	1970 city directory
ca. 1987 – 2005	Marie Whitcombe (owner)	Listed on building permit 97-5742
2004	Matthew Straub / Mobile Shine (tenant)	Listed on zoning permit dated October 15, 2004
2019	Joaquin Fraga / Joaquin Fraga Consulting (tenant)	Listed on zoning permit dated May 1, 2019
unknown – present	Whitcombe C Street Apartments (owner)	Assessor data available at Parcel Quest, https://www.parcelquest.com .

¹¹ "Burial Search," *Davis Cemetery District and Arboretum*, accessed March 29, 2024, <https://davis.cemsites.com/burial-search-embedded/>.

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

The subject property at 109-117 C 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 World War II and Post-War (1940 – 1958), Explosive Growth (1959 – 1971), and Progressive Visions, Managed Growth (1972 – 2015) significance themes. Archival review indicates that 109-117 C Street was constructed in phases between 1958 and ca. 1975 in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as three residential apartment buildings (each with 4 rental units), and it does not appear that there are any significant associations between 109-117 C Street and important events or patterns in history. It does not appear to rise above the typical associations with multi-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

The subject property was historically owned and managed by Harry J. Whitcombe from ca. 1958 until his death in 1987. Whitcombe, who built the apartment complex, was a notable personage in Davis during the mid-20th century. He was an established and published scientist, a World War II Veteran, a civil servant who worked on multiple City of Davis commissions and committees, and a local businessman. However, the association of the subject property with Whitcombe appears unrelated to his productive life, which, according to his biography, appears to have occurred before 109-117 C Street was constructed. Furthermore, as a rental property, there have presumably been numerous short-term tenants; those whose names were identified during research do not appear to have been important in the history of Davis, California, or the nation. For these reasons, 109-117 C is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

According to building permits on file at the City of Davis, two of the buildings within the subject property (i.e., 113 and 117 C Street) were constructed in 1958 and 1962 as fourplexes of residential apartments. The third building (i.e., 109 C Street) was constructed ca. 1975 as a fourplex of residential apartments. Although constructed in phases, the three buildings are essentially identical and are simple, modest buildings that do not appear to embody the distinctive characteristics of a type, period, or method of construction. Additionally, no design professionals are identified in available building records, and 109-

Page 15 of 15

*Resource Name or # 109-117 C Street

*Recorded by: Johanna Kahn, ESA

*Date: March 2024

Continuation

Update

117 C Street does not appear to be the work of a master architect. For these reasons, 109-117 C 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.” 109-117 C 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 109-117 C 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)

1907, 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.

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

Building permits for 109-117 C 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. “Burial Search.” Accessed March 29, 2024, <https://davis.cemsites.com/burial-search-embedded/>.

Davis Community Awards. “Harry J. Whitcombe, 1961 (Covell).” Accessed March 29, 2024, <http://www.daviscommunityawards.org/harry-j-whitcombe-covell-1961>.

“Davis Housing Forum.” *California Aggie*, October 29, 1969.

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

“Rental Information.” *California Aggie*, March 7, 1975.

“Whitcombe.” *California Aggie*, March 8, 1974.

“Whitcombe.” *California Aggie*, April 7, 1976.

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

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 11

***Resource Name or #:** 116 D Street

P1. Other Identifier: Smith Funeral Home

***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: 116 D Street **City:** Davis **Zip:** 95616

d. UTM: Zone , **mE/** **mN**

e. Other Locational Data: APN 070-244-003

***P3a. Description:**

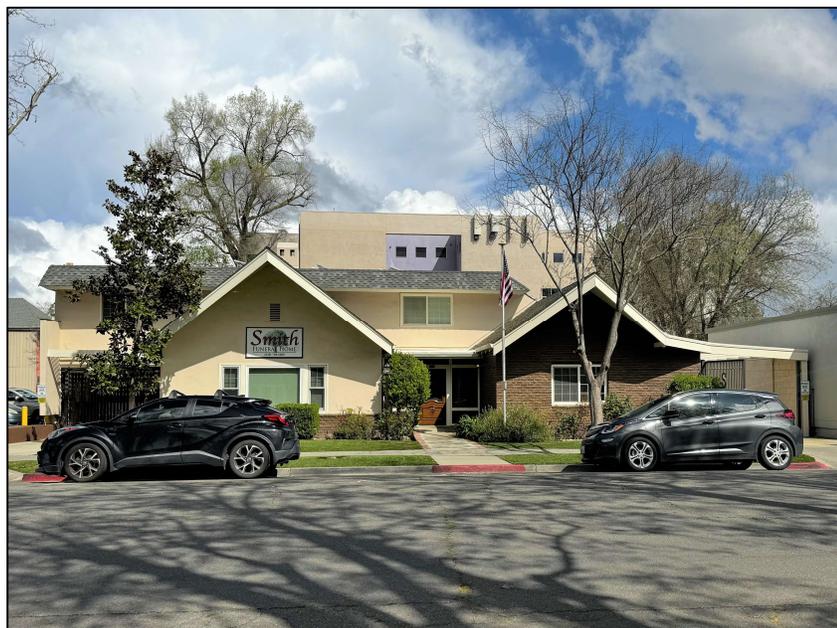
The subject property is located mid-block on the east side of D Street between 1st and 2nd streets. The 0.24-acre parcel includes a one- and two-story, 5,513-square-foot building with an irregular footprint. The primary (west) façade fronts D Street, and the side (north and south) façades face paved driveways and concrete walls. The building appears to be of wood-frame construction, capped by a combination of gabled faux-mansard roofs covered with asphalt shingles and flat roofs covered with built-up roofing, and clad in stucco and brick veneer. Typical fenestration consists of fixed, sliding, and single-hung vinyl-sash windows; glazed, paneled wood doors; and flush wood pedestrian doors. Site features include two paved, gated driveways along the north and south property lines, and several mature trees and shrubs are located along the primary façade.

The first floor of the primary façade is composed of five segments. From the north, the first and fifth segments feature covered driveways along the north and south property lines. The second and fourth segments are composed of two, one-story, front-gabled volumes, and they flank the third segment composed of a recessed entry. The north gabled volume is clad in stucco and features a brick water table, a picture window flanked by single-hung windows, and a louvered vent below the gable. The south gabled volume is clad in brick and features one sliding window. Both volumes terminate in deep rakes with wood fascia at the roofline. The recessed entry is accessed by a brick and concrete walkway and is covered with a flat roof. A second-floor volume with sliding windows is recessed behind the first floor; it cantilevers across the first segment, continuing the covered driveway, and extends across the second and third segments of the façade. The second floor terminates in a parapet with a faux-mansard roof at the roofline.

(Continued on page 3)

***P3b. Resource Attributes:** HP39. Other (funeral home)

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



P5b. Description of Photo: Primary (west) façade, view facing east. March 30, 2024.

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

Historic Prehistoric Both
 1936, Yolo County Assessor

***P7. Owner and Address:**

116 D Street LLC
 116 D Street
 Davis, CA 95616

P8. Recorded by:

Becky Urbano, ESA
 2600 Capitol Avenue, Suite 200
 Sacramento, CA 95816

***P9. Date Recorded:** March 30, 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 # 116 D Street
Page 2 of 11

*NRHP Status Code 6Z

- B1. Historic Names: Davis Funeral Chapel, Wiscombe's Funeral Parlor
B2. Common Names: 116 D Street, Smith Funeral Home
B3. Original Use: Single-family residence
B4. Present Use: Funeral home
*B5. **Architectural Style:** Altered Minimal Traditional
*B6. **Construction History:** (Construction date, alterations, and date of alterations)
See Table 1 on page 7.

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

B9a. Architect: unknown b. Builder: unknown
*B10. **Significance: Themes** Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958)
Area Downtown Davis
Period of Significance 1936, 1957 **Property Type** Residential/Funeral Home **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. The building was converted from residential use to its current use as a funeral home in 1957; therefore, it also falls into the World War II and Post-War (1940 – 1958) significance theme.

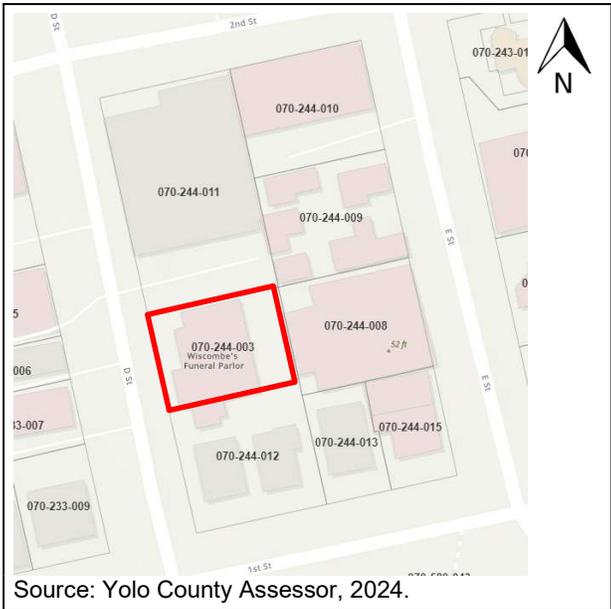
(Continued on page 4)

B11. Additional Resource Attributes: (List attributes and codes) none
*B12. **References:** (Continued on page 11)

B13. Remarks: none

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

(This space reserved for official comments.)

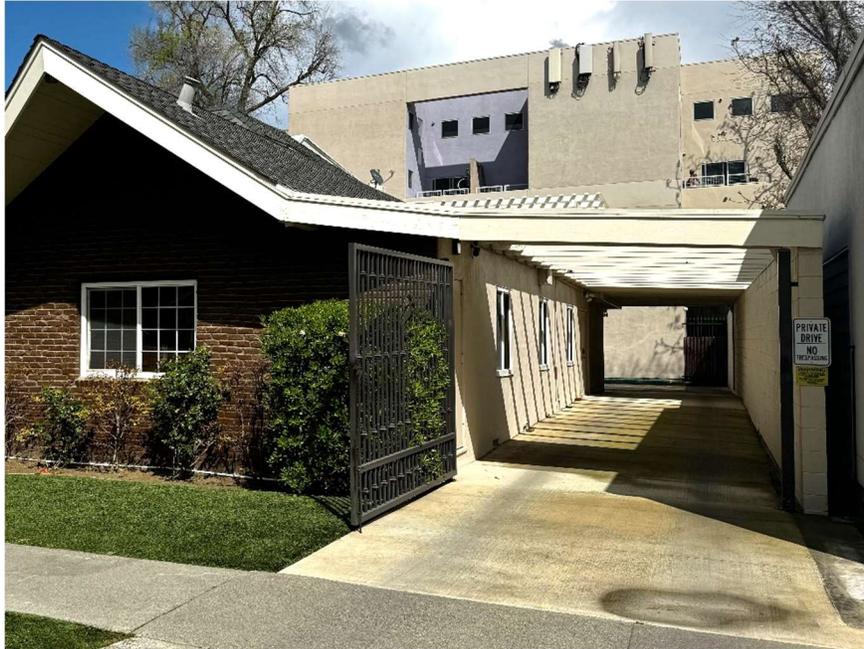


***P3a. Description:** (Continued from page 1)

The side (south) façade features three sliding windows flanked by flush pedestrian doors.

The west end of the side (north) façade features two four-over-one, single-hung, wood-sash windows. The east end of the façade abuts the north property line and features no fenestration.

The rear (west) façade is not visible from the public right of way.



Side (south) façade, view facing northeast. Source: ESA, 2024.



Side (north) façade, view facing southeast. 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*.¹

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

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

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

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

With the tiny downtown located on G Street, residential development began around F Street just one more block to the west. Individual property owners built houses one at a time, and the availability of land meant that during the nineteenth century many blocks had only one or two houses set on large parcels. The gradual population growth of this area (ten residents a year) meant that residential construction proceeded at a measured pace. At the turn of the twentieth century, Davis did not have a single residential block that was completely built-out in the modern sense. The original town plat easily accommodated the gradual growth of the little town, and the only major subdivision was Rice's Addition in 1888, which was four small blocks along Rice Lane between the University campus and B Streets [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)²

In 1905, Davisville experienced a second momentous economic turning point when Governor George Pardee established a commission to find a site for a University Farm. The University of California (which at the time was what is now known as UC Berkeley) had an agriculture department, but California legislators wanted a dedicated university farm located in a rural area where practical farming techniques could be taught, and where Berkeley instructors could easily travel. Communities state-wide competed for the farm, but Davis boosters ultimately won by underwriting the land sale to the University of California, purchasing

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

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

water rights and promoting Davis as conveniently accessible from the Bay Area via railway. The first building was constructed in 1907, and the Farm began a period of rapid growth. The University Farm brought state investment and a well-educated population to town.

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

Municipal Growth

Changing its name to "Davis" was a symbolic first step toward the growth of the little village into a more substantial and prosperous town. In addition to the economic boost provided by the University Farm, a devastating downtown fire in 1916 spurred an interest in formalizing municipal government. In 1917, Davis incorporated as a city, setting off a decade of civic improvements and additions to city services. Davis developed a water system in 1920, and sewer and garbage collection followed the next year. Davis government then undertook significant road improvements, tree planting, and streetlight installation. In 1923, citizens proposed a long-range development plan, and a more formalized plan was developed in 1927 when the city retained professional planner Charles Cheney. Cheney's Davis plan, most of which was never adopted, included urbane elements such as transforming Second Street into a formal allée culminating in a classical quadrangle at the University Farm entrance. Although some of Cheney's ideas were perhaps too grand for Davis, his proposal for devoting an entire block to a park was carried out in spirit when the Federal Works Progress Administration (WPA) built a park with landscaping, paths, and restrooms on the block between Fourth, Fifth, B, and C streets in the 1930s.

Commercial and Residential Development

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

Depression-era Davis

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

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

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

³ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, November 2015, pages 11–12.

Transformation of the University Farm

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

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

Resources Constructed During World War II/Post-War Era⁴

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

Wiscombe Funeral Home and Smith Funeral Home

Since 1957, the subject building at 116 D Street has operated as a funeral home. Originally known as the Davis Funeral Chapel, little information about this business and its owners was discovered during research. The following history of its 21st-century existence as the Wiscombe Funeral Home and later the Smith Funeral Home is from the company's official website:

In August 2005, the Wiscombe family began Wiscombe Funeral Home, operating at the same location as the previous Davis Funeral Chapel. [Shawn and Teri Wiscombe] have always been very passionate about upholding the dignity and honoring the families they are privileged to serve. Before their move to Davis, they owned and operated Wiscombe Funeral Home located in Caliente, Nevada where they resided for 14 years.

In June 2006 the Wiscombes invited Vera Smith to join them in serving families. Ms. Smith has been a long-time friend of the Wiscombes, having been raised in Caliente, Nevada.

In April 2008 the Wiscombe Family was fortunate to purchase the property located at 116 D Street that had been owned by Stan and Dorothy Smith since 1957. Following completion of this purchase the Wiscombes have embarked upon extensive renovations to further beautify the Funeral Home and truly create a warm, home-style atmosphere.

The Smith family had operated Smith Colonial Chapel located in Winters which closed its doors in 2004, just one year prior to the Wiscombe family taking ownership. Shawn Wiscombe felt very compelled to once again establish a Funeral Home in Winters, allowing families the opportunity to remain close to home following the death of a loved one. In May 2009 the Wiscombes opened their Winters location at 34 Main Street.

⁴ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, November 2015, page 21.

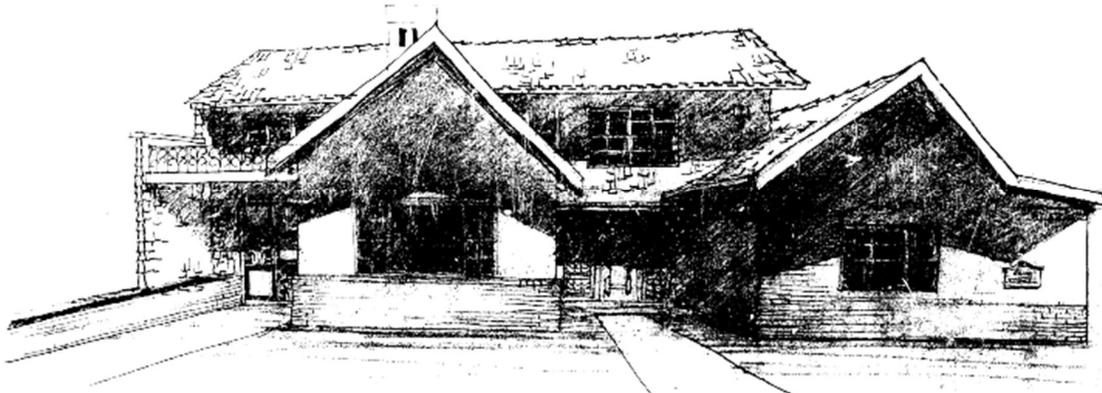
In 2010 the Wiscombes felt they should relocate their family to be closer to extended family. In December 2010, Vera purchased the funeral home and operates both the Davis and Winters locations. Vera continues to uphold the same values and dedication to the families we serve.

In 2015, Wiscombe Funeral Home became Smith Funeral Home.⁵

Subject Property

The subject block first appears in Sanborn maps in 1888, during which time the subject property (which was much larger at that time) was occupied by a small, wood-frame dwelling. By 1900, the dwelling had been enlarged, and by 1921, it had been demolished. According to the Yolo County Assessor, the subject building was constructed in 1936, and the 1945 Sanborn map depicts it as a 1.5-story, wood-frame dwelling with an L-shaped footprint. (The original building appears to align with the north half of the subject building as it exists in 2024.) According to a 1945 real estate listing, the dwelling included six bedrooms, one bathroom, a street-facing picture window, a large basement, a two-car garage, and a garden.⁶

Under owners Stanley and Dorothy Smith, the building was converted into the Davis Funeral Chapel in 1957 (Table 1). The Smiths owned the property and the business for an unconfirmed length of time, but it was certainly in excess of 30 years (Table 2). During this time, several additions were constructed, including a large second story, and the building underwent unspecified remodeling from time to time (Table 1).



Rendering of 116 D Street, 1975. Source: City of Davis.

Under owners Shawn and Teri Wiscombe, the business was renamed Wiscombe's Funeral Home, which operated from 2005 to 2015 (Table 2). During this time, the building was reroofed, re clad in new stucco, and many of the windows were replaced (Table 1). Since 2010, current owner Vera Smith (no apparent relation to the previous owners) has continued to modernize the building (Table 1). The business has operated as Smith's Funeral Home since 2015 (Table 2).

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1936	n/a	Building constructed (according to Yolo County Assessor records) as a 1.5-story single-family residence (according to the 1945 Sanborn map)
1957	134	Remodeled (unspecified location)
1957	156	Construct addition (unspecified location)
1957	225	Construct addition of a room above existing carport
1959	250	Construct roof above driveway
1967	684	Install new window (unspecified location)

⁵ "About Us," *Smith Funeral Home*, accessed March 29, 2024, <https://www.smith-funerals.com/about-us/about-us>.

⁶ Real estate listing for 116 D Street in Davis, *Sacramento Union*, November 18, 1945, page 23, column 6.

1967	758	Remodel [illegible] portion of existing structure
1975	16-75	Enlarge 2 nd floor office space over existing carport
2006	06-736	Replace 10 windows
2007	07-1313	Reroof two-story portion of the building
2008	08-1096	Reroof portion of roof covered with wood shakes
2008	08-1159	New stucco cladding applied to entire exterior
2015	15-201	Insulate ceiling and install drywall (unspecified location)
2018	18-2356	Replace three front windows in kind
2021	21-4864	Interior alterations to kitchen and residential portions of building

General note: The digitized versions of many of the building permits on file at the City of Davis are illegible and are not included in this table.

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1936-45	Unknown	
1946	Sherry Stratton (Avon Cosmetics)	Ad in <i>California Aggie</i> , December 12, 1946, page 4.
1952	Muriel B. Smith	Letter to the Editor, <i>Sacramento Bee</i> , March 28, 1952, page 44.
ca. 1954 – ca. 1957	Peter Sah and family	Marco Smolich, "605 Go Through Paces as Ball School Begins," <i>Sacramento Bee</i> , July 13, 1954, page 20. "Freitas Pledges Help from Solon Lineup for Bee-KFBK's Annual Baseball School," <i>Sacramento Bee</i> , July 6, 1955, page 33. "News of Servicemen," <i>Sacramento Union</i> , January 18, 1957, page 12.
1957 - 2005	Davis Funeral Chapel (occupant)	"Business Sidelights," <i>Sacramento Union</i> , November 24, 1957, page 25.
1957 – unknown	Stanley and Dorothy Smith (owner) Barbara Smith	Listed on building permits 250 and 07-1313 Listed on building permit 07-1313
unknown – 2005	Andrew Gilmore (owner)	"Former Owner of Funeral Home Under Investigation," <i>California Aggie</i> , May 12, 2006, page 1.
2005 – 2015	Wiscombe's Funeral Home (occupant) Shawn D. and Teri Wiscombe (owner)	"About Us," <i>Smith Funeral Home</i> , accessed March 29, 2024, https://www.smith-funerals.com/about-us/about-us . Assessor data available at Parcel Quest, https://www.parcelquest.com .
2010 – present	Vera Smith (owner)	"About Us," <i>Smith Funeral Home</i> , accessed March 29, 2024, https://www.smith-funerals.com/about-us/about-us .
2015 – present	Smith Funeral Home (occupant) 116 D Street LLC (owner)	Assessor data available at Parcel Quest, https://www.parcelquest.com . "About Us," <i>Smith Funeral Home</i> , accessed March 29, 2024, https://www.smith-funerals.com/about-us/about-us .

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

The subject property at 116 D 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 was constructed in 1936 as a single-family residence during the Early Twentieth Century and Depression Era (1905 – 1939) significance theme. 116 D Street was constructed in an area and time of gradual residential development after the establishment of the University Farm campus. The building was converted to a funeral home in 1957; therefore, it also falls under the World War II and Post-War (1940 – 1958) significance theme. Archival review does not indicate that 116 D Street rises above the typical associations with single-family residential development during the 1930s or the common practice of converting existing buildings to commercial uses during the post-war era. It does not appear that there are any significant associations between 116 D Street, either during its existence as a residence (1936 – ca. 1957) or as a funeral home (1957 – present) and important events or patterns in history. 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 116 D Street and significant persons or businesses. The building no longer represents its residential history (1936 – ca. 1957). The building was converted to a funeral home in 1957, and it has continually operated as such (albeit under different owners and different businesses) to the present day. While the funeral home use of the subject building is long running, research does not indicate that the various owners qualify as significant persons in the history of Davis, California, or the nation. As research does not indicate that 116 D Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 116 D Street was constructed in 1936 as a single-family residence, and research did not identify the architect or any historic photographs of the building. The residence was converted to a funeral home in 1957 and underwent significant alterations in subsequent years. As it exists today, the subject building does not embody the distinctive characteristics of either a 1930s-era residence or a 1950s-era funeral home. No design professionals are identified in available building records on file at the City of Davis, and 116 D Street does not appear to be the work of a master architect. For these reasons, 116 D 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.” 116 D 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 116 D 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)

1888, 1891, 1900, 1907, 1911, 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.

Advertisement. *California Aggie*, December 12, 1946.

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

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“Business Sidelights.” *Sacramento Union*, November 24, 1957.

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

“Former Owner of Funeral Home Under Investigation.” *California Aggie*, May 12, 2006.

“Freitas Pledges Help from Solon Lineup for Bee-KFBK’s Annual Baseball School.” *Sacramento Bee*, July 6, 1955, page 33.

Letter to the Editor., *Sacramento Bee*, March 28, 1952.

“News of Servicemen.” *Sacramento Union*, January 18, 1957.

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Smith Funeral Home. “About Us.” Accessed March 29, 2024, <https://www.smith-funerals.com/about-us/about-us>.

Smolich, Marco. “605 Go Through Paces as Ball School Begins.” *Sacramento Bee*, July 13, 1954.

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

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 17

***Resource Name or #:** 217-219 E Street and 223 E 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: 217-223 E Street **City:** Davis **Zip:** 95616

d. UTM: Zone 10 S, 609670.92 mE/ 4266899.46 mN

e. Other Locational Data: APN 070-241-010-000

***P3a. Description:**

The subject property is located on a 12,040 square foot lot in a commercial neighborhood in downtown Davis. Two buildings occupy the lot (217-219 E Street and 223 E Street). The southern portion of the lot is occupied by 217-219 E Street. It is a two-story, 8,676 square foot building with an irregular footprint. The building is of wood-frame, concrete, and brick construction and capped by a flat roof that creates an overhang over the second-floor storefronts. Storefronts are present on the east and north façades. The south façade abuts the building to the south. The east façade faces E Street and, at the ground level, features a wood storefront for the Bull N' Mouth restaurant. A pair of wood panel doors are recessed beneath the second-floor walkway and are flanked by fixed, floor-to-ceiling windows and sliding glass doors. Additional outdoor dining patios and seating enclosed by a metal railing wraps around the east and north façades at the ground level. The second level is clad in stucco and features commercial spaces with recessed entries with aluminum-frame, glass doors flanked by fixed, floor-to-ceiling aluminum-frame windows that wrap around the east and north façades. (Continued on page 3)

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

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



P5b. Description of Photo:
 View of 217-223 E Street, view facing northwest. ESA, 2024.

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

Historic Prehistoric Both
 Ca. 1953 (223 E Street, City of Davis Planning and Building Department);
 1964 (217-219 E Street, Yolo County Assessor).

***P7. Owner and Address:**

Nelson Van Dissen Properties LLC
 8761 Tom Thumb Court
 Elk Grove, CA 95624

P8. Recorded by:

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

***P9. Date Recorded:** March 29, 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 # 217-219 and 223 E Street
Page 2 of 17

*NRHP Status Code 6Z

- B1. Historic Name: 217-219 E Street and 223 E Street
B2. Common Name: 217-219 and 223 E Street
B3. Original Use: Commercial (217-219 E Street); Apartments (223 E Street) B4. Present Use: Commercial
*B5. **Architectural Style:** Mid-Century Commercial

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
223 E Street was constructed ca. 1953. It was converted into a commercial office space in 1966, underwent an interior remodel in 1974, and underwent an exterior storefront remodel in 1984. Between 1985 and 1991, the roof overhang was replaced, a concrete stoop was installed at the front entrance, windows were replaced on the east façade, and unspecified modifications were made to exterior walls and interior partition walls. 217-219 E Street was constructed in 1964. Exterior wall modifications were made in 1969, exterior doors were installed in 1974, and curtain awning were installed on the second floor in 1980. In 1981, the building underwent a storefront remodel. In 1984, the roof was replaced, and an awning was installed over the exterior deck. Exterior doors were replaced, and an interior wall was installed in 1986. In 1988, the ground floor underwent a complete interior remodel, entry doors were replaced, and an iron railing was installed along the north façade. In 1994, various windows were replaced with sliding glass doors. In 1995, a new bar entry was installed. In 2011, the first floor underwent complete interior demolition and remodel.

- *B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a
*B8. **Related Features:** 217-219 E Street share a lot with 223 E Street.

B9a. Architect: Unknown b. Builder: Unknown
*B10. **Significance: Theme** World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971)
Area Downtown Davis **Period of Significance** ca. 1953; 1964 **Property Type** commercial **Applicable Criteria** n/a
In 2015, the *Davis, California: Citywide Survey and Historic Context Update* was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significance themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property at 223 E Street was constructed in ca. 1953; therefore, it falls into the World War II and Post-War (1940 – 1958) significance theme established in the 2015 historic context. The subject property at 217-219 E Street was constructed in 1964; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context.

(continued on page 5)

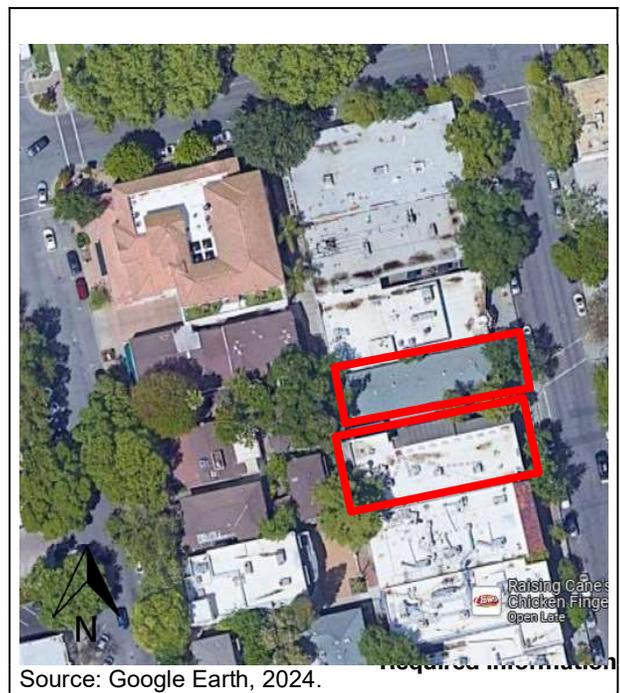
B11. Additional Resource Attributes: none

*B12. **References:**
(continued on page 16)

B13. Remarks: none

*B14. **Evaluator:** Amy Langford, ESA
Date of Evaluation: March 29, 2024

(This space reserved for official comments.)



*Recorded by: Amy Langford, ESA

*Date: March 29, 2024

Continuation

Update

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

A concrete breezeway provides access to the north façade and features wood planters and two mature trees. The wood storefront cladding, floor-to-ceiling fenestration, and outdoor patio of the restaurant extends the length of the ground level. A concrete and metal stairway provides access to the commercial storefronts at the second level. A large canvas awning supported by metal posts and beams runs the length of the north façade at the second level. A second concrete and metal stairway provides access to a tattoo studio currently occupying the buildings's brick veneer-clad rear structural bay. An enclosed garbage storage area covered by a metal and wood awning also abuts the rear structural bay. During a March 2024 pedestrian survey, a locked wood and metal gate prevented access to the building's west façade, which was not visible from public right-of-way.



North façade of 217-219 E Street, view facing southwest. ESA, 2024.

North of the breezeway on the northern portion of the lot is 223 E Street, a one-story building constructed ca. 1953. It is of wood-frame construction, supported by a concrete slab foundation, and features a rectangular footprint. The building is capped by a hipped roof and aluminum vents at the roofline. The north façade abuts the building to the north and is not visible from public right-of-way. The primary façade faces east. It is clad in vertical wood channel siding. Recessed under a roof overhang is, from left to right, a bay window and a partially-glazed entrance recessed under the roof overhang. A simple, concrete stoop is located at the entrance. To the right of the entrance is a large, single-pane, box window. A screened louvre vent is at the roofline.

The west façade faces the concrete breezeway and features two structural bays. The easternmost bay is clad in vertical wood channel siding and features a partially-glazed enclosure that was once a doorway. The westernmost structural bay is clad in brick cladding and features two wood-frame, wood panel secondary entrances. Fenestration on the west façade is comprised

*Recorded by: Amy Langford, ESA

*Date: March 29, 2024

Continuation

Update

of seven metal, multi-lite casement windows. The windows and entrances are recessed under a rustic soffit overhang. Three brick planters run the length of the south façade. The rear (west) façade is clad in basaltite brick and features a metal, multi-lite casement window and a wood-frame, wood panel door.



East façade of 223 E Street, view facing northwest. ESA, 2024.



South façade of 223 E Street, view facing northwest. 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*.¹

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

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

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

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

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

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

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

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

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

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

Transformation of the University Farm

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

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

Resources Constructed during World War II/Post-war Era

The limited construction that took place in Davis during and immediately after World War II largely conformed to development patterns established during the Great Depression. Projects were small in scale as one lot at a time was developed in and around old Downtown Davis. By the late 1940s, however, builders

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

were subdividing new areas and development was picking up speed. Residential projects began to increase in scale as Davis attempted to provide housing for its new citizens. Commercial and institutional development, meanwhile, proceeded at an incremental rate. Industrial development had been sluggish since education began to replace agricultural processing as the primary local industry with the establishment of the University Farm shortly after the turn of the century. During this era, old industrial properties began gradually to be demolished or converted to commercial uses. After 1940, development of agricultural properties within modern Davis city limits also slowed, and there are no known agriculture-related resources that date from this period.

Commercial Properties

With commercial development slow during and after World War II, Downtown Davis (and the formerly residential neighborhoods around it) were sufficient to contain almost all new retail construction of this period. One exception was the Davis Supermarket, constructed in the mid-1950s at the corner of Russell Boulevard and Anderson Road, which at the time was a residential neighborhood surrounded by farmland. Although city records indicate that at least a dozen commercial buildings were constructed during this period, most have either been demolished or so heavily altered that their original forms are unknown. Most commercial buildings from this period appear to have been typical one-story mid-century retail buildings with large glass storefronts and shared side walls. These were similar in scale and massing to earlier storefront buildings, and generally occupied an entire parcel, but lacked the decorative detail of pre-war commercial buildings. Typical examples have flat roofs and flat canopies shading the sidewalk. In addition to the more straightforward retail-oriented buildings, a handful of buildings designed to make strong stylistic statements were constructed. These include two Streamline Moderne buildings, late examples of an architectural style that had been abandoned elsewhere. The State Market on Second Street (no longer extant) was designed by local architect Silvio Barovetto and constructed in 1940, while the Varsity Theater at 616 Second Street is was built in 1950. Despite the general conservatism of the era in regards to commercial architecture, at least one Contemporary-style building was constructed Downtown, the Pence Dentist office, which has since been drastically altered.

Explosive Growth (1959 – 1971)³

Decades of sustained growth of the University, Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in "potential slums," inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed "urban sprawl" was actually planned "perimeter growth." The newspaper explained that Davis' expansion outside its original boundaries on all sides was the result of a "carefully calculated policy ... to annex all perimeter land, in every direction," and that the town's "orderly growth" in all directions was a direct benefit of this policy.[...]

Commercial Properties

³ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

Commercial development was no longer limited to Downtown, and was robust all over Davis. Downtown continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced. Meanwhile, subdivision developers were building strip-type shopping centers to serve neighborhood retail needs. And land near the freeway, even in the remote southern portion of Davis, was becoming attractive to business owners who wanted space to construct a corporate headquarters or a land-intensive venture like a car dealership. Although function was emphasized for the strip-type development, Downtown and freeway adjacent commercial structures from the era were often ambitious, architect-designed buildings. Architect designed commercial buildings included strong examples of established styles, such as Silvio Barovetto's New Formalist Intercoast Insurance Building. Other architects during the period combined elements of various modernist styles to create unique buildings like the Downtown Wells Fargo Bank, designed by Gordon Stafford in 1965.

Residential Development

The continuing growth of the University intensified the population and residential expansion that had characterized the previous decade, and Davis grew rapidly in the 1960s. While the increased student population led to construction of apartments and duplexes, the growth of the academic and administrative staff was even more significant, as it brought new permanent residents to Davis. Fifty-six subdivisions were recorded between 1960 and 1969, many of which were double or triple the size of a typical subdivision from the immediate post-war period. The new neighborhoods required large tracts of land, and Davis began to grow beyond its original boundaries in all directions, crossing former de facto urban limits Highway 99 and Covell Boulevard. In 1969, Davis became the largest city in Yolo County. By 1970, it had 23,488 residents, and half of its workforce was employed in education. Population expansion led to growth in every aspect of local life, which was reflected in the city's primary and secondary education systems. Nine new local schools were constructed between 1952 and 1968. City services and infrastructure often lagged behind during this period, however. In 1965, for example, Davis still had only one traffic signal, on B Street near the High School (since 1981 City Hall).

Despite Davis' expansion in terms of housing, commercial activity, development of schools, and economic growth, the town took a hiatus from large annexations after the Chamber-led expansion in 1945. Additions to the size of the city were incremental and piecemeal in the 1950s. This did not slow development, and at least a dozen subdivisions were constructed outside city limits in the late 1950s. The pattern began to change after 1960, as developers continued to convert fields into subdivisions. Bruce Mace, a rancher with acreage east of Davis, broke ground on a new development at the end of 1959. El Macero Country Club and Golf Course was merely the initial stage of a large development that was to include hundreds of houses. Approximately three miles outside city limits, Davis leaders were afraid that it would become the nucleus of an adjacent competing city. Mace's plans spurred the Davis city council to undertake the largest annexation in city history. In 1966, Davis annexed 1.6 square miles of new territory south of Interstate 80 in order to head off uncontrolled development adjacent to town.

After 1965, public investment in infrastructure and amenities finally began to catch up with local residential growth with installation of the first local traffic light. Central Park was renovated the same year, major sewer lines were installed in new subdivisions north and west of Downtown, and new police and fire departments were completed. In 1967, Davis opened its new Community Park and public pool and purchased the Municipal Golf Course. In 1969, Davis voters approved new sewer facilities.

"Cluster Planning", which incorporated greenbelts into subdivisions, was an innovative form of development that began to take hold nationwide in the 1960s. It offered the environmental and quality-of-life benefits of increased open space, and allowed builders to avoid difficult terrain and save money by pouring less pavement. Cluster planning came to Davis in the mid-1960s. Like many development trends over the decades, more than one builder adopted the practice about the same time. By 1964, Alfred F. Smith was acquiring land in West Davis for his master-planned Stonegate development, which included a lake and golf course. In 1967, Gentry Development announced a 300-acre, 1400-house project that incorporated 19 acres of greenbelt and parks. Tom Gentry predicted that the open-space community would become a model for future development in Davis. Although Gentry had been developing in North Davis since 1965, he does not appear to have planned the greenbelt until the following year. Smith, though his planning was underway in the early 1960s, did not break ground until near the end of the decade. Although its origins in Davis cannot be credited to one developer, what is certain is that cluster planning had become de rigeur in locally by the last decades of the twentieth century.

Davis Builders and Developers

More large-scale regional builders also came to Davis starting in the 1960s. Walker Donant, for example, built University Farms No. 3 in 1960. Although the company was new to Davis, they had been constructing housing in Sacramento since at least 1949. The firm built a few hundred houses in Davis over the next fifteen years, just a fraction of what it was building in the Sacramento area during that period. The Stanley M. Davis Organization had hit its stride Davis by the 1960s, developing hundreds of houses east of Downtown along with its partners. Most of the local subdividers from the immediate post-war period had constructed one or two subdivisions and then left real estate development. John Simmons, however, had gained momentum and by the late 1950s was recording three new subdivisions most years. Simmons remained an important Davis developer through the 1970s. Davis local John Whitcombe, who constructed his first house in 1959, was a newer entrant to the residential housing market. By 1970, he was an important local builder. In the 1960s, he built houses before moving on to apartment construction in the 1970s, becoming a pioneer in energy efficient construction techniques.

The Streng Brothers probably influenced the aesthetics of the Davis housing market more than any other developers during this period. They entered the Davis market in 1962 with the first of their Ivy Town subdivisions. Bill and Jim Streng, along with their architect Carter Sparks, were responsible for breaking the dominance of Tract Ranch style in the residential landscape of Davis. In the late 1950s, Streng Brothers had taken over an uncle's development company and inherited its architectural plans, which were for Tract Ranch houses. After teaming up with Sparks, however, the Strengs began offering Post-and-Beam designs.

Although the Strengs and Sparks were in many respects opposites in terms of temperament and philosophy, their differences allowed them to complement one another's strengths. The Strengs have described Sparks as the creative genius and give him credit for pushing them to use building practices normally associated with custom designs, such as finishing the rear elevation with the same materials and details as the main façade. Although Sparks insisted on more expensive fixtures at times, Post-and-Beam construction saved money on materials. But the artistic Sparks, who built about 50 custom houses as well as commercial and institutional buildings, could never have designed so many houses without the practical and business-minded Strengs. Bill had been educated as an accountant, and the brothers kept an eye on the bottom line, pushed Sparks to meet deadlines, and reined in some of his excesses. The Streng Brothers operation never had a money-losing year.[...]

Multi-family Housing

The apartment building, which had been present in Davis since the late 1940s, began to emerge as an important building type during the period of explosive growth. During the late 1950s and early 1960s, most Davis apartment buildings were still no more than two stories. Typically, they had between five and twenty units. By this time, apartment buildings were fully accepted as a respectable housing type, particularly for students, and developers did not usually bother offering the range of amenities used to promote early examples. Cal Davis Apartments at 340 Ninth Street, a two-story, twelve-unit building is a typical example. With an L-shaped plan, exterior entrances to each unit, large surface parking lot and little exterior ornamentation, the building was constructed to offer practical and affordable housing. As the 1960s progressed, Davis developers began constructing more apartment buildings than previously, and the average multi-family building began to grow progressively larger. The pace of apartment development is illustrated by one builder's statistics: Robert C. Powell constructed about 4,000 apartment units between 1961 and 1972. By the mid-1970s, Davis had about 60 apartment buildings. Whereas older apartments were often infill projects, after 1965 whole streets could be filled with multi-building apartment complexes. Many of these buildings occupied most or all of one- to three-acre parcels, and were sometimes starkly pragmatic buildings. The large, flat-roofed apartment building at 515 Sycamore Lane, constructed in 1965 and surrounded by multi-family housing, is a typical example.

At the start of the 1970s, developers introduced a new residential building type to Davis: condominiums or "Townhouse homes." Stanley M. Davis began selling Covell Commons (one- and two-story units with shared walls set in a greenbelt) in 1971. Marketing stressed the opportunity for home ownership without the responsibilities of maintenance or yard work. In an echo of developers' promotion of Davis's first apartment units two decades earlier, the Woodland Daily Democrat praised the development as "the utmost in luxury living combined with leisure." Like apartments, the townhouse became a lasting fixture of Davis residential neighborhoods.

Subject Property

The subject property is located on a 12,040 square foot lot in a commercial neighborhood in downtown Davis.

The building at 223 E Street was constructed ca. 1953 (**Figure 1**) and appears to have functioned as a single-story apartment building until the mid-1960s, when it was converted for commercial office use. The City's permit records indicate that interior alterations have been extensive and exterior alterations have been moderate, including modifications to the storefront ingress, fenestration, and roof overhang. ESA staff observations during a March 2024 intensive pedestrian survey indicates that the building largely retains the appearance of a mid-century commercial building.

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

TABLE 1: OWNERS/OCCUPANTS FOR 223 E STREET

Year(s) of Occupation	Occupant(s)/Business	Notes
1953	Bob Cole (owner)	Permit # 2897
1965	Transamerica Title Company (owner)	Permit # 174
1966- ca. 1984	E. J. Peterson (owner)	Permit # 796
1968	Discoveries Gift Shop (occupant)	Permit # 1074
ca. 1966- 1968	Peggy's Maternity Shop (occupant)	Permit # 866; 1074
1972-1974	The Daily Democrat (occupant)	Permit # 32-72; 7991
1974-ca. 1991	J. Tingus Mens Wear (occupant)	Permit # 8478; 15856
1984- unknown	James Van Dissen (owner)	Permit # 93-84
1990	Bogey's Books (occupant)	Permit #173-89
2024	Nelson Van Dissen Properties LLC (owner)	Parcelquest (2024)
2024	Bizarro World Comics; Four Star Movies (occupants)	ESA, 2024

Sources: City of Davis, Planning and Building Department; Parcelquest (2024)

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

TABLE 2: BUILDING PERMITS FOR 223 E STREET

Date	Permit Number	Notes
1953	2897	Construction of four partitions in apartment house
1966	796	Unspecified office remodel/conversion of apartments into commercial office space
1968	964	Removal of non-bearing interior walls
1974	8474	Office remodel, interior converted into commercial space with office, bathroom, dressing room, and closet space for J. Tingus Men's Wear. Entrance near east façade replaced with frosted glass window.
1984	93-84	Remodel of front of store to add new display window, door, and roof overhang.
1985	15856	Roof overhang replacement, addition of concrete stoop to front entrance, installation of aluminum-frame, single glazed windows to east façade.
1991	91-739	Building wall and header remodel, remodel of interior partition walls, installation of 4-inch concrete stoop at primary entrance.

Sources: City of Davis, Planning and Building Department

The building at 217-219 E Street was constructed in 1964 and has functioned as a mixed-use commercial space since that time (**Figure 2**). The City's permit records indicate that the building has undergone multiple interior demolitions and remodels on the floor level and the modifications to the exterior have been similarly extensive.

The building and the property have been occupied by various individuals and institutions. (**Table 3**).

TABLE 3: OWNERS/OCCUPANTS FOR 217-219 E STREET

Year(s) of Occupation	Occupant(s)/Business	Notes
1966-unknown	E. J. Peterson (owner)	Permit # 4-66
Ca. 1966	Varsity Sporting Goods (occupant, 217 E); Robert M. Cole (occupant, 219 E)	Ca. 1966 sketch map, on file at Planning and Building Department
1967	The Natural Shoe Store (occupant)	Permit # 83-76
1969-1972	Discoveries Gift Shop (occupant at 217 E, st. B)	Permit # 32-72; 24-84
1969-1973	McIntosh's Sports Cottage (occupant, 217 E)	Permit # 24-84; 101-73
Ca.1972-2015	James Van Dissen (owner)	Permit # 32-72; 7991
1972	Robert M. Cole, Stephen N. Cole (occupant, 219 E), California Farm Insurance, College Master Fidelity Union (occupants)	Permit # 32-72; 7991
1976-1978	The Sampler (occupant, 219 E)	Permit # 86-76
1967-1975; 1981-1986	Mountain Sports & Tennis (occupant, 217 E)	Permit # 90-75; 83-76; 10805
1978-1988	The Naturalist Gift Shop (occupant, 219 E)	Permit # 104-78
1988-1996	Mr. B's Sport Page and Grill (occupant at 217 E)	Permit # 88-1095; 38-94; 96-310
2011- ca. 2015	Devere's Irish Pub (occupant at 217 E)	Permit # 11-955; 15-748
2024	Nelson Van Dissen Properties LLC (owner)	Parcelquest (2024)
2024	Bull N' Mouth Restaurant; Death or Glory Tattoo; Dynamics Hair & Massage Studio; The Growing Groves Plant Shop (occupants)	ESA, 2024.

Sources: City of Davis, Planning and Building Department; Parcelquest (2024)

The building and the property have been modified for changes use and general maintenance (**Table 4**) below includes an accounting of these various changes from the City's permit records.

TABLE 4: BUILDING PERMITS FOR 217-219 E STREET

Date	Permit Number	Notes
1964	n/a	Constructed (Parcelquest, 2024)
1969	24-84	Unspecified modification to exterior walls on east and north façades of front unit.
1974	7992	Exterior door installation for electric meters
1980	65-80	Four curtain awnings installed on second floor unit
1981	10805	Storefront remodel. Exterior modifications include wood board siding, window box fenestration, stained wood doors
1984	21-84	Roof replaced and awing installed over exterior deck
1986	17561	Exterior doors replaced, dividing wall added to interior

TABLE 4: BUILDING PERMITS FOR 217-219 E STREET

Date	Permit Number	Notes
1988	88-1095; 96-87	Extensive interior remodel of ground floor at 217 E to convert space to restaurant and bar; entry doors replaced; iron railing installed on north façade at ground level
1994	38-94	Windows on east and north façades replaced with wood-frame, beveled, sliding glass doors
1995	85-95	New bar entry installed
2011	11-955	Complete interior demolition and remodel

Sources: City of Davis, Planning and Building Department; Yolo County Assessor (2024)



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, ABB_1957, 07/21/1957, accessed March 29, 2024.

Figure 1: 1957 Aerial Photograph. Apartment building at 223 E Street outlined in red. The two-story commercial building at 217-219 E Street does not appear to have been constructed at that time.



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130, 05/18/1965, accessed March 29, 2024.

Figure 2: 1965 Aerial Photograph. 217-219 E Street and 223 E Street outlined in red.

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

Both buildings on the subject property at 217-223 E Street (217-219 and 223 E Street) were 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

*Recorded by: Amy Langford, ESA

*Date: March 29, 2024

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people, C/3/3/3 covers significant architecture, and D/4/4/4 covers the information potential of a site. Separate evaluations for the two-story commercial building at 217-219 E Street and the single-story commercial building at 223 E Street are provided below.

A/1/1/1 - Events

The subject property at 217-219 E Street was constructed in 1964 and falls under the Explosive Growth (1959 – 1971) significance theme. The subject property was developed with the current building in 1964. Archival review does not indicate that there are any significant associations between 217-219 E Street and important events or patterns in history. The current building was originally constructed for commercial uses and has historically been occupied by a variety of businesses. While the building appears to have been serving the needs of the community throughout its use, it does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1959 – 1971. Therefore, it is recommended ineligible under Criteria A/1/1/1.

The subject property at 223 E Street was constructed in ca. 1953 and falls under the World War II and Post-War (1940 – 1958) significance theme. Archival review does not indicate that there are any significant associations between 223 E Street and important events or patterns in history. The current building was originally constructed for multi-family residential uses, subsequently converted into a commercial office and retail space, and has historically been occupied by a variety of businesses. While the building appears to have been serving the needs of the community throughout its use, it does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1940-1958. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review indicates that no significant associations between 217-219 E Street and significant persons or businesses were discovered. Its multiple commercial suites have been occupied by a number of community-serving businesses over its 60 years in operation, including restaurants, law offices, gift shops, and tattoo parlors. As research does not indicate that 217-219 E Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

Archival review indicates that no significant associations between 223 E Street and significant persons or businesses were discovered. While it initially functioned as a four-unit apartment building, research failed to identify any people of significance having lived on the property. Since the mid-1960s, the building has functioned as a commercial space and has been occupied by a various businesses during that time. The building's association with these various occupants, however, does not appear to rise to the level of significance. As research does not indicate that 223 E Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 217-219 E Street is not significant for its design or engineering. The property was developed in 1964 and is common example of a two-story, mid-century commercial property type. It does not appear to be the work of a master architect. Furthermore, the property has undergone substantial modifications, including multiple interior demolitions and remodels, and concurrent storefront remodels to the street-facing façade. For these reasons, 217-219 E Street is recommended ineligible under Criterion C/3/3/3.

The subject property at 223 E Street is not significant for its design or engineering. The property was constructed ca. 1953 and is a modest example of a mid-century apartment property type. It does not appear to be the work of a master architect. While the building retains its original massing and some elements of its original design, the property has undergone significant interior remodels and exterior modifications as the property was converted to commercial use. For these reasons, 223 E Street is recommended ineligible under Criterion 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." 217-219 E Street and 223 E Street do not meet this criterion and are 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. The

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*Date: March 29, 2024

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seven aspects of integrity are **location, setting, design, materials, workmanship, feeling, and association**. The subject property does not meet any of the eligibility criteria for significance; therefore, an analysis of integrity is not needed.

Recommendation

ESA recommends 217-219 E Street and 223 E 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)

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

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City of Davis. Permit Record # 2897. On file at the City of Davis, Planning and Building Department. 1953.

City of Davis. Permit Record # 174. On file at the City of Davis, Planning and Building Department. 1965.

City of Davis. Permit Record # 796. On file at the City of Davis, Planning and Building Department. 1966.

City of Davis. Permit Record # 1074. On file at the City of Davis, Planning and Building Department. 1968.

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Continuation

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P8. Recorded by:

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

***B10. Significance: Theme** Pioneer and Railroad Era (1848 – 1904) **Area** Downtown Davis
Period of Significance 1874 **Property Type** Residential **Applicable Criteria** A/1/1/1 (Events); C/3/3/3
(Design)

Historic Context

In 2015, the *Davis, California: Citywide Survey and Historic Context Update* was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significance themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property at 222 D Street was originally constructed in 1874; therefore, it falls into the Pioneer and Railroad Era (1848 – 1904) significance theme established in the 2015 historic context.

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

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

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

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

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

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

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

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

Pioneer and Railroad Era (1848-1904)²

Davis Ranch

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.

Railroad and Davisville

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Commercial and Residential Development

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

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

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, pages 6-8.

Subject Property

The property at 222 D Street was constructed in 1874 as a single-family residence. It is located immediately adjacent to a detached, commercial shopping complex called Park Place. It is a two-story vernacular building of wood-frame construction and features an irregular footprint. The building is clad in horizontal wood board and capped by a hip roof with a wide overhang that is terminated by a fascia board. It features a wrap-around porch that is supported by Tuscan columns and a solid parapet railing. The porch has been enclosed by glazing, and the porch shape has been altered to provide additional access to the porch. The primary (west) façade features two glazed, wood doors and a fixed, multi-lite wood-sash window on the first floor. Fenestration at the second story consists of two one-over-one, double-hung, wood-sash windows. Typical fenestration on the side (north and south) façades are wood-sash, one-over-one, double-hung windows. Although the property has been adapted for commercial use, a review of Sanborn Fire Insurance maps indicates that the property has retained its general massing dating to at least 1888.

Originally addressed as 216 D Street, the subject building was addressed as 222 D Street by 1979.³ It has undergone a series of modifications since 1874. **Table 1** below includes an account of these changes from the City's building permit records. Overall, it remains in good condition and appears little altered since it was last recorded in 2015. Known owners and occupants of the building are listed in **Table 2**.

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
Ca. 1874	n/a	Constructed
1957	Illegible, dated July 29, 1957	Conversion of enclosed exterior porch to bedrooms. Installation of rear exterior stairway.
Ca. 1957-1977	Letter, Doran Maxwell to Mildred MacNiven, August 10, 1977.	Rear two-story addition; removal of interior stairway from foyer to second floor; construction of bathroom addition; kitchen remodel, conversion of upper rear porch to kitchen.

Sources: City of Davis Planning and Building Department

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1874-ca. 1882	Lewis C. Drummond (owner)	
1957	Mrs. James Richardson (owner)	
1970	Patty Johnson, Bob Valine, Dennis Matson (occupants)	In 1970, the subject property was known as the Robert Payne Apartments
1977-1978	Mildren MacNiven (owner)	

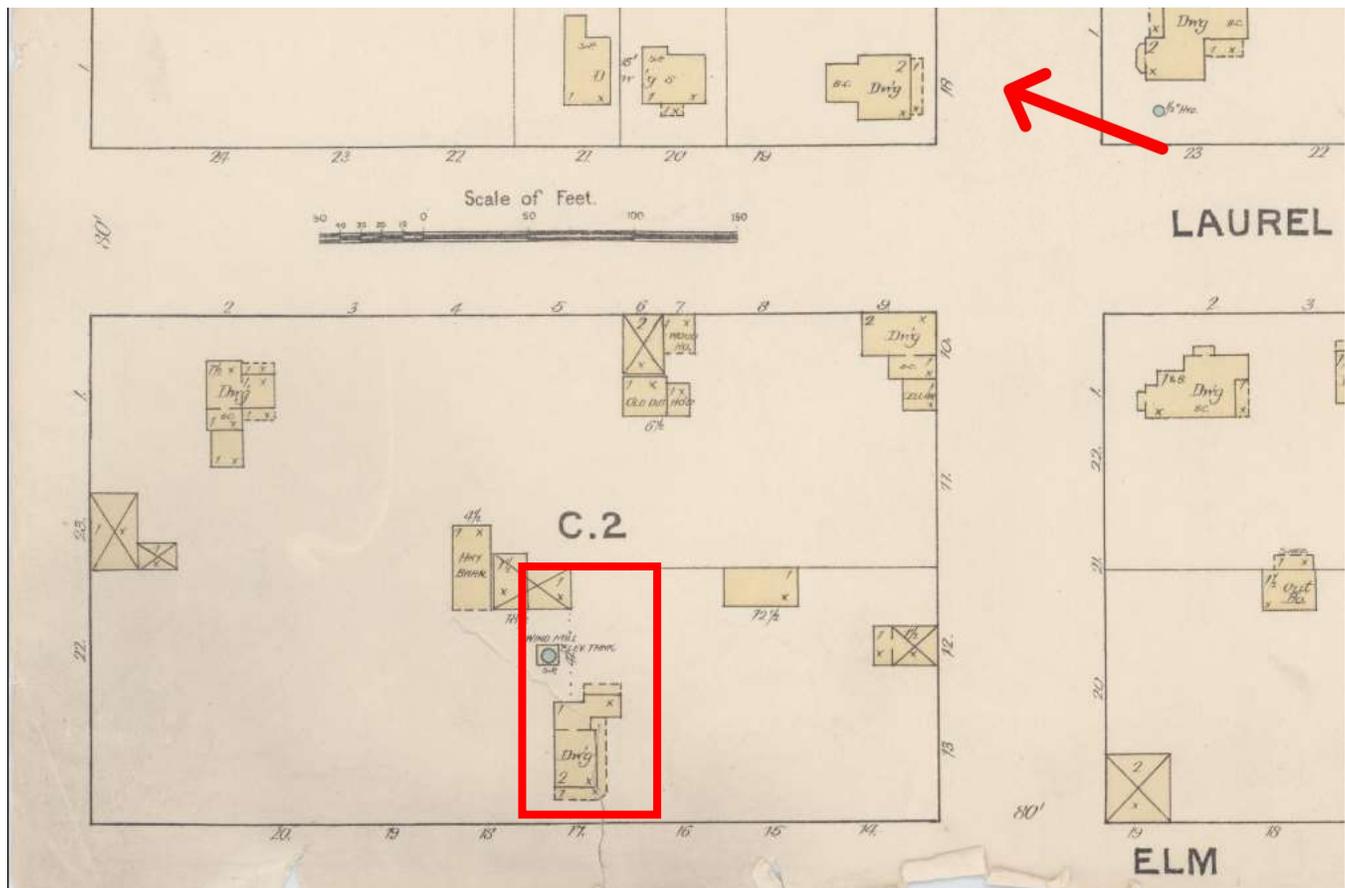
Sources: City of Davis Planning and Building Department

Lewis C. Drummond (Original Owner) and The Drummond House

Known as the Drummond House, the building at 222 D Street has historic associations with the Drummonds, a prominent early Davis family. Lewis C. Drummond was born ca. 1828 in New Jersey and appears to have traveled west by way of the Isthmus of Panama in 1849 with his brother, John Craig Drummond. Lewis Drummond settled in the South Putah district by 1852, where he worked as a farmer. Drummond gradually became a prominent landowner in the region and eventually acquired three horse ranches spread across approximately 1,700 acres. Drummond's land was situated in close proximity to the future town of Davis. According to the *Monmouth Democrat*, "the town of

³ Phyllis Haig, Davis Historical & Landmarks Commission, Historic Resource Inventory for 222 D Street, prepared for the City of Davis, June 1979.

Davis sprang up at the terminus of a railroad and [Drummond's] land became part of it."⁴ In 1872, Drummond entered into a partnership with S.W. Brown and established the Davisville Hardware Company. In 1874, Drummond constructed the building at 222 D Street as a residence for the Drummond family. Aside from ranching, Drummond was also active in community affairs and served as the Davisville Justice of the Peace.⁵ According to one biographical sketch of Drummond, he was also "a zealous worker in the Methodist Church of Davis" and "a Mason in high standing."⁶ Lewis C. Drummond died in 1882 at the age of 53.⁷ Upon his death, Drummond bequeathed his real and personal estates, including his "residence in Davisville 5 lots attached with all the furniture," to his wife and four children.⁸



Note: 222 D Street is outlined in red.

Figure 1 – 1888 Sanborn Map

⁴ "Obituary," *Monmouth Democrat*, December 17, 1908.

⁵ Architectural Resources Group, Davis Updated Cultural Resources Inventory and Context Statement, Prepared for the City of Davis, September 1996.

⁶ Tom Gregory, *History of Yolo County California; with Biographical Sketches of the Leading Men and Women of the County Who Have Been Identified With Its Growth and Development From the Early Days to the Present* (Los Angeles: Historic Record Company, 1913), pg. 176-177, files.usgwararchives.net/ca/yolo/bios/drummond80bs.txt, accessed April 23, 2024.

⁷ Find A Grave, "Lewis C. Drummond," <https://www.findagrave.com/memorial/67460289/lewis-craig-drummond>, accessed April 23, 2024.

⁸ Ancestry.com. Will and Last Testament of Lewis Craig Drummond. June 17, 1881. California, U.S., Wills and Probate Records, 1850-1953 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.



Figure 2 – Current Aerial, Subject Property in red (Google Maps, 3/13/2024)



Figure 3 – Current street view. Photo by ESA, view facing southwest. March 30, 2024.

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

The subject property at 222 D Street was previously recorded in 1979, 1996, 2003, and 2015. The 2015 recordation concurs with earlier evaluations that identify 222 D Street as a contributor "to the historic character of the Downtown/Commercial area" (Roland-Nawi Associates, 2003) and notes that it may be a contributor to a potential future historic district. ESA concurs with this assessment. However, the previous efforts did not include complete evaluations for eligibility for listing on the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource.

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

A/1/1/1 - Events

The subject property was constructed in 1874 during the Pioneer and Railroad Era (1848-1904) significance theme. Archival review indicates that 222 D Street was constructed in an area and time of gradual residential development after the California Pacific Railroad built a railroad depot and laid out a town plat for the town that became known as Davisville.

222 D Street appears to be one of the oldest surviving buildings in downtown Davis. Constructed as a residence for one of Davisville's prominent ranching families, the property is associated with several important themes from Davis's Pioneer and Railroad Era (1848-1904), including the rise of prominent agricultural and ranching families in the region,⁹ early civic development, and early social and community affairs.¹⁰ During the late 19th century, Yolo County became an important and successful agricultural region. Local economic growth was reflected in the development of more substantial residential properties in rural communities like Davisville. Properties such as 222 D Street were indicative of an emerging community of prosperous farmers and ranchers in Davisville and Yolo County more broadly. The significance of association with historic events appears to be local in nature, primarily concerning the early development of Davis. Its association with the local community and economic development does not appear to extend to national trends. It is for these reasons that 222 D Street is recommended eligible under California Register Criterion 1 at the local level of significance. As such, it is also recommended eligible for the local register as a Landmark (Criteria 1/1). It is recommended ineligible for the National Register (Criteria A). The period of significance is 1874, the year the building was constructed. Please see the integrity assessment below for more discussion.

B/2/2/2 – Persons/Businesses

The subject property is associated with one of Davis's early prominent families. The property was initially constructed as a single-family residence by Lewis C. Drummond, who was a prominent rancher in Yolo County during the 19th century. Drummond was active in community affairs and served for a time as the Davisville Justice of the Peace, was an active member of the Methodist Church of Davis and was a Mason of high standing. In 1872, Drummond and his business partner established a successful business enterprise, the Davisville Hardware Company. Drummond constructed the building at 222 D Street in 1874 during what appears to be a period of sustained professional success. Drummond lived in the residence with his family from 1874 until his death in 1882 at the age of 53. For these reasons, the subject property is significantly associated with Drummond's contributions to early community and economic development in Davis. Because he rose to prominence during the time he lived in the subject building, 222 D Street is recommended eligible under California Register Criterion B at the local level of significance. As such, it is also recommended eligible for the local register as a Landmark (Criteria 2/2). It is recommended ineligible for the National Register (Criteria B). The period of significance is 1874-82, the period during which time he lived in the subject building. Please see the integrity assessment below for more discussion.

⁹ "Legal Advisement," *Woodland Daily Democrat*, January 11, 1919, pg. 7.

¹⁰ "Mrs. Reed, Pioneer of Davis, Dies at Capital," *Woodland Daily Democrat*, June 18, 1935, pg. 1.

C/3/3/3 – Design/Engineering

As noted in previous inventories in 1979,¹¹ 1996,¹² 2003,¹³ and 2015,¹⁴ the subject property at 222 D Street was constructed as a single-family residence in a vernacular style. Archival review failed to identify any specific architect, engineer, or designer associated with the property, and it does not appear to be the work of a master architect. However, the property is significant for its relative rarity in Davis and its excellent physical condition. As previously noted, while the property has undergone a series of interior and exterior alterations (including modifications to its original front porch, a two-story addition to the rear façade, and various interior renovations), the building's appearance reflects much of its original design. Not only is it a well-preserved example of early residential properties in Davis, it is also one of few remaining 19th-century buildings in the downtown area and is among the oldest surviving properties dating to the City of Davis's Pioneer and Railroad Era (1848-1904). For these reasons, 222 D Street is recommended eligible under California Register Criterion 3. As such, it is also recommended eligible for the local register as a Landmark (Criteria 3/3). However, 222 D Street is recommended ineligible for the National Register (Criteria C). The period of significance is 1874, the year the building was constructed. Please see the integrity assessment below for more discussion.

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." 222 D Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

Character-Defining Features

The subject property is recommended eligible for listing in the California Register and Davis Register of Historical Resources as a Landmark under Criteria 1/2, 2/2, and 3/3 at the local level. Under Criteria 1/1 and 3/3, the period of significance is 1874; under Criterion 2/2, the period of significance is 1874-82. The following features define the historic character of 222 D Street:

- Two-story height;
- Roughly L-shaped footprint;
- Hip roofs with deep eaves and exposed rafters;
- Shiplap wood siding;
- Simple wood trim around windows and at building corners;
- Original wood-sash windows on first floor; and
- Wrap-around porch with Tuscan columns and a half-wall clad in shiplap wood siding.

Integrity

For a property to be eligible for listing in the National Register, California Register, or as City of Davis Landmark or Merit Resource, it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. The subject property is recommended eligible for listing in the California Register and City of Davis Register of Historical Resources under Criteria 1/1, 2/2, and 3/3 at the local level. Under Criteria 1/1, the property is significant for its association with early Davisville social, community, and civic development. Under Criteria 2/2, the property is significant for its association with Lewis C. Drummond, a prominent rancher in Yolo County during the late 19th century. Under Criteria 3/3, the property is significant for its association with early residential development in downtown Davisville. Under Criteria 1/1 and 3/3, the period of significance is 1874; under Criterion 2/2, the period of significance is 1874-82.

National Register Bulletin 15 presents seven aspects of integrity that should be considered when evaluating buildings as potential historic resources. They are location, design, setting, materials, workmanship, feeling, and association. As a rare and well-maintained example of an early Davisville residence, the subject property retains the essential physical features that characterized its appearance during the Pioneer and Railroad Era (1848-1904). Notable alterations that occurred after the period of significance include replacement of most wood-sash windows, the enclosure of the front porch, and the construction

¹¹ Phyllis Haig, Davis Historical & Landmarks Commission, Historic Resource Inventory for 222 D Street, prepared for the City of Davis, June 1979.

¹² Architectural Resources Group, Davis Updated Cultural Resources Inventory and Context Statement, Prepared for the City of Davis, September 1996.

¹³ Roland-Nawi Associates: Preservation Consultants, "Central Davis Historic Conservation District: City of Davis, Historical Resources Survey," prepared for the City of Davis, August 2003.

¹⁴ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015.

of a rear addition. Despite these changes, 222 D Street remains recognizable as a late 19th-century residence in Davis. For these reasons, the property retains integrity of design, materials, and workmanship.

The property remains in its original location, which was the site of early residential and commercial development in downtown Davis. It is currently surrounded by a number of historic-age residential and commercial properties that reflect the evolution of the City's downtown neighborhood. Therefore, it retains integrity of location. While the property was originally constructed as a single-family residence, it has since been converted for commercial use and currently operates as a wine store and the surrounding neighborhood has a greater density of commercial buildings than the building's period of construction.¹⁵ For this reason, integrity of association is significantly diminished. Furthermore, the property does not retain integrity of feeling or setting as a 19th-century residence in downtown Davis.

Overall, 222 D Street retains a moderately high level of integrity, which is sufficient to convey its historic significance.

Recommendation

The single-family residential building at 222 D Street is recommended eligible for listing on the California Register and as a City of Davis Landmark under Criteria 1/1, 2/2, and 3/3 at the local level of significance. Under Criterion 1/1, significant for its association with early Davisville social, community, and civic development. Under Criterion 2/2, the property is significant for its association with Lewis C. Drummond, a prominent rancher in Yolo County during the late 19th century. Under Criterion 3/3, the property is significant for its association with early residential development in downtown Davisville. Under Criteria 1/1 and 3/3, the period of significance is 1874; under Criterion 2/2, the period of significance is 1874-82. The building retains sufficient integrity to convey its historic significance.

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*Recorded by: Amy Langford, ESA

*Date: March 13, 2024

Continuation

Update

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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 17

*Resource Name or #: 227 E Street and 231 E 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: 227-231 E Street City: Davis Zip: 95616

d. UTM: Zone 10 S, 609660.08 mE/ 4266946.99 mN

e. Other Locational Data: APN 070-241-011-510

***P3a. Description:**

The subject property is located on the west side of E Street, mid-block between 2nd and 3rd streets. The 0.28-acre lot is occupied by two commercial buildings (227 and 231 E Street) separated by a paved pedestrian passageway oriented northeast-southwest.

231 E Street

Located on the north half of the parcel is 231 E street, a one-story building with a rectangular footprint. It is a strip mall-type building of concrete masonry unit (CMU) construction and supported by a concrete foundation. The building is capped by a flat roof covered with built-up roofing and featuring deep eaves on the east and south façades. The building contains three commercial spaces: two are accessed from the primary (east) façade, and one is accessed from the secondary (south) façade. Each commercial storefront features glazed, aluminum-frame doors flanked by fixed, aluminum-sash windows.

The secondary (south) façade features a single, aluminum-sash system of windows and doors, and it is entirely glazed. The CMU structure is exposed on the rear (west) façade which features a pair of flush, metal doors. The north facade abuts the adjacent building and is not visible from the public right-of-way. (Continued on page 3)

*P3b. Resource Attributes: HP6. 1-3 story commercial building

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



P5b. Description of Photo:

Primary (east) façades of 231 E Street (at right) and 227 E Street (at left), view facing southwest. Photo by ESA, 2024.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1968 (231 E Street); 1969 (227 E Street) (Yolo County Assessor, 2024)

*P7. Owner and Address:

DDD Partnership
P.O. Box 75000
Davis, CA 95617

P8. Recorded by:

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

*P9. Date Recorded: April 1, 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 # 227 E Street and 231 E Street
Page 2 of 17

*NRHP Status Code 6Z

B1. Historic Name: Professional Mall, Thyme Square

B2. Common Name: 227 E Street and 231 E Street

B3. Original Use: Multiple-tenant commercial

B4. Present Use: Multiple-tenant commercial

*B5. **Architectural Style:** Modern Commercial

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1968 and 1969. (Continued on page 8)

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

Original Location: n/a

*B8. **Related Features:** none

B9a. Architect: Leo McGlade, Engineer

b. Builder: Don Gale Construction Co.

*B10. **Significance: Theme** Explosive Growth (1959-1971)

Area Downtown Davis

Period of Significance 1968-1969

Property Type commercial

Applicable Criteria n/a

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

Historic Context

In 2015, the Davis, California: Citywide Survey and Historic Context Update was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significance themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject buildings at 231 and 227 E Street were originally constructed in 1968 and 1969, respectively; therefore, the subject property falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context statement.

(Continued on page 4)

B11. Additional Resource Attributes: none

*B12. **References:**

(Continued on page 16)

B13. Remarks: none

*B14. **Evaluator:** Amy Langford

***Date of Evaluation:** April 1, 2024

(This space reserved for official comments.)



*P3a. Description: (Continued from page 1)



Primary (east) façade of 231 E Street, view facing northwest, ESA 2024.



Left: Secondary (south) façade of 231 E Street, view facing northeast. Right: Rear (west) façade of 231 E Street, view facing east. ESA 2024.

227 E Street

Occupying the south half of the parcel is the building at 227 E Street, a one-story building with a rectangular footprint. It is a strip mall-type building of CMU construction and supported by a concrete foundation. The building is capped by a flat roof covered with built-up roofing and featuring deep eaves on the east and north façades. The building contains four commercial spaces: one is accessed from the primary (east) façade, and three are accessed from the secondary (north) façade. Each commercial storefront features glazed, aluminum-frame doors and fixed, aluminum-sash windows. Additionally, the primary façade is clad in smooth metal panels and features a wide pilaster with a curved profile that is clad in corrugated metal siding.

The secondary (north) façade is composed of two portions. The eastern portion is clad in smooth metal panels with rivets and features a glazed door, an aluminum-sash window assembly, and a flush metal door. The western portion features a single, aluminum-sash window assembly with one of each of the following types of doors: glazed, partially glazed, and flush metal.

The CMU structure is exposed on the rear (west) façade, which features a glazed, aluminum-frame door with a sidelite and pair of flush, louvered metal doors. The CMU structure is exposed on the south façade, which abuts to the adjacent building and is partially visible from public right-of-way.



Primary (east) façade of 227 E Street, view facing northwest, ESA 2024.



Left: Secondary (north) façade of 227 E Street, partial view facing southeast. Right: Rear (west) façade of 227 E Street, view facing southeast. 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*.¹

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

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

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

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

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

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

Explosive Growth (1959 – 1971)²

Decades of sustained growth of the University, Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in "potential slums," inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed "urban sprawl" was actually planned "perimeter growth." The newspaper explained that Davis' expansion outside its original boundaries on all sides was the result of a "carefully calculated policy ... to annex all perimeter land, in every direction," and that the town's "orderly growth" in all directions was a direct benefit of this policy.[...]

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

Commercial Properties

Commercial development was no longer limited to Downtown, and was robust all over Davis. Downtown continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced. Meanwhile, subdivision developers were building strip-type shopping centers to serve neighborhood retail needs. And land near the freeway, even in the remote southern portion of Davis, was becoming attractive to business owners who wanted space to construct a corporate headquarters or a land-intensive venture like a car dealership. Although function was emphasized for the strip-type development, Downtown and freeway adjacent commercial structures from the era were often ambitious, architect-designed buildings. Architect designed commercial buildings included strong examples of established styles, such as Silvio Barovetto's New Formalist Intercoast Insurance Building. Other architects during the period combined elements of various modernist styles to create unique buildings like the Downtown Wells Fargo Bank, designed by Gordon Stafford in 1965.

Residential Development

The continuing growth of the University intensified the population and residential expansion that had characterized the previous decade, and Davis grew rapidly in the 1960s. While the increased student population led to construction of apartments and duplexes, the growth of the academic and administrative staff was even more significant, as it brought new permanent residents to Davis. Fifty-six subdivisions were recorded between 1960 and 1969, many of which were double or triple the size of a typical subdivision from the immediate post-war period. The new neighborhoods required large tracts of land, and Davis began to grow beyond its original boundaries in all directions, crossing former de facto urban limits Highway 99 and Covell Boulevard. In 1969, Davis became the largest city in Yolo County. By 1970, it had 23,488 residents, and half of its workforce was employed in education. Population expansion led to growth in every aspect of local life, which was reflected in the city's primary and secondary education systems. Nine new local schools were constructed between 1952 and 1968. City services and infrastructure often lagged behind during this period, however. In 1965, for example, Davis still had only one traffic signal, on B Street near the High School (since 1981 City Hall).

Despite Davis' expansion in terms of housing, commercial activity, development of schools, and economic growth, the town took a hiatus from large annexations after the Chamber-led expansion in 1945. Additions to the size of the city were incremental and piecemeal in the 1950s. This did not slow development, and at least a dozen subdivisions were constructed outside city limits in the late 1950s. The pattern began to change after 1960, as developers continued to convert fields into subdivisions. Bruce Mace, a rancher with acreage east of Davis, broke ground on a new development at the end of 1959. El Macero Country Club and Golf Course was merely the initial stage of a large development that was to include hundreds of houses. Approximately three miles outside city limits, Davis leaders were afraid that it would become the nucleus of an adjacent competing city. Mace's plans spurred the Davis city council to undertake the largest annexation in city history. In 1966, Davis annexed 1.6 square miles of new territory south of Interstate 80 in order to head off uncontrolled development adjacent to town.

After 1965, public investment in infrastructure and amenities finally began to catch up with local residential growth with installation of the first local traffic light. Central Park was renovated the same year, major sewer lines were installed in new subdivisions north and west of Downtown, and new police and fire departments were completed. In 1967, Davis opened its new Community Park and public pool and purchased the Municipal Golf Course. In 1969, Davis voters approved new sewer facilities.

"Cluster Planning", which incorporated greenbelts into subdivisions, was an innovative form of development that began to take hold nationwide in the 1960s. It offered the environmental and quality-of-life benefits of increased open space, and allowed builders to avoid difficult terrain and save money by pouring less pavement. Cluster planning came to Davis in the mid-1960s. Like many development trends over the decades, more than one builder adopted the practice about the same time. By 1964, Alfred F. Smith was acquiring land in West Davis for his master-planned Stonegate development, which included a lake and golf course. In 1967, Gentry Development announced a 300-acre, 1400-house project that incorporated 19 acres of greenbelt and parks. Tom Gentry predicted that the open-space community would become a model for future development in Davis. Although Gentry had been developing in North Davis since 1965, he does not appear to have planned the greenbelt until the following year. Smith, though his planning was underway in the early 1960s, did not break ground until near the end of the decade. Although its origins in Davis cannot be credited to one developer, what is certain is that cluster planning had become de rigeur in locally by the last decades of the twentieth century.

Davis Builders and Developers

More large-scale regional builders also came to Davis starting in the 1960s. Walker Donant, for example, built University Farms No. 3 in 1960. Although the company was new to Davis, they had been constructing housing in Sacramento since at least 1949. The firm built a few hundred houses in Davis over the next fifteen years, just a fraction of what it was building in the Sacramento area during that period. The Stanley M. Davis Organization had hit its stride Davis by the 1960s, developing hundreds of houses east of Downtown along with its partners. Most of the local subdividers from the immediate post-war period had constructed one or two subdivisions and then left real estate development. John Simmons, however, had gained momentum and by the late 1950s was recording three new subdivisions most years. Simmons remained an important Davis developer through the 1970s. Davis local John Whitcombe, who constructed his first house in 1959, was a newer entrant to the residential housing market. By 1970, he was an important local builder. In the 1960s, he built houses before moving on to apartment construction in the 1970s, becoming a pioneer in energy efficient construction techniques.

The Streng Brothers probably influenced the aesthetics of the Davis housing market more than any other developers during this period. They entered the Davis market in 1962 with the first of their Ivy Town subdivisions. Bill and Jim Streng, along with their architect Carter Sparks, were responsible for breaking the dominance of Tract Ranch style in the residential landscape of Davis. In the late 1950s, Streng Brothers had taken over an uncle's development company and inherited its architectural plans, which were for Tract Ranch houses. After teaming up with Sparks, however, the Strengs began offering Post-and-Beam designs.

Although the Strengs and Sparks were in many respects opposites in terms of temperament and philosophy, their differences allowed them to complement one another's strengths. The Strengs have described Sparks as the creative genius and give him credit for pushing them to use building practices normally associated with custom designs, such as finishing the rear elevation with the same materials and details as the main façade. Although Sparks insisted on more expensive fixtures at times, Post-and-Beam construction saved money on materials. But the artistic Sparks, who built about 50 custom houses as well as commercial and institutional buildings, could never have designed so many houses without the practical and business-minded Strengs. Bill had been educated as an accountant, and the brothers kept an eye on the bottom line, pushed Sparks to meet deadlines, and reined in some of his excesses. The Streng Brothers operation never had a money-losing year.[...]

Multi-family Housing

The apartment building, which had been present in Davis since the late 1940s, began to emerge as an important building type during the period of explosive growth. During the late 1950s and early 1960s, most Davis apartment buildings were still no more than two stories. Typically, they had between five and twenty units. By this time, apartment buildings were fully accepted as a respectable housing type, particularly for students, and developers did not usually bother offering the range of amenities used to promote early examples. Cal Davis Apartments at 340 Ninth Street, a two-story, twelve-unit building is a typical example. With an L-shaped plan, exterior entrances to each unit, large surface parking lot and little exterior ornamentation, the building was constructed to offer practical and affordable housing. As the 1960s progressed, Davis developers began constructing more apartment buildings than previously, and the average multi-family building began to grow progressively larger. The pace of apartment development is illustrated by one builder's statistics: Robert C. Powell constructed about 4,000 apartment units between 1961 and 1972. By the mid-1970s, Davis had about 60 apartment buildings. Whereas older apartments were often infill projects, after 1965 whole streets could be filled with multi-building apartment complexes. Many of these buildings occupied most or all of one- to three-acre parcels, and were sometimes starkly pragmatic buildings. The large, flat-roofed apartment building at 515 Sycamore Lane, constructed in 1965 and surrounded by multi-family housing, is a typical example.

At the start of the 1970s, developers introduced a new residential building type to Davis: condominiums or "Townhouse homes." Stanley M. Davis began selling Covell Commons (one- and two-story units with shared walls set in a greenbelt) in 1971. Marketing stressed the opportunity for home ownership without the responsibilities of maintenance or yard work. In an echo of developers' promotion of Davis's first apartment units two decades earlier, the Woodland Daily Democrat praised the development as "the utmost in luxury living combined with leisure." Like apartments, the townhouse became a lasting fixture of Davis residential neighborhoods.

Subject Property

The subject property is located in a commercial neighborhood in downtown Davis. The building at 231 E Street was constructed in 1968 and construction for 227 E Street was completed in 1969 (**Figure 1**). Both buildings appear to have functioned as multi-unit commercial spaces since their date of construction. The City's permit records indicate that both buildings have undergone extensive interior and exterior modifications and moderate structural alterations. **Tables 1 and 3** below include an accounting of the various alterations documented in building permits. The subject buildings have been occupied by various individuals and institutions. Known owners and occupants of each building have been recorded below (**Tables 2 and 4**).

TABLE 1: BUILDING PERMITS FOR 227 E STREET

Date	Permit Number	Notes
1968	1607	Leo McGlade, building plans for "Professional Mall Building Addition"
1972	5358	Interior partition wall constructed
1978	3879	Reroofing to 227-231 "E" Street
1996	118-96	Façade remodel north façade, add 6 windows, 10 decorative lights, 6 awnings, wood sign for "Thyme Square" facing "E" Street
1996	94-95	North façade replacement of window with glass and aluminum door (suite 3)
2000	00-5363	Complete interior remodel, structural modifications, exterior storefront signage and façade remodel, masonry wall replacement
2000	12-002	Complete storefront remodel, façade cladding with galvanized metal, wood door inserts with insulated safety glazing, galvanized metal fascia installed, installation of outdoor patio area
2007	07-1767	Reroof (Chipotle)
2010	10-2260	Interior remodel

Sources: City of Davis, Planning and Building Department

TABLE 2: OWNERS/OCCUPANTS FOR 227 E STREET

Year(s) of Occupation	Occupant(s)/Business	Notes
1968-ca. 1972	Hanson, Hanson, and Kudy (sp)	Permit # 1607
1969	Simmons Realty Company (occupant)	Letter, Doran J. Maxwell to John Simmons, on file at City of Davis.
1972	Sir Fredrick's Fancy Food (occupant, suite 9)	Permit # 43-72
1972	Dr. William D. Harrison (owner)	Permit # 3709
1975	Val Lee Chiropractic (occupant)	Permit # 9886
1978	John and Barbara Brown (owner)	April 7, 1978, grant deed.
1978-Present	Daniel K. Dowling (owner)	April 7, 1978, grant deed.
1987	Navin's Fast Photo (occupant, suite 1)	Permit # 173-86
1996	Davis Hemporium (occupant, suite 3)	Permit # 96-836
1997-1999	Newsbeat (occupant, suite 1)	Permit # 97-5456; 75-99
1997	PHM Property (occupant, suite 10)	Permit # 97-5457
1999	Aquarius (occupant)	Permit # 99-3180

TABLE 2: OWNERS/OCCUPANTS FOR 227 E STREET

Year(s) of Occupation	Occupant(s)/Business	Notes
2000-Present	Chipotle Mexican Grill (occupant)	Permit # 00-5363
2002	Beauty Essence Hair Salon (occupant)	Permit # 19-02
2004	EP Copier and Art Square (occupant)	Zoning permit
2011	Aella Boutique (occupant)	Zoning permit
2014	Shu Shu's LLC	Zoning permit
2024	DDD Partnership/Daniel K. Dowling (owner)	Parcelquest, 2024

Sources: City of Davis, Planning and Building Department

TABLE 3: BUILDING PERMITS FOR 231 E STREET

Date	Permit Number	Notes
1967	n/a	Leo McGlade, Building plans for Professional Mall, "E" Street, one-story concrete office building with stucco and marble veneer cladding
1969	n/a	Cooling tower addition, letter, Leo McGlade to City Building Inspector, on file at City of Davis.
1978	3879	Reroofing to 227-231 "E" Street
1981	10797	Interior remodel to restaurant/sandwich shop
1981	46-81	Storefront remodel, installation of awning, lattice work, and planters
1982	50-82	Installation of fence enclosure for outdoor seating
1982	11261	Unspecified interior space modifications
2001	01-1571	Interior remodel, demolition of interior walls, installation of new entry door, installation of changing room and storage space
2007	07-2297	Partial interior demolition and renovation; "E" Street façade remodel with glass storefront, installation of stone and stucco cladding
2007	07-338	Exterior awnings replaced, roof framing modifications, foundation modifications, interior wall removal, structural modifications and reinforcements
2012	12-2986	Removal of interior drywall partition walls and drywall ceiling soffit

Sources: City of Davis, Planning and Building Department

TABLE 4: OWNERS/OCCUPANTS FOR 231 E STREET

Year(s) of Occupation	Occupant(s)/Business	Notes
1968	Forest Gelbke, Jr. (owner)	Permit # 1410
1968	Transamerica Title (owner)	Permit # 1808
1970	Ralph Cowing, Real Estate (occupant, suite 10)	Permit # 15-10
1971	Ellen Cook, Davis Secretarial Service (occupant, suite 3)	Permit # 47-71
1971	The Applications Group (occupant, suite 14)	Zoning permit

TABLE 4: OWNERS/OCCUPANTS FOR 231 E STREET

Year(s) of Occupation	Occupant(s)/Business	Notes
1973	Hanson & Associates (Richard and Dr. Robert Hanson, owners)	Permit # 6532
1975	Western Union Telegraph Co. (occupant, suite 15)	February 1975 design review application, on file at City of Davis
1976-Present	Steng-Dowling Real Estate/Daniel K. Dowling (owner)	Special inspection request, November 30, 1967, on file at City of Davis
1979	Guitar Player Music Shop (occupant, suite 17)	Permit # 120-79
1981	Sue Brady and Hershaw Whitley (occupant)	Permit # 10797
1981-1982	Farmer's Wife Coffee House (occupant)	Permit # 11261; 46-81
1999-2001	Espresso Roma Café (occupant)	General encroachment permit (2001); Permit no. 99-2939
2001	Five Figs Couture (occupant, suite 101)	Permit # 01-1571
Ca. 2001-Present	Peet's Coffee & Tea	Permit # 01-1571
2004	Friendly Cab (occupant)	Zoning permit
2005	Naked Thread (occupant, suite B)	Zoning permit
2007-2008	Swirl Frozen Yogurt (occupant, suite 1/B)	Permit # 07-2297; 07-2893
2010	Jacksonfly (occupant, suite 3)	Zoning permit
2012	Future Facial Salon (occupant, suite E)	Permit # 12-2986
2017	Massage Therapy (occupant, suite 3)	Zoning permit
2018	Cultive Frozen Yogurt (occupant, suite 2)	Zoning permit
2022	Skin Renewal Center (occupant, suite 3)	Zoning permit
2024	DDD Partnership/Daniel K. Dowling (owner)	Parcelquest, 2024

Sources: City of Davis, Planning and Building Department



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-2830-2-96, 03/21/1970, accessed March 29, 2024.

Figure 1: 1970 Aerial Photograph. 227-231 E Street outlined in red.



Source: On file at the City of Davis, Planning and Building Department.

Figure 2: Partial view of east and south façades of 231 E Street, ca. 1999.



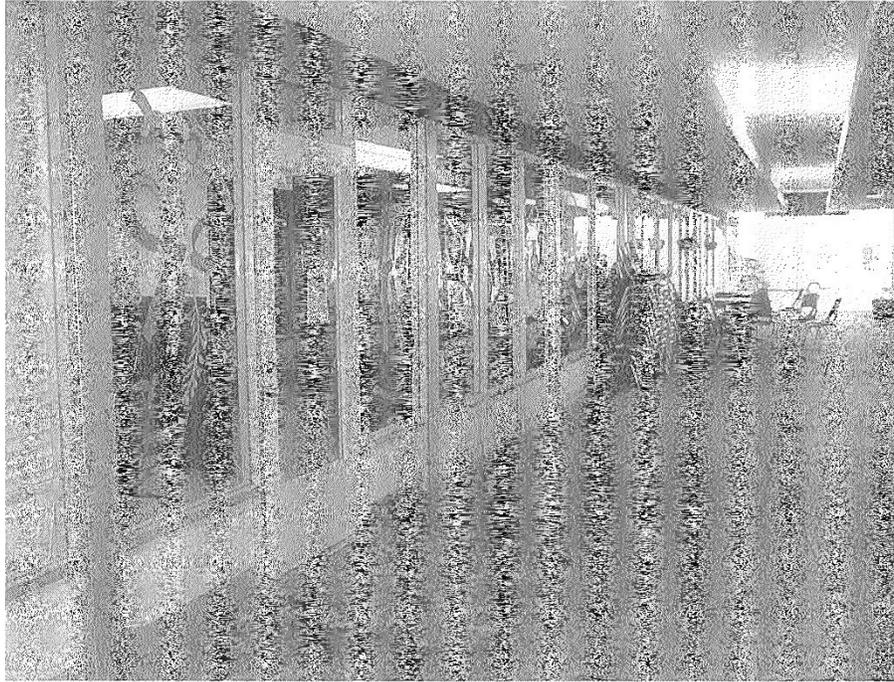
Source: On file at the City of Davis, Planning and Building Department.

Figure 3: East façade of 231 E Street, ca. 1999.



Source: On file at the City of Davis, Planning and Building Department.

Figure 4: East façade of 227 E Street, ca. 1999.



Source: On file at the City of Davis, Planning and Building Department.

Figure 5: Partial view of north façade of 227 E Street, ca. 1999.

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.

*Recorded by: Amy Langford, ESA

*Date: April 1, 2024

Continuation

Update

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

The subject property is occupied by two buildings – 227 and 231 E Street - and 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. Evaluations for the single-story commercial building at 227 E Street and the single-story commercial building at 231 E Street are provided below.

A/1/1/1 - Events

The subject property at 231 E Street was constructed in 1968 and falls under the Explosive Growth (1959 – 1971) significance theme. Archival review does not indicate that there are any significant associations between 231 E Street and important events or patterns in history. The current building was originally constructed for commercial uses and has historically been occupied by a variety of businesses. While the building appears to have served the needs of the community throughout its use, it does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1959 – 1971. Therefore, it is recommended ineligible under Criteria A/1/1/1.

The subject property at 227 E Street was constructed in 1969 and falls under the Explosive Growth (1959 – 1971) significance theme. Archival review does not indicate that there are any significant associations between 227 E Street and important events or patterns in history. The current building was originally constructed for commercial uses and has historically been occupied by a variety of businesses. While the building appears to have served the needs of the community throughout its use, it does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1959 – 1971. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review indicates that no significant associations between 231 E Street and significant persons or businesses were discovered. Its multiple commercial suites have been occupied by a number of community-serving businesses over its 60 years in operation, including restaurants, offices, and retail stores. As research does not indicate that 231 E Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

Archival review indicates that no significant associations between 227 E Street and significant persons or businesses were discovered. Research failed to identify any people of significance having lived on the property. Since 1969, the building has functioned as a commercial space and has been occupied by a various businesses during that time. The building's association with these various occupants, however, does not appear to rise to the level of significance. As research does not indicate that 227 E Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 231 E Street is not significant for its design or engineering. The property was developed in 1968 and is common example of a one-story, mid-century commercial property type. It was designed by local engineer Leo McGlade who, while active in the Sacramento area, does not appear to rise to the level of a master craftsman. Furthermore, the property has undergone substantial modifications, including multiple interior demolitions and remodels, and concurrent storefront remodels to the street-facing façade. For these reasons, 231 E Street is recommended ineligible under Criterion C/3/3/3.

The subject property at 227 E Street is not significant for its design or engineering. The property was constructed in 1969 and is common example of a one-story, mid-century commercial property type. It was designed by local engineer Leo McGlade who, while active in the Sacramento area, does not appear to rise to the level of a master craftsman. Furthermore, the property has undergone substantial modifications, including multiple interior demolitions and remodels, and concurrent storefront remodels to the street-facing façade. For these reasons, 231 E Street is recommended ineligible under Criterion 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." 227 E Street and 231 E Street do not meet this criterion and are 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. The seven aspects of integrity are **location, setting, design, materials, workmanship, feeling, and association**. The subject property does not meet any of the eligibility criteria for significance; therefore, an analysis of integrity is not needed.

*Recorded by: Amy Langford, ESA

*Date: April 1, 2024

Continuation

Update

Recommendation

ESA recommends 227 E Street and 231 E 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)

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*Recorded by: Amy Langford, ESA

*Date: April 1, 2024

Continuation

Update

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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 11

*Resource Name or #: 304 F Street

P1. Other Identifier: U.S. Bank

*P2. Location: Not for Publication Unrestricted

*a. County Yolo

*b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 304 F Street City: Davis Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-216-001

***P3a. Description:**

The subject property is located at the northeast corner of F and 3rd streets. The 0.39-acre parcel includes a one-story-plus-penthouse building with a roughly rectangular footprint. The primary (west) façade fronts F Street, and the two secondary façades face 3rd Street to the south and an associated paved parking lot to the north. The wood-, steel-, and concrete-frame building is supported by a concrete slab foundation and capped by a flat roof covered with built-up roofing, and a small penthouse (hardly visible from the public right-of-way) is capped by a flat roof. The first floor is clad in vertical redwood siding, and the penthouse is clad in stucco. Typical fenestration includes glazed, aluminum-frame door and fixed window assemblies in various configurations.

The primary façade is composed of five structural bays delineated by steel columns or pilasters clad in stucco. From the north, the first bay contains a covered driveway. The second bay features a covered porch and a recessed wall with no fenestration and one automated teller machine (ATM). The third bay features a wall with no fenestration that is clad in black marble veneer. The fourth and fifth bays feature a covered porch, and the recessed wall is clad in glass. The façade terminates in a deep eave with metal coping at the roofline.

The south façade is composed of six structural bays. From the west, the first bay features a covered porch, and the recessed wall is clad in glass and features a pair of doors. The second bay features a wall clad in glass. The third and fifth bays feature walls with no fenestration. The fourth and sixth bays are recessed, forming atria surrounded by glazed walls and open to the sky. Additionally, the sixth bay features an original redwood screen. The façade terminates in a deep eave with metal coping at the roofline.

(Continued on page 3)

*P3b. Resource Attributes: HP6. 1-3 story commercial building

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



P5b. Description of Photo: Primary (west) and secondary (south) façades, view facing northeast. March 7, 2024.

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

Historic Prehistoric Both
 1970, building permit on file at City of Davis

***P7. Owner and Address:**

US Bank of California
 P.O. Box 460169
 Houston, TX 77056

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 # 304 F Street
Page 2 of 11

*NRHP Status Code 5S2

- B1. Historic Names: Central California Federal Savings and Loan Association, Heart Federal Savings and Loan Association
B2. Common Name: U.S. Bank of California
B3. Original Use: Bank B4. Present Use: Bank
*B5. **Architectural Style:** Late Modernist Commercial
*B6. **Construction History:** (Construction date, alterations, and date of alterations)
See Table 1 on page 7.

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

- B9a. Architect: Dean Unger AIA & Associates (architect); Palm Iron & Bridge Works (structural engineer)
b. Builder: unknown
*B10. **Significance: Theme** Explosive Growth (1959 – 1971) **Area** Downtown Davis
Period of Significance 1970 **Property Type** Commercial/institutional **Applicable Criteria** C/3/3/3
(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 1970; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context.

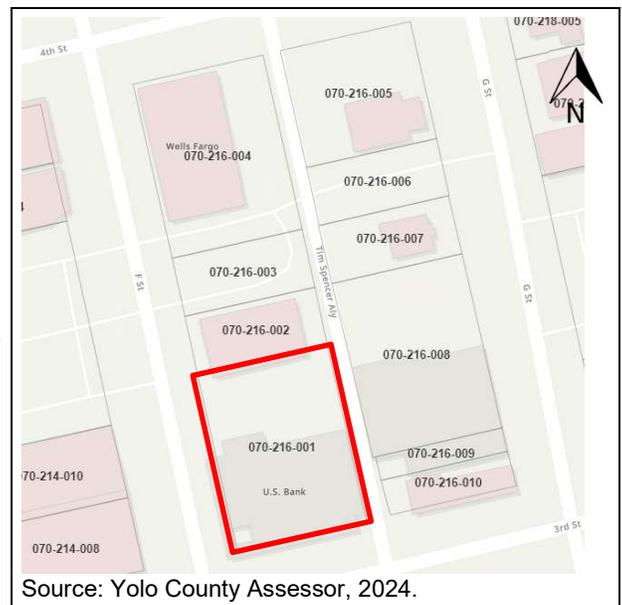
(Continued on page 3)

- B11. Additional Resource Attributes: (List attributes and codes) none
*B12. **References:** (Continued on page 11)

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)

The rear (east) façade is composed of four structural bays. From the south, the first bay features an atrium enclosed by a redwood screen. The second and fourth bays feature walls with no fenestration. The third bay features one glazed door with sidelites. A redwood screen stretches across the third and fourth bays, enclosing a small maintenance area. The façade terminates in a deep eave with metal coping at the roofline.



South and east façades, view facing northwest. Source: ESA, 2024.

The north façade is composed of six structural bays. From the east, the first and second bays feature walls with no fenestration. The third and fourth bays each feature one window. The fifth bay features a wall with no fenestration and one ATM. The sixth bay features a covered porch, and the recessed wall contains a pair of glazed doors with a transom. The façade terminates in a deep eave with metal coping at the roofline.



North façade with covered driveway, composite view facing southeast. 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*.¹

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

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

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

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

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

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

Commercial development was originally concentrated on G Street close to the railroad station at the southern end of G Street while the surrounding area was sparsely developed with residences. As the commercial area expanded many residences were converted to commercial use or demolished to make way for new commercial buildings. The following excerpt is from the *Davis, California: Citywide Survey and Historic Context Update*.

Explosive Growth (1959 – 1971)²

Decades of sustained growth of the University [of California], Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in “potential slums,” inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed “urban sprawl” was actually planned “perimeter growth.” The newspaper explained that Davis’ expansion outside its original boundaries on all sides was the result of a “carefully calculated policy ... to annex all perimeter land, in every direction,” and that the town’s “orderly growth” in all directions was a direct benefit of this policy.[...]

Commercial Properties³

Commercial development was no longer limited to Downtown, and was robust all over Davis. Downtown continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced. Meanwhile, subdivision developers were building strip-type shopping centers to serve neighborhood retail needs. And land near the freeway, even in the remote southern portion of Davis, was becoming attractive to business owners who wanted space to construct a corporate headquarters or a land-intensive venture like a car dealership. Although function was emphasized for the strip-type development, Downtown and freeway adjacent commercial structures from the era were often ambitious, architect-designed buildings. Architect designed commercial buildings included strong examples of established styles, such as Silvio Barovetto’s New Formalist Intercoast Insurance Building. Other architects during the period combined elements of various modernist styles to create unique buildings like the Downtown Wells Fargo Bank, designed by Gordon Stafford in 1965.

Dean Unger AIA and Associates, Architect

The subject building was designed in 1970 by the office of renowned local architect Dean F. Unger (1928-2011). The following biography is from the *Mid-Century Modern in the City of Sacramento Context Statement* (GEI Consultants, 2017):

Dean F. Unger, FAIA was born in Sacramento in 1928. He graduated from McClatchy High School and earned a master’s degree in architecture from [UC Berkeley]. He volunteered for the Korean War and upon his return worked as a draftsman for Rickey & Brooks in Sacramento. In 1959, he opened his own architecture firm, Dean F. Unger, AIA Inc. Unger was a member of the Sacramento City Housing Appeals Board; and was on the first Sacramento County Parks and Recreation Commission. He was appointed by Governor Ronald Reagan to the State Board of Architectural Examiners, an appointment he held for 12 years. He was board president for four of those years. During that time, California was producing more architects than any other state and Unger signed more certificates for architecture than anyone else in that position. In 1965, Unger became the president of the Central Valley Chapter of the AIA. In 1982, he was awarded a Fellowship in the AIA. His firm remained in business for more than 50 years and Unger was awarded 40 design awards. He was responsible for more than 2,000 projects in Sacramento and the surrounding region. Unger died on July 5, 2011.

[Unger’s notable extant projects in Sacramento include:]

- 2319 K Street (1960)
- 2705-2707 K Street (1963)
- 4910 Freeport Boulevard (1965)
- 1909 H Street (1965)
- 2327 L Street (1966)
- Teichert Corporate Office, 3500 American River Drive (1969)
- 2200 21st Street (1969)

³ Ibid., page 40.

- [Office for Dean F. Unger, FAIA,] 700 Alhambra Boulevard (1970)⁴

Besides the notable projects listed above, Unger designed numerous single-family residences, shopping centers, banks, educational, and institutional buildings in and around Sacramento as well as many renovations of older buildings, and many of these have been identified by the non-profit Sacramento Modern (also known as SacMod) in the *Mid-Century Modern in the City of Sacramento Context Statement*.⁵

Some of Unger's best-known extant projects in Davis include the land plan for the 110-acre Aspen Neighborhood, Fifth & G Plaza (430 G Street), the UC Davis Faculty Club (181 Old Davis Road, currently being renovated as the Gorman Museum of Native American Art), and the Veterans' Memorial Center (203 East 14th Street). Elsewhere in the region, Unger designed the Yolo County Administration Center in Woodland; the Tuolumne County Administration Building in Sonora (1978); the Point West Executive Park, Buhler Specialty Pavilion at Sutter Hospital (2800 L Street), and the Farm Credit Banks in Sacramento; and the Gold River Executive Center in Gold River.⁶

In addition to his lengthy and influential career in architecture, Unger and business partner Ron Broward pioneered the microbrewery industry when they co-founded the Sudwerk Brewing Co. in Davis in 1989. This was Davis' first brewery,⁷ and it "became the number one brewpub in North America in the early '90s."⁸ The company has won numerous national and international awards.⁹

Dean Unger has previously been identified as a master architect.¹⁰

Central California Federal Savings and Loan Association and Successors in Davis

The subject building was constructed in 1970 as a branch of the Central California Federal Savings and Loan Association. Founded in Auburn, California, and incorporated in 1926 as the Central California Building and Loan Association,¹¹ the organization received its federal charter in 1936 as a regional mutual association and changed its name to the Central California Federal Savings and Loan Association.¹² In 1978, the company changed its name to the Heart Federal Savings and Loan Association reportedly because its "21 branches are in the region called the Heart of California."¹³

The subject building was owned and occupied by this entity continuously from 1970 (when it was constructed as a branch of the Central California Federal Savings and Loan Association) to 1991 (when the Heart Federal Savings and Loan Association was merged into and subsequently operated as part of the U.S. Bank of California).¹⁴ Since 1991, the U.S. Bank of California has owned and occupied the subject building.

⁴ GEI Consultants Inc. and Mead & Hunt, *Mid-Century Modern in the City of Sacramento Context Statement and Survey Results*, prepared for the City of Sacramento, 2017, pages 3.28–3.29.

⁵ Gretchen Steinberg, "SacMod's List of Notable MCM Places in the City of Sacramento," September 2017. Included in GEI Consultants Inc. and Mead & Hunt, *Mid-Century Modern in the City of Sacramento Context Statement and Survey Results*, prepared for the City of Sacramento, 2017, Appendix B.

⁶ "Dean Frederick Unger," *Davis Enterprise*, July 14, 2011.

⁷ "New Owners Take Over Sudwerk Brewing Co.," *Brewbound*, November 14, 2013, <https://www.brewbound.com/news/new-owners-take-over-sudwerk-brewing-co/>.

⁸ Shaun Holkko, "Sudwerk Brewing Co. Continues Family Legacy Serving German Lagers," *Davis Daily Democrat*, November 2, 2023, <https://www.dailydemocrat.com/2023/11/02/sudwerk-brewing-co-continues-family-legacy-serving-german-lagers-focus-on-davis/>.

⁹ "Dean Frederick Unger," *Davis Enterprise*, July 14, 2011.

¹⁰ Dudek, *Cultural Resources Report for the Land Park Commercial Center EIR Project, Sacramento, California*, prepared for MO Capital, September 10, 2016, page 31, https://www.landpark.org/wp-content/uploads/2016/10/000_Combined-FEIR_FINAL.pdf.

¹¹ "Under the Dome," *Sacramento Union*, June 11, 1926, page 2.

¹² "Loan Association Becomes Member Federal Loan Bank," *Auburn Journal*, April 30, 1936, page 1.

¹³ "Central Cal Changes Name to Heart Federal," *Auburn Journal*, January 4, 1978, page A-15.

¹⁴ "Heart Federal Savings and Loan Association," *U.S. Bank Locations*, accessed March 21, 2024, <https://www.usbanklocations.com/heart-federal-savings-and-loan-association-28598.shtml>.

*Recorded by: Johanna Kahn, ESA

*Date: March 2024

Continuation

Update

The U.S. Bank operates under the second-oldest continuous national charter granted in 1863,¹⁵ and the U.S. Bank of California was created in 1988 when U.S. Bancorp of Oregon acquired the Eureka, California-based Bank of Loleta.¹⁶ In 2024, the U.S. Bank operates more than 3,600 branches nationwide, including 714 branches in California.¹⁷

Subject Property

The subject block first appears in Sanborn maps in 1888, during which time the subject property was vacant except for one shed. Prior to construction of the subject building in 1970, the subject property was occupied by “a large 3-story frame building [known as the Fraternity Club] on the southwest portion with a basement under approximately one-half of the structure. Other existing improvements include a 1-story frame [dwelling] on the southeasterly portion, a large concrete slab adjacent on [the] west and a small frame garage on the northeast.”¹⁸ These buildings and structures are shown on the 1921 and 1945 Sanborn maps.

Architect Dean Unger designed the subject building in 1970 as a branch of the Central California Federal Savings and Loan Association. There are few building permits on file for the property, and these include the installation of two automated teller machines (ATMs) in 1989 and 2000 and a roof replacement in 2021 (**Table 1**). Otherwise, the building appears to be remarkably intact.

The Central California Federal Savings and Loan Association was renamed the Heart Federal Savings and Loan Association in 1978; in total, the company owned and occupied the subject building from 1970 to 1991 (**Table 2**). The current owner, U.S. Bank of California, has occupied the building since 1991 (Table 2).

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1970	3216	Building constructed (designed by Dean F. Unger AIA and Associates)
1989	89-259	Install automated teller machine (ATM) on west façade (designed by Sierra Architects West)
2000	n/a (minor improvement project record #7-00)	Drive-up teller window on north façade replaced with ATM (designed by JLC Contracting)
2021	21-297	Reroofed

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1970-78	Central California Federal Savings and Loan Association (owner and occupant)	Architectural drawings
1978-91	Heart Federal Savings and Loan Association (owner and occupant)	Architectural drawings, newspaper ads
1991 – 2021	U.S. Bank of California (owner and occupant)	Listed on City of Davis design review sign application #153-90; current signage on building

¹⁵ “A Rich Heritage: A Strong Future,” *U.S. Bank*, accessed March 21, 2024, https://media.corporate-ir.net/media_files/IROL/11/117565/AR_2012/105th-anniversary/index.html.

¹⁶ Bruce Roberts and Mary B. Ruble, “Bank of Loleta Becomes U.S. Bank of California,” *Business Wire*, June 12, 1989, page 1.

¹⁷ “Number of U.S. Bank Locations in the USA in 2024,” *ScrapeHero*, January 30, 2024, <https://www.scrapehero.com/location-reports/U.S.%20Bank-USA/#:~:text=There%20are%203%2C663%20U.S.%20Bank,Bank%20locations%20in%20the%20US.>

¹⁸ H.R. Taber (Moore & Taber Engineers), letter to Robert McChesney (Central California Savings and Loan Association), January 8m 1970, on file in building permit records for 304 F Street, City of Davis.

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

In addition to the National and California registers, the City of Davis provides for the additional designations of Landmark Resource and Merit Resource in their Historical Resources Management Zoning Code (40.23.060). To be eligible as a Merit Resource must meet at least one of the four criteria and retain a high level of historic integrity. The four criteria to qualify as a Merit Resource are 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 304 F 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 under the Explosive Growth (1959 – 1971) significance theme. Commercial development was originally concentrated on G Street close to the railroad station at the southern end of G Street. The subject property was redeveloped with the current building in 1970, during a period of commercial growth that expanded out from the original late 19th century commercial core. Archival review does not indicate that there are any significant associations between 304 F Street and important events or patterns in history, including any related to the U.S. Bank of California, which has owned the building since 1991, or its precursors, which owned the building since 1970. While the building has always functioned as a bank that has served the needs of the community, it does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1959 – 1971. 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 304 F Street and significant persons or businesses. The building has had two owners/occupants since its construction: Central California Federal Savings and Loan Association (renamed Heart Federal Savings and Loan Association in 1978) from 1970 to 1991 and U.S. Bank of California from 1991 to the present. While U.S. Bank is a historic national institution (operating under the second-oldest continuous national charter granted in 1863),¹⁹ the U.S. Bank of California was created in 1988 when U.S. Bancorp of Oregon acquired the Eureka, California-based Bank of Loleta.²⁰ The U.S. Bank operates more than 3,600 branches nationwide (including 714 branches in California) that are ubiquitous in many communities across the nation.²¹ As such, the Davis Branch of the U.S. Bank of California does not appear to have made significant contributions to local, state, or national history. As research does

¹⁹ "A Rich Heritage: A Strong Future," *U.S. Bank*, accessed March 21, 2024, https://media.corporate-ir.net/media_files/IROL/11/117565/AR_2012/105th-anniversary/index.html.

²⁰ Bruce Roberts and Mary B. Ruble, "Bank of Loleta Becomes U.S. Bank of California," *Business Wire*, June 12, 1989, page 1.

²¹ "Number of U.S. Bank Locations in the USA in 2024," *ScrapeHero*, January 30, 2024, <https://www.scrapehero.com/location-reports/U.S.%20Bank-USA/#:~:text=There%20are%203%2C663%20U.S.%20Bank,Bank%20locations%20in%20the%20US.>

not indicate that 304 F Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 304 F Street is a distinctive example of a Late Modernist commercial building in Davis. Designed by prominent Sacramento-based architect Dean Unger in 1970, the bank building is a representative example of Unger's small-scale commercial designs in the greater Sacramento region, of which there are relatively few in Davis. The building embodies the characteristics of this style and period of architecture, including the horizontal massing, flat roof, redwood siding, and extensive glazing.

Dean Unger has previously been identified as a master architect, and preliminary research identified numerous extant examples of his firm's work in the Sacramento region. Among his body of work, the subject building appears to be a minor project, and it is for this reason that 304 F Street is recommended ineligible under National Register Criterion C and California Register Criterion 3. However, as an intact and representative example of a commercial building designed by a local master architect, 304 F Street is recommended eligible for the local register as both a Landmark and as a Merit Resource (Criteria 3/3). The period of significance is 1970, which reflects the original construction date. Please see the list of character-defining features and the integrity assessment below.

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." 304 F Street does not meet this criterion and is recommended ineligible under Criterion D/4/4/4.

Character-Defining Features

Character-defining features of 304 F Street include:

- Prominent corner location
- Predominantly one-story height
- Flat roof
- Deep eaves
- Recessed, covered porches
- Vertical redwood siding and redwood screens
- Extensive aluminum-frame window and door assemblies
- Atria around the perimeter that are open to the sky
- Covered driveway on north façade

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. The subject property is recommended for local listing at the Landmark and Merit Resource level under Criteria 3/3 as a notable building designed by local master architect Dean Unger.

National Register Bulletin 15 presents seven aspects of integrity that should be considered when evaluating buildings as potential historic resources. They are location, design, setting, materials, workmanship, feeling, and association. The bank at 304 F Street has never been moved, is located in an area that still retains a mix of commercial and residential development, maintains the appearance and feeling of an early 1970s-era commercial building, and has historically been associated with the Central California Federal Savings and Loan Association and its successors. As such it retains integrity of location, setting, feeling, and association. Besides the installation of two ATMs and a roof replacement, the subject building is remarkably intact and appears nearly identical to its original 1970 design. As such 304 F Street retains integrity of design, materials, and workmanship. Overall, 304 F Street retains a high degree of integrity.

The City of Davis maintains two categories of local historic resources: Landmarks and Merit Resources. Of these, Merit Resources have lower thresholds for significance and integrity. As a representative and intact example of a commercial building by local master architect Dean Unger, 304 F Street is recommended eligible for listing as a City of Davis Landmark.

Recommendation

The U.S. Bank branch at 304 F Street is recommended eligible for listing as a City of Davis Landmark under Criterion 3 as a representative example of local master architect Dean Unger's small-scale commercial designs in the greater Sacramento region, of which there are relatively few in Davis. The period of significance is 1970, the year during which the building was constructed. Furthermore, 304 F Street retains a high degree of integrity to convey its significance.

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

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P1. Other Identifier: APN 070-212-008-000, Henle/Bruhn House

P8. Recorded by:

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

***B10. Significance: Theme** University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939) **Area** Downtown Davis
Period of Significance ca. 1905 **Property Type** Single Family Residential **Applicable Criteria** C/3/3/3 (Design)

Historic Context

In 2015, the Davis, California: Citywide Survey and Historic Context Update was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significance themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property at 305 E Street was originally constructed in ca. 1905; therefore, it falls into the University Farm and University of California Era (1905 – present) and Early Twentieth Century and Depression Era (1905 – 1939) significance themes established in the 2015 historic context.

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

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

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

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

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

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

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

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

University Farm and University of California Era (1905 – Present)²

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

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

During the early twentieth century Davis' commercial district began to spread to the west and north, and its original wood-frame buildings were replaced with more substantial masonry structures as the town prospered. During the teens and 1920s banks, theaters, and new commercial buildings diversified Downtown Davis. Residents constructed new churches and lodge buildings during this period to serve the growing population. The Davis Community Church, a city landmark, was built during this era.

Early developers subdivided several ranches adjacent to the little town into residential parcels after the establishment of the University Farm. Residential development continued to increase its pace, particularly in the 1920s when prosperity, population growth, and alterations in mortgage practices fueled a construction boom. During this period, development began well west of Downtown in the area north of the University Farm. The unique College Park neighborhood, set on an oval street, was initially planned in 1923. Designed by landscape architect Harry Shepard, College Park was restricted to residential development, and – like many such developments of the era – the deeds contained clauses that were meant to prevent non-whites and Jews from owning or residing in the neighborhood. Twenty-five families signed up for College Park lots, and the houses were constructed gradually over the next decades, resulting in an eclectic neighborhood in a park-like setting. The College Park neighborhood is a City of Davis Historic District.

Early Twentieth Century and Depression Era (1905 – 1939)³

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

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

³ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 8.

was constructed in 1907, and the Farm began a period of rapid growth. The University Farm brought state investment and a well-educated population to town.

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

Municipal Growth

Changing its name to "Davis" was a symbolic first step toward the growth of the little village into a more substantial and prosperous town. In addition to the economic boost provided by the University Farm, a devastating downtown fire in 1916 spurred an interest in formalizing municipal government. In 1917, Davis incorporated as a city, setting off a decade of civic improvements and additions to city services. Davis developed a water system in 1920, and sewer and garbage collection followed the next year. Davis government then undertook significant road improvements, tree planting, and streetlight installation. In 1923, citizens proposed a long-range development plan, and a more formalized plan was developed in 1927 when the city retained professional planner Charles Cheney. Cheney's Davis plan, most of which was never adopted, included urbane elements such as transforming Second Street into a formal allée culminating in a classical quadrangle at the University Farm entrance. Although some of Cheney's ideas were perhaps too grand for Davis, his proposal for devoting an entire block to a park was carried out in spirit when the Federal Works Progress Administration (WPA) built a park with landscaping, paths, and restrooms on the block between Fourth, Fifth, B, and C streets in the 1930s.

Commercial and Residential Development

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

Depression-era Davis

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

Subject Property

The residence at 305 E Street was constructed in ca. 1905. It is a one-story residence of wood-frame construction that features an irregular footprint and was designed in a vernacular version of the Queen Anne Style. It is clad in horizontal wood plank siding and capped with a gable roof with decorative fishscale shingles. The east façade facing E Street features a bay window with decorative mullions, machined roof and window brackets, and a large, multi-paned window. The north façade features a pair of multi-lite casement windows and five one-over-one, double-hung windows with matching decorative mullions. Three vents are located at the ground level. The west façade features a secondary, partially glazed, wood door flanked by four one-over-one windows. The south façade facing 5th Street features a primary entrance covered by a metal screen and three one-over-one windows enclosed by a wood porch with a hip roof with a decorative spoolwork frieze and is supported by wooden turned spindles. The porch is flanked by large windows with decorative mullions and partially covered by metal shades. An internal brick chimney is partially visible from the south façade.

The subject property is located in historic downtown Davis, a neighborhood noted for the presence of residential and commercial properties. It shares the parcel with an ancillary wood structure to the west and a ca. 1900 single-family residence (525 5th Street) to the southwest. An earlier recordation of 305 E Street indicates that the entry stair rail and decorative turned

spindle fascia of the porch on the south façade are recent additions.⁴ The building serves as a strong focal point for several extant early Davisville residences in downtown Davis.

Henle/Bruhn House

The residence at 305 E Street is situated on property early Davisville resident Joseph Henle purchased from the Methodist Episcopal Church in 1895. At the time of purchase, a ca. 1874, the church was present on the property. Archival review failed to indicate if or when the church was demolished, or if the current residence replaced the church. The vernacular Queen Anne residence is documented on the 1907 Sanborn Fire Insurance Map (**Figure 1**) but is out of the recorded boundaries on the 1900 Sanborn Map.

Archival review indicates that the subject property was likely owned by members of the Henle/Bruhn family from its construction in ca. 1905 until at least the late 1970s. Joseph Henle was born ca. 1860 on a ranch located between Davisville and Winters, California.⁵ He was a long-time resident of Yolo County and preliminary research indicates that he worked as a laborer⁶ and, by 1914⁷, worked as a pump operator for the Southern Pacific Railroad Company. Henle appears to have been an active member of Davisville social life, and was a member of a local Masonic Lodge⁸ and a member of a local chapter of the Native Sons of the Golden West.⁹ Henle died in 1928, and funeral services were held at 305 E Street.¹⁰ Henle's daughter, Iva Mae Bruhn (nee Henle) is listed in Yolo County voter registration records as the occupant of 305 E Street between 1930 and 1936¹¹ and between 1938 and 1944.¹² Bruhn was cited as the owner of the subject property as late as 1979¹³, but it is possible she retained ownership until her death in 1987.¹⁴

305 E Street has undergone several modifications since its original construction. These changes are described below in **Table 1**. The property has been owned and occupied by various individuals. Known owners and occupants are described below in **Table 2**.

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
Ca. 1905	n/a	Constructed
Ca. 1928	Letter, Anthony R. Giannoni to Phyllis Haig (1974)	Remnants of former Methodist Episcopal Church removed from site. Foundation of 305 E Street replaced with cement foundation and wood floors installed.
1955	[illegible] dated 4/19/55	Remodel to closet in porch
Pre-2003	n/a	Entry stair rail and decorative turned spindle fascia added to south façade porch

Sources: Yolo County Assessor (2024); Roland (2003); City of Davis Planning and Building Department.

⁴ Carol Roland, Department of Parks and Recreation 523 form set, prepared by Roland-Nawi Associates, 2003.

⁵ "Joseph Henle, 67, Native of Yolo, Taken By Death," *Woodland Daily Democrat*, February 7, 1928.

⁶ Index to Davisville Precinct Register, 1908, ancestry.com, *California, U.S., Voter Registrations, 1900-1968* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2017, accessed March 20, 2024.

⁷ Index to West Davis Precinct Register, 1914, ancestry.com, *California, U.S., Voter Registrations, 1900-1968* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2017, accessed March 20, 2024.

⁸ "Henle Funeral Rites Are Held," *Woodland Daily Democrat*, February 9, 1928.

⁹ "N.S.G.W.," *Woodland Daily Democrat*, July 19, 1890.

¹⁰ "Deaths," *The Sacramento Bee*, February 8, 1928.

¹¹ Index to Davis No. 2 Precinct Register of Yolo County, ancestry.com, *California, U.S., Voter Registrations, 1900-1968* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2017, accessed March 20, 2024.

¹² Ibid.

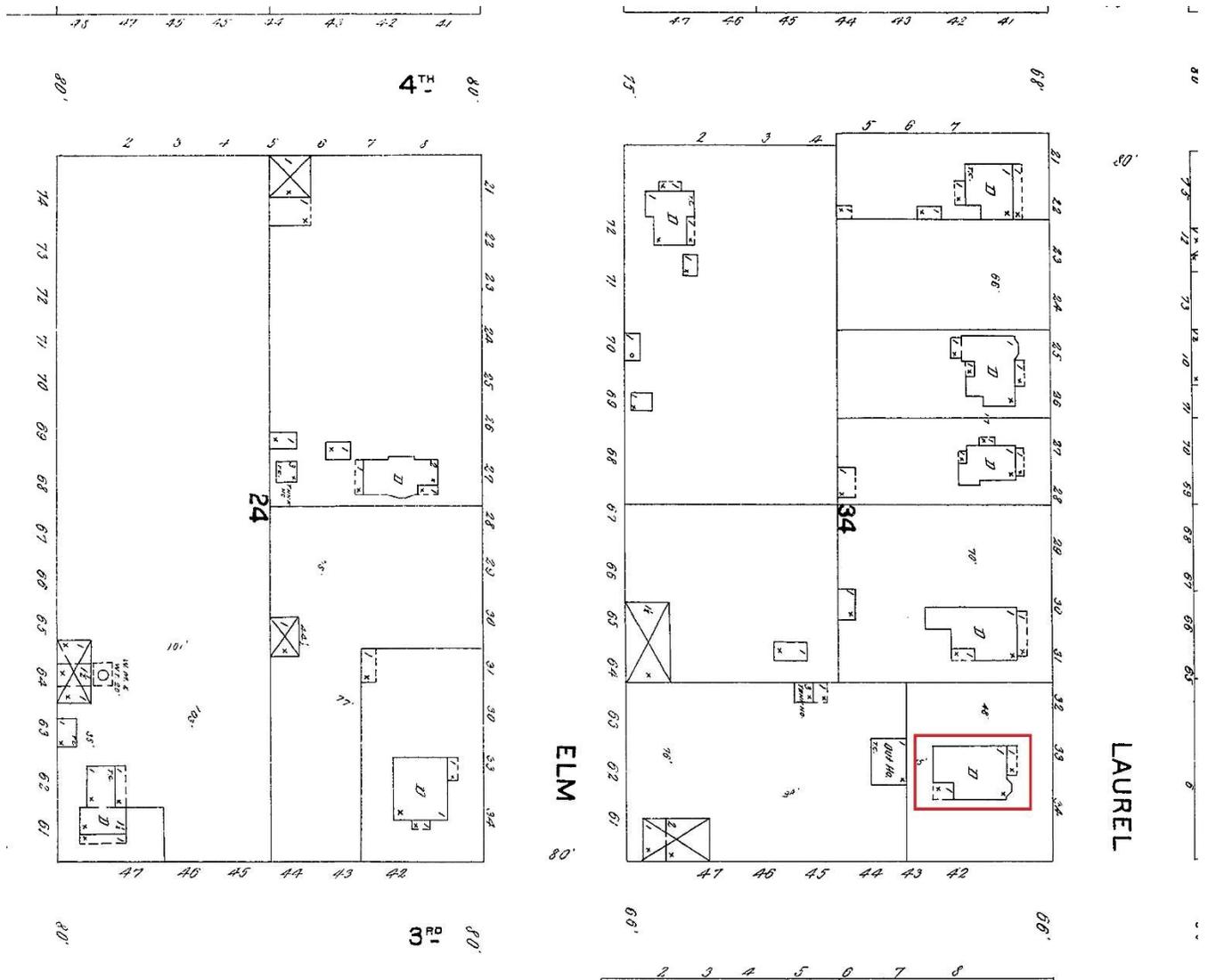
¹³ Phyllis Haig, California Department of Parks and Recreation Historic Resources Inventory, prepared by Davis Historical & Landmarks Commission, 1979.

¹⁴ "Iva M. Bruhn," ancestry.com, *U.S., Social Security Death Index, 1935-2014* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2014, accessed March 20, 2024.

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1905-1928	James Henle (owner)	
1928-ca. 1979	Otto Bruhn, Iva Mae Bruhn (owner)	
2007-2014	Bess Leland	Permit #07-3252; 12-2255
2024	Elack PTP (owner)	

Sources: Phyllis Haig (1979), Yolo County Assessor (2024), *The Sacramento Bee*,



Source: Los Angeles Public Library.

Figure 1 – Subject property outlined in red, Sanborn Fire Insurance Map, January 1907, sheet 3.

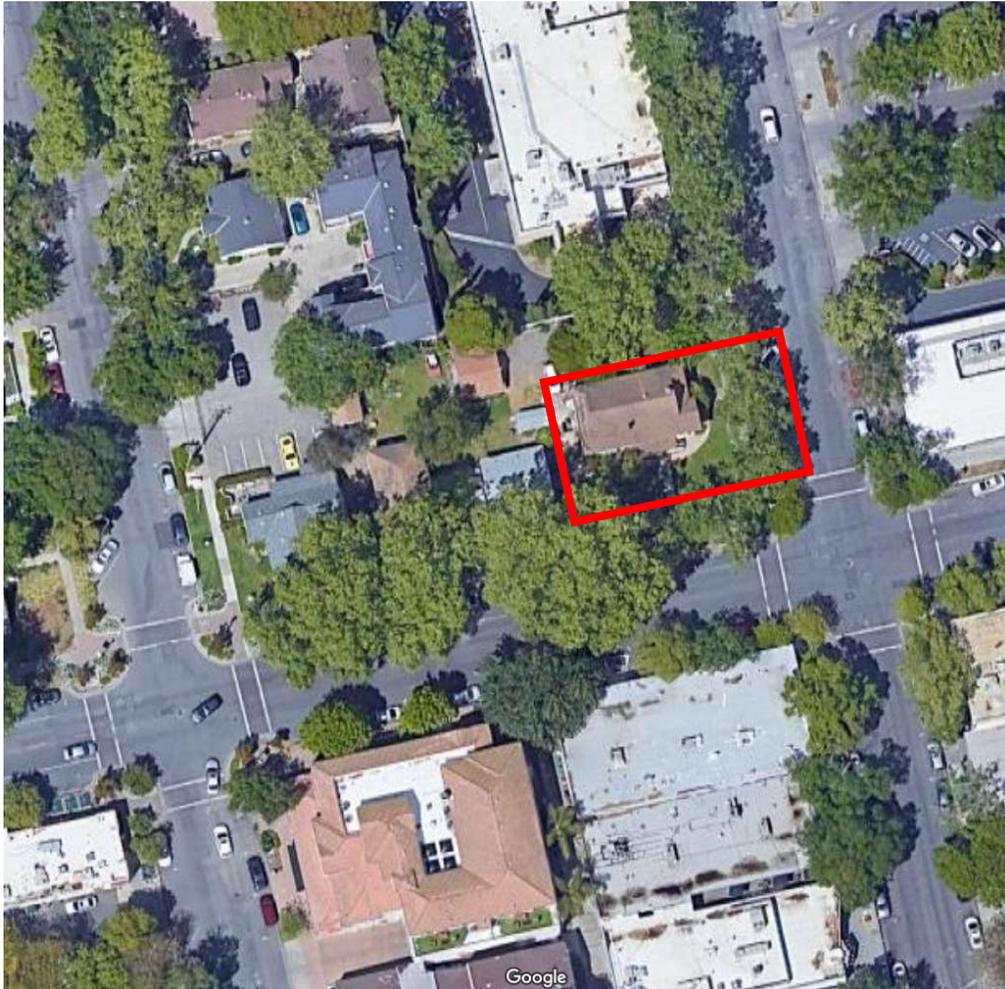


Figure 2 –305 E Street current aerial (Google Earth 03/20/2024)



Figure 3 – 305 E Street, view facing northwest (ESA 03/07/2024)

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

The subject property at 305 E Street was recorded in 1979, 1996, 2003, and 2015. The 2015 recordation of the subject property concurs with earlier evaluations that identify 305 E Street "may be eligible for listing on CA register as part of multiple property district composed of small number of Victorian houses remaining in Davis"

(Roland-Nawi Associates, 2003). ESA concurs with this assessment. However, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource.

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

A/1/1/1 - Events

The subject property falls into the University Farm and University of California Era (1905 – present) and Early Twentieth Century and Depression Era (1905 – 1939) significance themes. Archival review indicates that 305 E Street was constructed ca. 1905 in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as a single-family dwelling in a vernacular Queen Anne style, and it does not appear that there are any significant associations between 305 E Street and important events or patterns in history and 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 305 E Street and significant persons or businesses. The building at 305 E Street was constructed by Joseph Helne, an early resident of Davisville and lifetime resident of Yolo County. Research indicates that Helne was an active member of the Davisville community but the residence at 305 E Street does not appear to rise to the level of significance for those activities. The residence appears to have remained in the ownership of the Helne family for much of the 20th century, but records do not indicate that any particular member of the Helne family achieved historical significance while in residence at 305 E Street or elsewhere. As research does not indicate that 305 E Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

As noted in previous inventories in 1979, 1996, 2003, and 2015, the subject property at 305 E Street was constructed as a single-family residence in a vernacular Queen Anne style. The two-story building was constructed of standard materials (wood) and with standard methodologies. Archival review failed to identify any specific architect, engineer, or designer associated with the property, nor does it appear to be the work of a master architect. However, the property's significance is derived from its rarity and good condition. As previously noted, while the property has undergone moderate alterations (including replacement wood detailing of the porch on the south façade), the building's overall massing and design retains the features of its original construction. 305 E Street is a relatively well-preserved example of early residential properties and continues to function as a striking visual focal point that greatly contributes to the historic character of the city's downtown and commercial area. As the architectural significance of the subject property is primarily attributed to its age, general good condition, and rarity as a local property type, 305 E Street is recommended ineligible under National Register Criterion C and California Register Criterion 3. In terms of its design, the subject property is a good local example of its style but does not rise to the same level of architectural detailing as other City of Davis Landmarks. Therefore, 305 E Street is recommended ineligible for listing as a City of Davis Landmark (Criterion 3). However, 305 E Street is recommended eligible for the local register as a Merit Resource (Criterion 3). Please see the integrity assessment below for more discussion.

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." 305 E Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

Character-Defining Features

The subject property appears to meet the historical significance thresholds for local listing at the Merit Resource level under Criteria 3, and the period of significance is ca. 1905. The following features define the historic character of 305 E Street:

- Gable roof;
- Bay and multi-paned windows with decorative mullions;
- Machined roof and window brackets;
- Fishscale shingle pattern; and
- Hip-roof porch

Integrity

For a property to be eligible for listing in the National Register, California Register, or as Landmark or Merit resources per the City of Davis regulations it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. The subject property is recommended for local listing at the Merit Resource level under criteria 3 as a representation of the historically high priority that the City of Davis makes with regard to rare examples of the early development of Davisville.

National Register Bulletin 15 presents seven aspects of integrity that should be considered when evaluating buildings as potential historic resources. They are location, design, setting, materials, workmanship, feeling, and association. The property remains in its original location, which was the site of early residential and commercial development in downtown Davis. The property maintains the appearance and feeling of a single-family residence and is currently surrounded by a number of historic-age residential and commercial properties that reflect the evolution of the City's downtown neighborhood. For these reasons, it retains integrity of location, setting, association, and feeling.

As a rare and well-maintained example of early Davisville residential properties, the subject property retains the essential physical features that characterized its appearance during the University Farm and University of California Era (1905 – present) and Early Twentieth Century and Depression Era (1905 – 1939). It retains its original massing and numerous character-defining features of the Queen Anne Style, including a gable roof, prominent original bay and multi-paned windows with decorative mullions and machined roof and window brackets. A wood porch with a hip roof and decorative spoolwork frieze and wooden turned spindles dominates the south façade. For these reasons, the property retains integrity of design and workmanship. Research conducted during a previous recordation of the property indicates that some of the extant decorative details, such as the turned spindle fascia of the porch, do not date to the building's original construction date. Records on file at the City of Davis Planning and Building Department also note that the building's foundation was replaced with a cement foundation and new wood floors were added ca. 1928. As such, the property's integrity of materials is diminished.

The City of Davis maintains two categories of local historic resources – Landmarks and Merit Resources. Of these, merit resources have a lower threshold for remaining historical integrity. As the property retains sufficient integrity but is not as architecturally distinct as other City of Davis Landmarks, ESA recommends 305 E Street ineligible for listing as a City of Davis Landmark and eligible for listing as a City of Davis Merit Resource.

Recommendation

The single-family residential building at 305 E Street is recommended eligible for listing as a City of Davis Merit Resource under Criterion 3 for its association with early residential architecture in Davisville. These associations are evidenced through the character-defining traits of early 20th-century vernacular Queen Anne architecture, such as the general massing, gable roof, bay and multi-paned windows with decorative mullions, machined roof and window brackets, and hip-roofed porch. The period of significance is the property's date of construction, ca. 1905.

***B12. References:**

Ancestry.com. Index to Davisville Precinct Register, 1908. *California, U.S., Voter Registrations, 1900-1968* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2017. Accessed March 20, 2024.

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*Recorded by: Amy Langford, ESA

*Date: March 20, 2024

Continuation

Update

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BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 314 F Street
Page 2 of 11

*NRHP Status Code 6Z

B1. Historic Name: Pacific Gas & Electric office building

B2. Common Name: 314 F Street

B3. Original Use: Professional offices

B4. Present Use: Restaurant (Steve's Pizza)

*B5. Architectural Style: Modernist

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

See Table 1 on page 8.

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

Original Location: n/a

*B8. Related Features: none

B9a. Architect: James C. Gardiner (1966 design), Richard Berteaux (1978 remodel and 1985 addition)

b. Builder: unknown

*B10. Significance: Theme Explosive Growth (1959 – 1971)

Area Downtown Davis

Period of Significance 1966

Property Type Commercial

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 1966; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context.

(Continued on page 4)

B11. Additional Resource Attributes: (List attributes and codes) none

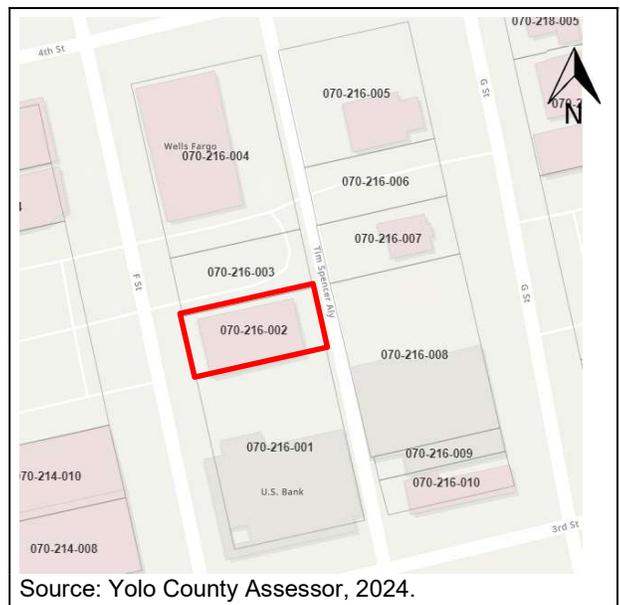
*B12. References: (Continued on page 11)

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)

The side (south) façade is composed of three segments, none of which feature any fenestration. The center segment, which represents the length of the original building before additions were constructed, is characterized by exposed CMUs. The east segment, which represents a rear addition, is the same height as the center segment and is clad in stucco. The west segment, which represents an alteration, is approximately two feet lower than the rest of the façade and features wood trim. The façade terminates in a parapet with metal coping at the roofline.

The other side (north) facade secondary façade is nearly identical to the south façade. The only difference is that the west segment is composed of an opening defined by a stucco-clad post and beam.

The rear façade is composed of two segments. The north segment features one flush pedestrian door and one sliding-sash window. The south segment contains a recessed, covered patio characterized by brick pavers, diagonal redwood siding, and redwood trim and featuring a glazed door with a sidelite and transom. A mural is displayed near the center of the façade.



Side (south) façade, view facing northeast. Source: ESA, 2024.



Side (north) façade, view facing southeast. Source: ESA, 2024.



Rear (east) façade, view facing west. 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*.¹

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

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

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

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

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

Commercial development was originally concentrated on G Street close to the railroad station at the southern end of G Street while the surrounding area was sparsely developed with residences. As the commercial area expanded many residences were converted to commercial use or demolished to make way for new commercial buildings. The following excerpt is from the *Davis, California: Citywide Survey and Historic Context Update*.

Explosive Growth (1959 – 1971)²

Decades of sustained growth of the University [of California], Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some

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

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in "potential slums," inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed "urban sprawl" was actually planned "perimeter growth." The newspaper explained that Davis' expansion outside its original boundaries on all sides was the result of a "carefully calculated policy ... to annex all perimeter land, in every direction," and that the town's "orderly growth" in all directions was a direct benefit of this policy.[...]

Commercial Properties³

Commercial development was no longer limited to Downtown, and was robust all over Davis. Downtown continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced. Meanwhile, subdivision developers were building strip-type shopping centers to serve neighborhood retail needs. And land near the freeway, even in the remote southern portion of Davis, was becoming attractive to business owners who wanted space to construct a corporate headquarters or a land-intensive venture like a car dealership. Although function was emphasized for the strip-type development, Downtown and freeway adjacent commercial structures from the era were often ambitious, architect-designed buildings. Architect designed commercial buildings included strong examples of established styles, such as Silvio Barovetto's New Formalist Intercoast Insurance Building. Other architects during the period combined elements of various modernist styles to create unique buildings like the Downtown Wells Fargo Bank, designed by Gordon Stafford in 1965.

Steve's Pizza

Since 1978, the subject building at 314 F Street has been the flagship location of Steve's Pizza (formerly known as Steve's Place), a restaurant that is has been a Davis institution for over 40 years. The following history is from the company's official website:

In 1978, Steve Wilkinson was approached by a close friend and enticed to open a pizza parlor [at 314 F Street] in downtown Davis, California. At the time, Davis was a sleepy, rural town adjacent to the University of California, a growing agricultural and medical research campus. Word quickly spread through the community regarding the quality of his menu and the "friendly guy with the large mustache" who worked day and night to make his new venture successful. Thus was born, Steve's Pizza.⁴

The original Steve's [...] Pizza [...] was a very popular pizza restaurant from the day it opened in Davis [...]. The great food, warm atmosphere and friendly service made it a perfect meeting place for families, students, business groups, teams and more. [It] was so popular that Steve doubled the size with an ambitious addition in 1984, which included an expanded kitchen, additional dining area and two outdoor dining patios.⁵

The Steve's [Pizza] story continues to evolve. It has been in operation since its founding in 1978 and continues to produce loyal customers simply because their expectations have always been met or

³ Ibid., page 40.

⁴ "Our Story," *Steve's Pizza*, accessed March 22, 2024, <https://www.stevespizzaca.com/about>.

⁵ "History," *Original Steve's*, January 14, 2012, accessed March 22, 2024,

https://web.archive.org/web/20120114121736/http://www.theoriginalsteves.com/index.php?option=com_content&view=article&id=10&Itemid=35.

exceeded. [In 2024,] there are [six] locations in the Greater Sacramento area. Those include the original store in Davis, El Dorado Hills, Elk Grove, [Folsom,] Woodland [, and East Sacramento].⁶

James C. Gardiner, Architect of 1966 Design

The subject building at 314 F Street was designed in 1966 by Portland, Oregon-based architect James C. Gardiner (1917-67). The following biography is from the Western Washington Chapter of Docomomo US:⁷

James Cecil Gardiner was born in San Francisco on June 24, 1917, and was educated at the University of Southern California (1935-37, no formal degree). During the depression years leading up to WWII, he worked for a variety of architects scattered across the PNW including the firm of Russell, Lance & Muir in Tacoma (1937); Joseph Wohleb in Olympia (1938); Van Evera Bailey in Portland (1938); Herman C. Light in Los Angeles (1939); the Austin Co. in Seattle (1939); and the McClelland & Jones firm in Seattle (1940). During the war, he worked for the U.S. Navy Bureau of Yards & Docks and for the U.S. Army Corp [sic] of Engineers serving as a project architect (1941-46).

After the war and upon receiving his architectural license in 1946, Gardiner established an independent practice in Tacoma. His work ranged from residential to commercial and stretched from Seattle to Tacoma. Many of his designs can be found in a variety of architectural journals including *Progressive Architecture*. Among his notable projects are the State Department of Game Headquarters (1948) on Fairview Ave in Seattle which was featured in *Progressive Architecture Magazine*; and Gardiner's own home in Tacoma (1945).

In 1950, he moved to the Portland area, opening a new office in Beaverton. One year later he joined the Oregon Chapter of the American Institute of Architects. Among his notable projects during the later part of his career include the Wherry Housing Project at Richland (1954), U.S. National Bank Addition – Beaverton Branch (1954), the Lowman & Hanford Co. Warehouse (1958) in Seattle; Beaverton City Hall (1958), Forest Grove City Hall (1959), the Thunderbird Shopping Center (1961) in Lakewood, and Vose Elementary School (1960) in Beaverton.

Gardiner passed away in Portland, Oregon on March 13, 1967 at the age of 49.

In a 1957 article about modern home design that was published in numerous papers across the country, Gardiner was described as a "prominent western architect" and a "well known architect."⁸ Besides the subject building at 314 F Street in Davis, several other extant Gardiner-designed buildings in northern California are located in South San Francisco. These include the Club View Apartments (935 El Camino Real),⁹ the Country Club Apartments (358 Alida Way),¹⁰ and an office building at 363 El Camino Real).¹¹

Richard Berteaux, Architect of 1985 Remodel

The subject building at 314 F Street was remodeled in 1985 by Davis-based architect Richard Berteaux (1929 – 2017). The following excerpt is from his obituary:¹²

Born and raised in Los Angeles, he attended East Los Angeles Junior College and UCLA. He was the first in his immediate family to attend college. Having served in the National Guard and on active duty in the Air Force, he attended the Sorbonne on the G.I. Bill for a year in 1953 where he learned excellent French and developed a lifelong love for that country and its culture. [...]

He married in 1956 and in 1957 enrolled in the architecture program at UC Berkeley. Graduating in 1962, he and his wife thereupon embarked on a three-year adventure around the world. [...] In Rome, they purchased

⁶ "Our Story," *Steve's Pizza*, accessed March 22, 2024, <https://www.stevespizzaca.com/about>.

⁷ Michael C. Houser, "Gardiner, James C.," *Docomomo US/WEWA*, accessed March 22, 2024, <https://www.docomomo-wewa.org/architect/gardiner-james-c/>.

⁸ "Man's Desire to Escape Greatest Single Factor Influencing Modern Home Design," *National City Star-News* (National City, CA), August 8, 1957, 6C.

⁹ "Apartments on Golf Club Land," *San Francisco Examiner*, July 12, 1964, 24W.

¹⁰ "Northern Peninsula Rental Apartments," *San Francisco Examiner*, February 27, 1966, Real Estate section, 22.

¹¹ Ad for El Camino Office Building, *San Mateo Times*, September 27, 1963, 21.

¹² "Richard Berteaux" (obituary), *Davis Enterprise*, April 3, 2017.

a car and drove to Paris, where their first son, Marcel, was born and Richard worked in an architectural office.

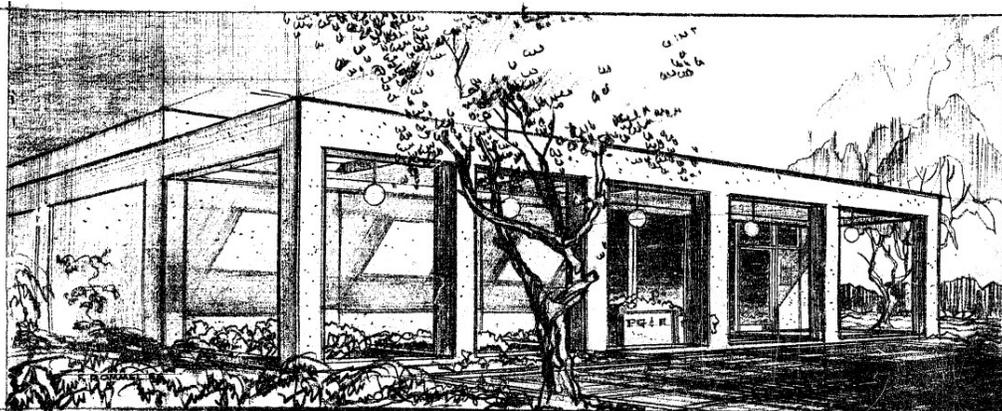
Richard returned with wife and son to the United States in August of 1965. He worked for two years in the office of Wurster, Bernardi and Emmons in San Francisco. His son, Anton, was born in February of 1966. In 1967, the family moved to Seattle where Richard taught architecture at the University of Washington. In 1973, he obtained a master's degree in urban planning from Stanford University and moved back to California to teach design at UC Davis; he retired from teaching in 2003.

During his years in Davis, he continued to practice architecture and became famous (or notorious?) for his use of color. He certainly will be remembered for, among other things, the controversy stirred by the paint jobs on his office, the "popsicle" mall in East Davis and Orangecourt. He practiced sustainable and environmentally sound architecture before it became fashionable and took pride in working with rather than against the climate.

Subject Property

The subject block first appears in Sanborn maps in 1888, during which time the subject property was vacant. By 1891, the subject property contained a cistern, a windmill, and a shed associated with a dwelling immediately to the north, and these structures were demolished by 1921. According to Sanborn maps, the property remained vacant until at least 1953.

According to the original building permit and architectural drawings on file at the City of Davis, the subject building at 314 F Street was constructed in 1966 as an office building for the Pacific Gas & Electric Co. (PG&E) (**Table 1**). The building's architect was James C. Gardiner, and the property owner was William B. Stenwick, a San Francisco-based commercial developer (**Table 2**).



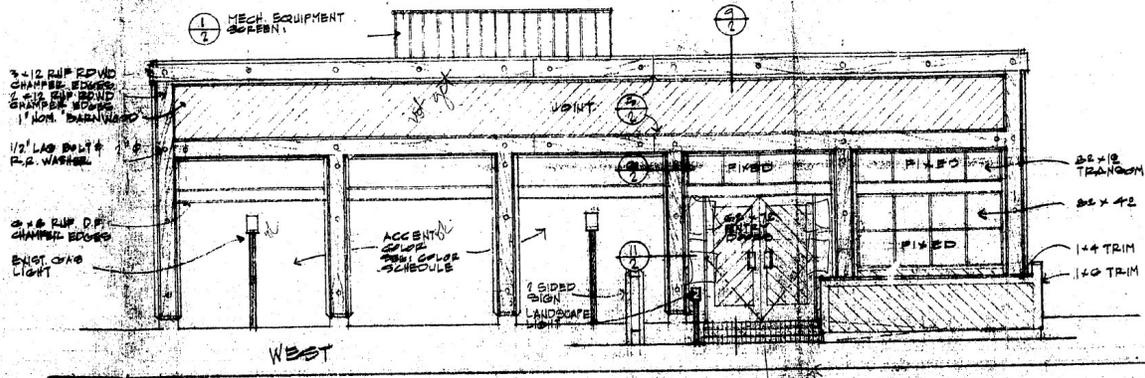
Rendering of PG&E Office at 314 F Street by James C. Gardiner, 1966. Source: City of Davis.

In late 1977 and early 1978, the building was remodeled as a restaurant by a firm called Design Services based in Menlo Park, California (Table 1). Known as Steve's Place, the interior design concept was to "basically duplicate the interior design and layout of Skip's Place in Sunnyvale [, California]. The concept will revolve around a natural atmosphere with barnwood as the central material."¹³ Additionally, "In order to compliment the interior design, it is proposed that a wood facial [*sic*] be installed in the front to take away the modern appearance. The pillars could also be lined with wood. A type of awning or trellis could extend from the front to shade the patio and windows as well as add to the décor. [...] The entrance area is proposed to be expanded out to the pillars to create more seating in the southwest corner of the building."¹⁴

In 1978-79, the primary façade was modernized and a new deck and landscaping were added at the front of the building. The design was by local architect Richard Berteaux, and the project was built by Garrett Landscape Construction of Davis (Table 1). The building was reroofed for the first time in 1983. In 1985, the restaurant nearly doubled in size when a large rear addition was constructed. The addition was designed by Berteaux (Table 1).

¹³ "A Presentation for Steve's Place, Davis, California," November 15, 1977, page 4, included in the file titled "314 F 2.pdf," on file at the City of Davis.

¹⁴ *Ibid.*, pages 5-6.



West Elevation of 314 F Street by Richard Berteaux, 1978. Source: City of Davis.

In 1995, a discrete area of the bar (interior space) was reconfigured by Michael Jernigan Drafters & Planners of Santa Rosa, California (Table 1). The building was partially reroofed in 2009 and 2011 (Table 1).

While the building has been occupied by just two businesses (PG&E and Steve’s Pizza), it has had an unconfirmed number of owners. After Stenwick, the property was owned by Elaine and Edward Vargo during a portion of the 1980s (possibly longer), and the current owner is the Wilkinson Revocable Family Trust (Steve Wilkinson is the eponym of Steve’s Pizza) (Table 2).

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1966	785	Building constructed as an office building for PG&E
1978	2282	Remodeled as a restaurant
1979	5462	New deck and shade structure built at front of building
1983	13252	Reroofed
1985	15706	Façade remodeled, 1,422-square-foot rear addition constructed, and accessibility upgrades completed
1985	n/a (drawing only)	Rear patio designed and landscaped
1995	95-12103	Interior reconfigured (partial)
2009	09-2253	Reroofed (partial)
2011	11-2043	Reroofed (partial)

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
ca. 1966	William B. Stenwick (owner)	Listed on original building permit and architectural drawings
1966-76	PG&E (occupant)	Melissa Milich, “Solar Heated Office for PG&E,” <i>California Aggie</i> , January 24, 1977, page 2.
1978 – present	Steve’s Place a.k.a. Steve’s Pizza (occupant)	Advertisement, <i>California Aggie</i> , March 1, 1978, page 4.
ca. 1984 – unknown	Elaine and Edward Vargo (owners)	
Unknown – present	Wilkinson Family Revocable Trust (owner)	Assessor data available at Parcel Quest, https://www.parcelquest.com .

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

The subject property at 314 F 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 under the Explosive Growth (1959 – 1971) significance theme. It was built as an office building, and it does not appear that there are any significant associations between 314 F Street and important events or patterns in history. It does not appear to rise above the typical associations with small-scale commercial development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

As stated in the 2015 *Davis, California: Citywide Survey and Historic Context Update*, "A commercial [...] property [constructed during the Explosive Growth (1959 – 1971) period] is unlikely to be significant for its association with a person important to Davis history."¹⁵ 314 F Street has operated as the flagship location of Steve's Pizza, a regional chain of restaurants, continuously since 1978, and its legacy is limited to the Sacramento region. While Steve's Pizza is a long-running business, research does not indicate that the eponymous founder Steve Wilkinson qualifies as a significant person in the history of Davis, California, or the nation. As research does not indicate that 314 F Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 314 F Street was constructed in 1966 as an office building in a boxy, Modernist style. The architect was Oregon-based James C. Gardiner, who designed several other residential and commercial buildings in northern California but whose best-known projects are located in the Pacific Northwest (namely Tacoma, Seattle, and Portland). By comparison, the subject building appears to be a minor example of Gardiner's work. The 1978 conversion of the building into a restaurant was designed by noted local architect Richard Berteaux; however, this occurred within the last 50 years, and sufficient historical perspective does not yet exist to determine that the subject property is exceptionally important for its association with Berteaux. For these reasons, 314 F Street is recommended ineligible under Criteria C/3/3/3.

¹⁵ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 48.

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.” 314 F 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 314 F 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)

1888, 1891, 1900, 1907, 1911, 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.

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“Apartments on Golf Club Land.” *San Francisco Examiner*, July 12, 1964.

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“Man’s Desire to Escape Greatest Single Factor Influencing Modern Home Design.” *National City Star-News* (National City, CA), August 8, 1957.

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“Richard Berteaux” (obituary). *Davis Enterprise*, April 3, 2017.

Steve’s Pizza. “Our Story.” Accessed March 22, 2024, <https://www.stevespizzaca.com/about>.

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

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 9

*Resource Name or #: 325 E Street

P1. Other Identifier: Bank of America

*P2. Location: Not for Publication Unrestricted

*a. County Yolo

*b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 325 E Street City: Davis Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-212-007

***P3a. Description:**

The subject property is located mid-block, on the west side of E Street, between 3rd and 4th streets. The 0.83-acre parcel includes a one-story-plus-mezzanine, 10,712-square foot, freestanding building with an irregular footprint. The primary (east) façade fronts E Street, and the side and rear façades face an associated paved parking lot and driveways surrounding the building. The wood- and concrete-frame building is capped by a series of flat roofs. The first floor is clad in rough-hewn stone veneer and stucco. A wood trellis visually separates the first floor and mezzanine level, the latter of which features stucco panels with wood trim in various geometric patterns.

The primary façade is composed of 11 structural bays delineated by pilasters clad in stone veneer. From the south, the first bay is recessed, entirely clad in stone veneer, and features no fenestration. The second and 11th bays contain recessed entrances with glazed, aluminum-frame doors below the wood trellis. The third and 10th bays are clad in stucco panels with "Bank of America" signage. The fourth through ninth bays feature fixed, multi-lite, aluminum-sash windows at the first floor and stucco panels above. The façade terminates in flat parapets at the roofline. At the south end of the façade, corrugated metal panels extend above the parapets to disguise roof-mounted mechanical equipment.

(Continued on page 3)

*P3b. Resource Attributes: HP6. 1-3 story commercial building

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



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

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

Historic Prehistoric Both
 1971-72, building permit on file at City of Davis

***P7. Owner and Address:**

Bank of America National Trust and Savings
 Association
 P.O. Box 32547
 Charlotte, NC 28232

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 # 325 E Street
Page 2 of 9

*NRHP Status Code 5S2

- B1. Historic Name: Bank of America, Davis Branch
B2. Common Name: Bank of America, Davis Branch
B3. Original Use: Bank B4. Present Use: Bank
*B5. **Architectural Style:** Late Modernist Commercial
*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: Edwin Kado b. Builder: Murchison Construction Co.
*B10. **Significance: Theme** Explosive Growth (1959 – 1971) **Area** Downtown Davis
Period of Significance 1971-72 **Property Type** Commercial/institutional **Applicable Criteria** C/3/3/3
(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 1971; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context statement.

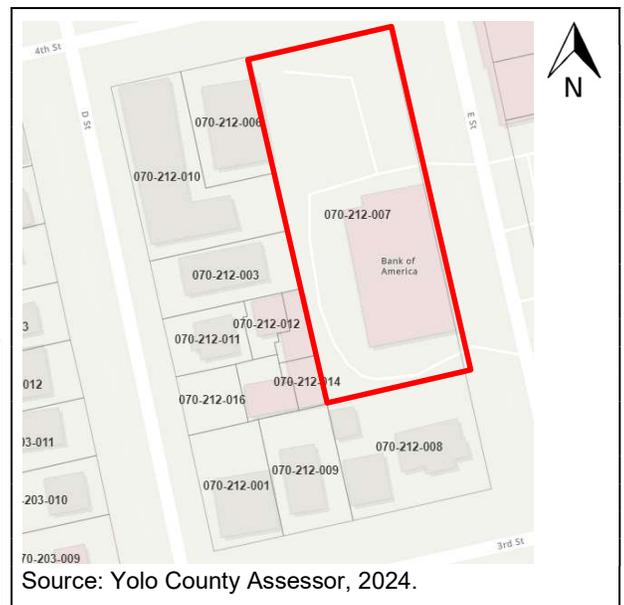
(Continued on page 4)

- 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)

The secondary (north) façade is composed of five structural bays. From the east, the first bay is clad in stucco and features no fenestration. The second bay features two automated teller machines (ATMs). The third bay features glazed, aluminum-frame doors. The fourth bay is clad in stucco at the first floor and stone veneer at the mezzanine level; a pair of fixed, two-lite, aluminum sash windows are located at the mezzanine level. The fifth bay is recessed, clad in stone veneer, and features no fenestration. The façade terminates in flat parapets at the roofline.



North façade, view facing south. Source: ESA, 2024.

The rear (west) façade is composed of 11 structural bays and is entirely clad in stone veneer with a stucco-clad parapet at the roofline. From the north, the first and 11th bays are recessed and feature no fenestration. The second through 10th bays are defined by stone-clad pilasters. The eighth bay features a drive-through ATM.



West façade, view facing southeast. Source: ESA, 2024.

The south façade is composed of five structural bays. From the west, the first bay is recessed, and the first and second bays are clad in stone veneer and feature no fenestration. The third bay features fixed, multi-lite, aluminum-sash windows at the first floor, and the fourth and fifth bays are clad in stucco with flush doors. The façade terminates in flat parapets at the roofline, and corrugated metal panels extend above the parapet on the east end of the façade.



South façade, view facing northwest. Source: ESA, 2024.

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

Commercial development was originally concentrated on G Street close to the railroad station at the southern end of G Street while the surrounding area was sparsely developed with residences. As the commercial area expanded many residences were converted to commercial use or demolished to make way for new commercial buildings.

Explosive Growth (1959 – 1971)¹

Decades of sustained growth of the University [of California], Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in "potential slums," inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed "urban sprawl" was actually planned "perimeter growth." The newspaper explained that Davis' expansion outside its original boundaries on all sides was the result of a

¹ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

"carefully calculated policy ... to annex all perimeter land, in every direction," and that the town's "orderly growth" in all directions was a direct benefit of this policy.[...]

Commercial Properties²

Commercial development was no longer limited to Downtown, and was robust all over Davis. Downtown continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced. Meanwhile, subdivision developers were building strip-type shopping centers to serve neighborhood retail needs. And land near the freeway, even in the remote southern portion of Davis, was becoming attractive to business owners who wanted space to construct a corporate headquarters or a land-intensive venture like a car dealership. Although function was emphasized for the strip-type development, Downtown and freeway adjacent commercial structures from the era were often ambitious, architect-designed buildings. Architect designed commercial buildings included strong examples of established styles, such as Silvio Barovetto's New Formalist Intercoast Insurance Building. Other architects during the period combined elements of various modernist styles to create unique buildings like the Downtown Wells Fargo Bank, designed by Gordon Stafford in 1965.

Edwin Kado, Architect

The subject property was designed by Edwin "Ed" Kado, AIA (b. ca. 1934). Born in Santa Rosa, California, to Japanese parents, his entire family was forcibly moved to an internment camp in Colorado in 1941, at the outset of the United States' involvement in World War II. Once released in 1945, the Kado family moved to Sacramento. Ed Kado received his undergraduate degree in architecture from UC Berkeley in 1962. He returned to Sacramento to work in the office of architect Dean Unger until 1967, during which time he designed the Children's Receiving Home (extant at 3555 Auburn Boulevard) and the Crossroads Shopping Center (extant at 5770 Freeport Boulevard and currently known as the Freeport Square Shopping Center). Kado received his architecture license in 1967, worked in a partnership for two years, and started his own practice in 1970.³

Besides the 1971 design for the Bank of America Davis Branch at 325 E Street, Kado also designed the distinctive office building at 1100 J Street in Sacramento (extant);⁴ the Old Mill Shopping Center in Mountain View (no longer extant);⁵ the former Bank of Tokyo (extant at 700 L Street in Sacramento);⁶ the visitors' center and offices of the Almond Growers (extant at 1701 C Street in Sacramento); the Buhler Specialty Pavilion at Sutter Hospital (extant at 2800 L Street in Sacramento); Mendocino Hall and Solano Hall at CSU Sacramento (both are extant); an elaborate Greek temple-inspired private residence for prominent Sacramento real estate developer George Tsakopoulos (extant at 7380 Nob Hill Drive in Sacramento); the Granite Business Park (extant at 3321-3341 Power Inn Road in Sacramento);⁷ and the Bank of the West Tower (extant at 500 Capitol Mall in Sacramento).⁸ Kado is perhaps best known for his polarizing design of the so-called "Ziggurat" at 707 3rd Street in West Sacramento. Originally designed as the headquarters for The Money Store, the pyramidal building has been occupied by the California Department of General Services since 2001.⁹

In recognition of Kado's 20+ years of pro bono design consultation for the Sacramento Asian Community Center (ACC), a segment of the road on which the Kado-designed ACC Maple Tree Village assisted living community is located was renamed Kado Court in 2020.¹⁰

Subject Property

The subject block first appears in Sanborn maps in 1907, during which time the subject property was divided into five parcels developed with four single-family residences. The subject block was completely developed with single-family residences by 1945. The five parcels were merged to create the subject property at an unknown date. According to

² Ibid., page 40.

³ Danielle Starkey, "Interview: Ed Kado," *Sacramento Business Journal*, February 20, 1998.

⁴ Marguaret Peterson, "Architect Ed Kado: He's a Shaper of Environment," *Sacramento Bee*, March 23, 1981, C1.

⁵ Ibid., C5.

⁶ Ibid.

⁷ Danielle Starkey, "Interview: Ed Kado," *Sacramento Business Journal*, February 20, 1998.

⁸ "Bank of the West Tower at 500 Capitol Mall," *Engineering News Record*, December 16, 2009.

⁹ Danielle Starkey, "Interview: Ed Kado," *Sacramento Business Journal*, February 20, 1998.

¹⁰ The new street name was unanimously approved by the Sacramento Planning and Design Commission on October 22, 2020. City of Sacramento, "Planning and Design Commission Report, File ID: 2020-01226, Public Hearing Item 5," December 10, 2020, https://sacramento.granicus.com/MetaViewer.php?view_id=29&clip_id=4800&meta_id=610089.

historic aerial photographs, five houses were razed between 1968 and 1971 in order to redevelop the property as the Bank of America at 325 E Street.

Architect Edwin Kado designed the subject building in 1971 as a branch of the Bank of America, and it was constructed in 1971-72. A number of discrete alterations have been made over the years, most of which were made to modernize and improve the functionality of the bank as well as address accessibility standards (**Table 1**). The building has had only one owner/occupant (Bank of America) since its construction (**Table 2**).

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1971-72	4477	Building constructed
1981	9987	Install automated teller machine (ATM)
1986	17953	Install ATM
1992	92-4844	Install ATM
1994	94-10713	Install ATM
2001	97-5608	HVAC – New metal panels were added below the roofline on the east and south façades
2011	11-1859	Reroofed
2011	11-2336	Repair dry rot in wood trellis and wood fascia at east end of the building
2016	16-2592	Accessibility upgrades to existing parking lot, curbs, and paved walkways
2017	16-2820	Tenant improvements – interior alterations on first floor

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1972 – present	Bank of America	

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;

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*Date: March 2024

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3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

The subject property at 325 E Street was evaluated for potential historic significance under National Register Criteria A through D, California Register Criteria 1 through 4, Davis Landmark Criteria 1 through 4, and Davis Merit Resource Criteria 1

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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 under the Explosive Growth (1959 – 1971) significance theme. Commercial development was originally concentrated on G Street close to the railroad station at the southern end of G Street. The subject property was redeveloped with the current building in 1971-72, during a period of commercial growth that expanded out from the original late 19th century commercial core. Archival review does not indicate that there are any significant associations between 325 E Street and important events or patterns in history, including any related to Bank of America, which has historically been the only owner/occupant. While the building has always functioned as a bank that has served the needs of the community, it does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1959 – 1971. 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 325 E Street and significant persons or businesses. The building has had only one owner/occupant since its construction: Bank of America. While Bank of America is a historic national institution, it operates thousands of branches that are ubiquitous in many communities across the nation. As such, the Davis Branch of Bank of America does not appear to have made significant contributions to local, state, or national history. As research does not indicate that 325 E Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 325 E Street is a distinctive example of a Late Modernist commercial building in Davis. Designed by prominent Sacramento-based architect Ed Kado in 1971, the Bank of America building represents a very early example of his work as a licensed architect and sole practitioner, achievements he reached in 1967 and 1970, respectively. Several of Kado's later, higher-profile designs (e.g., the Ziggurat in West Sacramento and the 1100 J Street Building and Bank of the West Tower in Sacramento) brought him some local prestige as a Postmodernist architect in the Sacramento region. Despite being smaller and one of his relatively unknown designs, 325 E Street exhibits Kado's continued emphasis on robust massing, playful textures, and the effects of shadows, voids, and recessed planes.

Ed Kado does not appear to have much exposure outside of the Sacramento region, and it is for this reason that 325 E Street is recommended ineligible under National Register Criterion C and California Register Criterion 3. However, as an early and relatively unknown design by architect Ed Kado, would would later become locally renowned, 325 E Street is recommended eligible for the local register as a Merit Resource (City of Davis Criterion 3). The period of significance is 1971-72, which reflects the original construction period. Please see the list of character-defining features and the integrity assessment below.

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." 325 E Street does not meet this criterion and is recommended ineligible under Criterion D/4/4/4.

Character-Defining Features

Character-defining features of 325 E Street include:

- High visibility of site (i.e., frontage on E Street, location of the building in relation to surrounding driveway and parking lot that create separation from adjacent properties);
- Overall height;
- Irregular footprint;
- Series of flat roofs;
- Stone veneer and stucco cladding;
- Parapets with stucco panels;
- Wood trellis;
- Rhythm of façades indicated by structural bays; and

- Aluminum-frame fenestration (windows and doors).

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. The subject property is recommended for local listing at the Landmark and Merit Resource level under Criteria 3/3 as a notable building designed by locally prominent architect Ed Kado early in his career.

National Register Bulletin 15 presents seven aspects of integrity that should be considered when evaluating buildings as potential historic resources. They are location, design, setting, materials, workmanship, feeling, and association. The bank at 325 E Street has never been moved, is located in an area that still retains a mix of commercial and residential development, maintains the appearance and feeling of an early 1970s-era commercial building, and has historically been associated with the Bank of America since it was constructed. As such it retains integrity of location, setting, feeling, and association. Despite undergoing interior renovations and accessibility upgrades, the building is remarkably intact and appears nearly identical to its original 1971 design. As such 325 E Street retains integrity of design, materials, and workmanship. Overall, 325 E Street retains a high degree of integrity.

Recommendation

The Bank of America branch at 325 E Street is recommended eligible for listing as a City of Davis Merit Resource under Criterion 3 as an early design by architect Ed Kado, who would later become locally renowned. The period of significance is 1971-72, the years during which the building was constructed. Additionally, the subject building retains a high degree of integrity to convey its significance.

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

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https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2243/22471?accountid=6749.

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PRIMARY RECORD

Primary
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 12

*Resource Name or #: 414 E Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Yolo

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

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

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

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

***P3a. Description:**

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

*P3b. Resource Attributes: HP2. Single family property

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



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

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

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

***P7. Owner and Address:**

Naka Davis LLC
340 Mills Drive
Davis, CA 95616

P8. Recorded by:

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

*P9. Date Recorded: March 7, 2024

*P10. Survey Type: intensive

*P11. Report Citation: none

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 414 E Street

*NRHP Status Code 5S3

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B1. Historic Name: 414 E Street

B2. Common Name: 414 E Street

B3. Original Use: Single-family residence

B4. Present Use: Commercial

*B5. Architectural Style: Minimal Traditional

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

1935 – Constructed.

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

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

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

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

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

B9a. Architect: Unknown

b. Builder: Unknown

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

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

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

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

(Continued on page 3)

B11. Additional Resource Attributes: none

*B12. References:

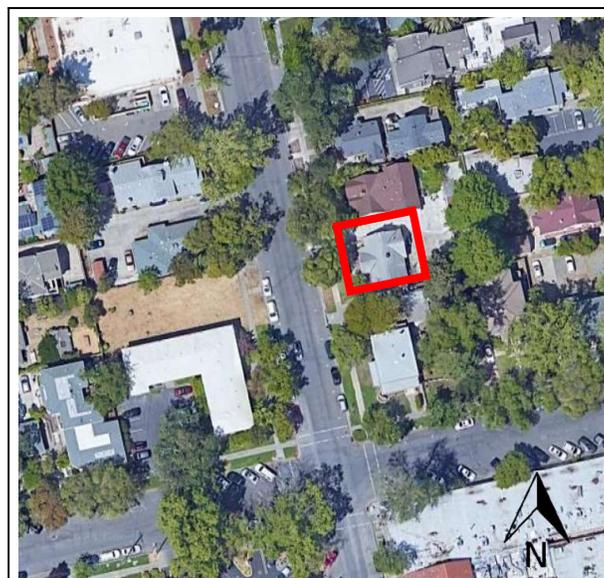
(Continued on page 12)

B13. Remarks: none

*B14. Evaluator: Amy Langford

*Date of Evaluation: March 19, 2024

(This space reserved for official comments.)



Source: Google Earth, 2024.

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

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

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

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

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

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

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

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

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

Early Twentieth Century and Depression Era (1905 – 1939)²

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

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

Municipal Growth

Changing its name to "Davis" was a symbolic first step toward the growth of the little village into a more substantial and prosperous town. In addition to the economic boost provided by the University Farm, a devastating downtown fire in 1916 spurred an interest in formalizing municipal government. In 1917, Davis incorporated as a city, setting off a decade of civic improvements and additions to city services. Davis developed a water system in 1920, and sewer and garbage collection followed the next year. Davis government then undertook significant road improvements, tree planting, and streetlight installation. In 1923, citizens proposed a long-range development plan, and a more formalized plan was developed in 1927 when the city retained professional planner Charles Cheney. Cheney's Davis plan, most of which was never adopted, included urbane elements such as transforming Second Street into a formal allée culminating in a classical quadrangle at the University Farm entrance. Although some of Cheney's ideas were perhaps too grand for Davis, his proposal for devoting an entire block to a park was carried out in spirit when the Federal Works Progress Administration (WPA) built a park with landscaping, paths, and restrooms on the block between Fourth, Fifth, B, and C streets in the 1930s.

Commercial and Residential Development

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

Depression-era Davis

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

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 8.

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

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

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

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

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

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

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

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

Davis Free Clinic

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

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

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

*Recorded by: Amy Langford, ESA

*Date: March 18, 2024

Continuation

Update

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

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

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

Subject Property

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

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

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

TABLE 1: OWNERS/OCCUPANTS

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

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

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

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

⁶ *Ibid*.

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

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

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

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

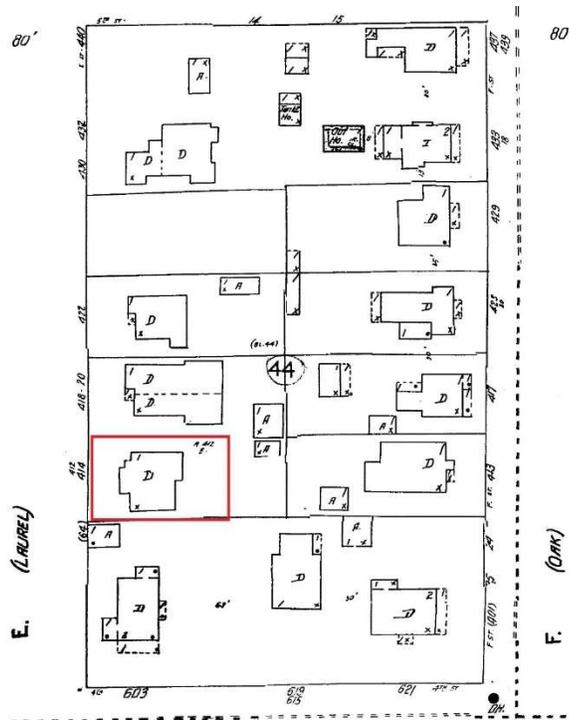
¹¹ Chamber of Commerce Business Directory, "Davis Psychics," accessed March 19, 2024, <https://www.chamberofcommerce.com/united-states/california/davis/psychic/10875339-davis-psychicsm>.

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

TABLE 2: BUILDING PERMITS

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

Sources: City of Davis, Planning and Building Department.



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



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



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

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

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

A/1/1/1 - Events

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

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

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

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

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

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 414 E Street and significant persons or businesses. The documented owners of the property do not appear to be historically significant. While Grant and Grace Noda owned multiple properties in Davis for extended periods of time, the property does not appear to rise to the level of significance for that association. The property's most significant association is with the Davis Free Clinic, which operated its drug treatment services at the subject property between ca. 1978 and ca. 1985. However, the association of any individuals who received treatment or worked for the Davis Free Clinic, such as Dr. James Jones, with the subject property itself does not appear to rise to the level of significance. Rather, their connection to the property reflects broader trends in community development in Davis and Yolo County during the 1970s and 1980s. In summary, research does not indicate that 414 E Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 414 E Street is a modest example of the Minimal Traditional architectural style. It features simple and restrained decorative details and is not affiliated with any known designer or engineer. It is of common wood-frame construction. It does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 414 E Street, nor does it appear to be the work of a master architect. The ancillary garage building on the property is also not historically significant for its design. The garage was constructed at an unknown date and is simple in both plan and materials. For these reasons, 414 E Street is recommended ineligible under Criteria C/3/3/3.

D/4/4/4 – Information Potential

Criterion D/4/4/4 applies to properties that have the potential to inform important research questions about human history. According to National Register Bulletin 15, to qualify for listing, the property must "have or have had information to contribute to our understanding of human history or prehistory and the information must be considered important." 414 E Street does not meet this criterion and is recommended ineligible under Criterion D/4/4/4.

Character-Defining Features

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

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

Integrity

For a property to be eligible for listing in the National Register, California Register, or as Landmark or Merit resources per the City of Davis regulations it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. The subject property is recommended eligible for local listing at the Landmark and Merit Resource level under Criteria 1/1 as a representation of the historically high priority that the City of Davis makes with regard to social innovation and support.

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

The City of Davis maintains two categories of local historic resources – Landmarks and Merit Resources. Of these, merit resources have a lower threshold for remaining historical integrity. Based on an intensive pedestrian survey and archival review of building permit records, 414 E Street is recommended ineligible for listing as a City of Davis Landmark because of the relatively short period of time in which it functioned as the Davis Free Clinic. However, 414 E Street is recommended eligible for listing as a City of Davis Merit Resource.

Recommendation

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

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

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

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Permit Record # (illegible)-32. On file at the City of Davis, Planning and Building Department. 1956.

Permit Record # 2252. On file at the City of Davis, Planning and Building Department. 1978.

Permit Record # 1-78. On file at the City of Davis, Planning and Building Department. 1978.

Permit Record # 113-95. On file at the City of Davis, Planning and Building Department. 1996.

Permit Record # 113-993. On file at the City of Davis, Planning and Building Department. 1996; 1998 (resubmitted).

Permit Record # 97-5809. On file at the City of Davis, Planning and Building Department. 1998.

Permit Record # 29-99. On file at the City of Davis, Planning and Building Department. 1999.

Permit Record # 13-99. On file at the City of Davis, Planning and Building Department. 1999.

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Sanborn Fire Insurance Company. 1921 (rev. 1945) Sanborn Map. 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.

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

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 10

*Resource Name or #: 417 F Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Yolo

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

c. Address: 417 F Street City: Davis Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-213-011

***P3a. Description:**

The subject property is located mid-block on the west side of F Street between 4th and 5th streets. The 0.14-acre parcel includes a one-story, 2,124-square-foot building with an irregular footprint. The primary (east) façade fronts F Street, and the secondary (north) façade faces the neighboring building. The building is of wood-frame and concrete masonry unit (CMU) construction, capped by a flat roof covered with built-up roofing, and clad in textured stucco, stone veneer, and plywood. Typical fenestration consists of fixed, aluminum-sash windows; sliding, vinyl-sash replacement windows, and flush wood doors.

The primary façade is composed of three segments. The south end of the façade is closest to F Street and features three fixed windows. The center segment is recessed and features no fenestration. The north end of the façade is recessed behind a landscaped courtyard and features two flush pedestrian doors, one of which has an aluminum-sash sidelite. The roof cantilevers over the entries. The façade terminates in a parapet with metal coping at the roofline.

The secondary façade is composed of three segments. The east end is recessed behind a landscaped courtyard and features a flush pedestrian door flanked by pairs of fixed, aluminum-sash windows with privacy glass. The roof cantilevers over the entry. The center of the façade projects slightly into the courtyard and features a pair of sliding, vinyl-sash windows and a utility closet with a pair of flush doors. The west end reveals the building's CMU construction and features no fenestration. The façade terminates in a parapet with metal coping at the roofline.

The south and west façades are not visible from the public right-of-way. (Continued on page 3)

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

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



P5b. Description of Photo: Primary (east) and south façades, view facing southwest. March 7, 2024.

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

Historic Prehistoric Both
 1966, Yolo County Assessor

***P7. Owner and Address:**

John M. Simmons et al.
 P.O. Box 329
 Davis, CA 95617

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 # 417 F Street
Page 2 of 10

*NRHP Status Code 6Z

B1. Historic Name: 417 F Street

B2. Common Name: 417 F Street

B3. Original Use: Professional offices

B4. Present Use: Professional offices

*B5. Architectural Style: Altered Minimalist

*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: Robert E. Crippen, AIA

b. Builder: unknown

*B10. Significance: Theme Explosive Growth (1959 – 1971)

Area Downtown Davis

Period of Significance 1966

Property Type Commercial

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 1966; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context.

(Continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) none

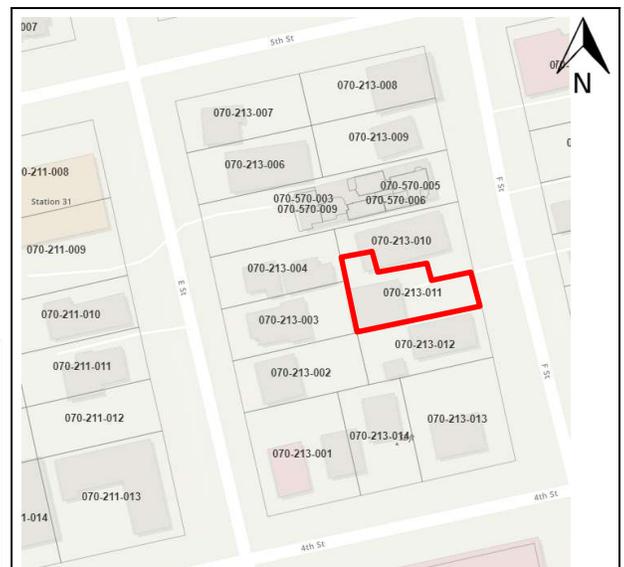
*B12. References: (Continued on page 10)

B13. Remarks: none

*B14. Evaluator: Johanna Kahn, ESA

*Date of Evaluation: March 2024

(This space reserved for official comments.)



Source: Yolo County Assessor, 2024.

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



Secondary (north) façade, composite view facing southwest. Source: ESA, 2024.

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

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

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

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

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

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

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

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].

Commercial development was originally concentrated on G Street close to the railroad station at the southern end of G Street while the surrounding area was sparsely developed with residences. As the commercial area expanded many residences were converted to commercial use or demolished to make way for new commercial buildings. The following excerpt is from the *Davis, California: Citywide Survey and Historic Context Update*.

Explosive Growth (1959 – 1971)²

Decades of sustained growth of the University [of California], Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in "potential slums," inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed "urban sprawl" was actually planned "perimeter growth." The newspaper explained that Davis' expansion outside its original boundaries on all sides was the result of a "carefully calculated policy ... to annex all perimeter land, in every direction," and that the town's "orderly growth" in all directions was a direct benefit of this policy.[...]

Commercial Properties³

Commercial development was no longer limited to Downtown, and was robust all over Davis. Downtown continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced. Meanwhile, subdivision developers were building strip-type shopping centers to serve neighborhood retail needs. And land near the freeway, even in the remote southern portion of Davis, was becoming attractive to business owners who wanted space to construct a corporate headquarters or a land-intensive venture like a car dealership. Although function was emphasized for the strip-type development, Downtown and freeway adjacent commercial structures from the era were often ambitious, architect-designed buildings. Architect designed commercial buildings included strong examples of established styles, such as Silvio Barovetto's New Formalist Intercoast Insurance Building. Other architects during the period combined elements of various modernist styles to create unique buildings like the Downtown Wells Fargo Bank, designed by Gordon Stafford in 1965.

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

³ *Ibid.*, page 40.

Robert Crippen, Architect

Robert Earl Crippen (1922 – 2004) was born in Burbank, CA, and grew up in Woodland, CA. After serving in the U.S. Army during World War II, he received his undergraduate degree in architecture from the University of Oregon. Early in his career, he was employed by the renowned San Francisco architecture firm Campbell and Wong as well as by Sacramento architect Whitson W. Cox. He received his architecture license in 1955, and as a practicing architect, he operated two offices in Woodland and Truckee, CA.^{4,5,6}

Prior to his design of the subject building, Crippen designed a large, two-story addition to the city hall building in nearby Woodland, CA, in 1961.⁷ His 1961 design for a Frank Lloyd Wright-inspired, single-family residence in Woodland received a Woodland Heritage Home Award in 2015.⁸ He was one of the architects who designed the Yolo County Jail, which was completed in 1969.⁹ In the 1970s, Crippen designed a single-family house known as “The Marlette” that was reproduced hundreds of times, including more than 100 examples in the present-day Tahoe Donner Home Owners Association in Truckee.¹⁰

Simmons Real Estate

John B. Simmons (1902-80) and his wife Alice K. Simmons (1906 – 2002) were prominent residential developers in Davis beginning in 1950. The following excerpt is from the *Davis, California: Citywide Survey and Historic Context Update*:

Davis Builders and Developers¹¹

Several of the subdividers in the immediate post-war period were local professors and farmers who became part-time developers as a sideline. Their subdivisions tended to be developed one property at a time like pre-war neighborhoods. The common practice prior to the war had been for an investor to acquire property, lay out streets and house lots, and sell the lots individually to people who wanted to build houses. Most subdividers during the pre-war period were not builders. Davis Parkside and Millers subdivisions are examples of those that fit this old-fashioned template. Each new subdivision had only twenty-five to thirty-five lots, which were developed gradually over a period of years or even decades, and the subdividers were University faculty or administrators. Since these new neighborhoods were small, they were inserted into the existing street-grid, and mostly conformed to the traditional rectilinear pattern of pre-war Davis.

East Acres No. 1, which was subdivided by John B. and Alice K. Simmons in the spring of 1950 and constructed over the next two years, marked a transition from traditional to industrialized building in Davis. At just over 30 lots, the subdivision was in scale with those built in the traditional, incremental way. Its modest houses, however, which were all about 960 square feet, were identical except for a choice of hipped or gabled roof and mirror-image floor plans. (Perhaps unsurprisingly, few of these small houses have survived unaltered to the present.) Other developers began building repetitive tracts of houses in Davis around the same time as the Simmonses. By the end of the decade, the size of new subdivisions had inched up from 15-35 parcels to 60-95 parcels.

Through the 1960s, Davis still had two types of merchant builders. Alice and John Simmons were an example of the first type, the “homegrown” Davis builder. Sensing an opportunity, the Simmonses transitioned from dairy farming to construction and real estate sales at the end of the 1940s. They had started small with East Acres No. 1 in 1950, but unlike other local dabblers in early postwar subdivisions, stayed in the business and grew over time as they gained experience. [The Simmonses continued to develop their original dairy parcel through 1964, the year East Acres No. 9 was recorded.¹²] Simmons Real Estate became one of Davis’s most important post-war developers. The husband-and-wife team, which later included Simmons children, never developed the very large subdivisions that came into vogue in the 1960s, but had one of the longest development runs in Davis, and there were many years between the late 1950s

⁴ “Robert Earl Crippen,” *San Mateo County Times*, January 4, 2005.

⁵ “Winters Architect Helps to Form Central Valley Architects Associated,” *Winters Express*, July 26, 1962, page 1.

⁶ “Whitson W. Cox Establishes Architectural Office Here,” *Sacramento Bee*, March 14, 1953, page 8.

⁷ Ron Pinegar et al., *Explore Historic Woodland* (Woodland, CA: City of Woodland, 2008), page 167.

⁸ Sarah Dowling, “Preservation Efforts in Woodland Recognized,” *Woodland Daily Democrat*, September 17, 2015.

⁹ “Yolo Jail Plans Win Approval of Supervisors,” *Sacramento Bee*, November 21, 1967, page B3.

¹⁰ “Home Page,” The Marlette, accessed March 18, 2024, <https://www.the.marlette.org>.

¹¹ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, pages 17-19.

¹² Rich Rifkin, “Building Davis Was the Simmons Way,” *Davis Enterprise*, July 17, 2018.

and early 1970s that they built two or three subdivisions. By the mid-1960s, Simmons Real Estate was working on multiple subdivisions all over Davis and offering houses in a wide range of price points.

The second type, regional merchant builders, began making inroads into Davis in the early 1950s when the Huntwood Development Co. recorded its Huntwood Park subdivision in the spring of 1951. Huntwood Park and East Acres No. 1 were the first subdivisions in East Davis. They were also the first to use industrialized building techniques in Davis, developing neighborhoods with nearly identical houses. Although the Simmonses recorded their subdivision first, the two neighborhoods were developed about the same time, and Huntwood Park was completed more quickly, probably due to the disparity in experience between the developers. [...]

Other neighborhoods developed by Simmons Real Estate included Lillar's Addition (along 12th Street), Elmwood (a local historic district), Norwood, Westwood, and Macero del Norte.¹³

The subject building was constructed in 1966 as a rental property for owner John M. Simmons, and it would later become the main office of Simmons Real Estate. Prior to occupying the subject building ca. 1995, Simmons Real Estate occupied offices at 708 2nd Street (ca. 1963-65) and 227 E Street in Davis (1966-ca. 1972).¹⁴ In 2024, Simmons Real Estate is managed by the fourth generation of Simmons family members.¹⁵

Subject Property

The subject block first appears on Sanborn maps in 1900. By that time, a one-story dwelling had occupied the subject property for an unknown length of time, and the same building appears in the 1953 Sanborn map. According to the Yolo County Assessor, the subject building at 417 F Street was constructed in 1966 as an office building, replacing the earlier dwelling on the property (**Table 1**).

There are no building permits on file. Undated architectural drawings on file confirm that the building originally contained only two office spaces, and this number was increased to three office spaces at an unknown time. Structural drawings on file confirm that the roof structure was replaced and the parapet height was increased by 4 feet in 1974. Observations made by ESA staff include the removal of one original window from the east façade, the addition of two windows on the north façade, and the addition of stone veneer cladding (Table 1). Archival research indicates that the same owner, John M. Simmons, has possessed the subject property since the building was constructed (**Table 2**). The building has been occupied by numerous professional offices since ca. 1970 (Table 2).

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1966	n/a (drawing only)	Building constructed as a two-office building
1974	n/a (drawing only)	New roof structure and parapet height increased by 4'-0"
Unknown	n/a	Reconfigured as three offices, one window on primary façade removed, sliding windows on north façade added, stone veneer cladding added

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
ca. 1966 – 2024	John M. Simmons (owner)	
1970	Hannesson & Riddle Yolo Engineers & Surveyors, Inc.	Consulting agronomist (1970 city directory) (1970 city directory)
1970-71	Lance B. Johnson	Optometrist
1974	Gubernatorial campaign headquarters for Bob Moretti	"Moretti Headquarters Opens in Davis," <i>California Aggie</i> 84, no. 35 (May 17, 1974), page 7.

¹³ Ibid.

¹⁴ Classified ads in various issues of the *Sacramento Bee*, 1963-72.

¹⁵ "Home Page," *Simmons Real Estate*, accessed March 18, 2024, <https://www.simmonsre.net>.

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1977	Davis Teachers Association	"Davis Teachers Prepare for Strike," <i>California Aggie</i> 96, no. 52 (November 18, 1977), page 1.
1988	Davis Mini Group	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
1988-95	John F. Weatherbie	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
1988-96	Alexandra B. Bissel	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
1992 - 2013	William M. Bowsky	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
1993-95	Wesley Honbo	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
1995-96	Simmons Real Estate Property Management	Newspaper classified ads
1995	West Davis Development Co.	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
1996	Stephen G. Silberstein	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
ca. 1998 – ca. 2007	Property management (unnamed but probably Simmons Real Estate)	Newspaper classified ads
2006-15	Brett G. Dockter	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
2009	Scott E. Bowden	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
ca. 2016-24	Simmons Real Estate Property Management	Street signage seen on Google Maps
ca. 2016-22	Wesley Honbo, DDS	Street signage see on Google Maps
2023-24	Tina Wang Massage	Signage on building

Regulatory Framework

National Register of Historic Places

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

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

- A) Are associated with events that have made a significant contribution to the broad patterns of our history, or
- B) Are associated with the lives of persons significant in our past, or

- C) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D) Have yielded, or may be likely to yield, information important in prehistory or history

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a merit resource if it is significant for its architectural value or if an understanding of the associated important person or historic event has not been impaired by the relocation.
- (2) A birthplace or grave may be designated a merit resource if it is that of an historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.

*Recorded by: Johanna Kahn, ESA

*Date: March 2024

Continuation

Update

- (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 417 F 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 under the Explosive Growth (1959 – 1971) significance theme. It was built as an office building, and it does not appear that there are any significant associations between 417 F Street and important events or patterns in history. It does not appear to rise above the typical associations with small-scale commercial 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 does not indicate that there are any significant associations between 417 F Street and significant persons or businesses. The subject property was built as a rental property for John M. Simmons and later became the main office of his family business, Simmons Real Estate, a prominent and enduring Davis developer for over 70 years. Simmons Real Estate was well established by the time the subject building was constructed, and the business occupied the subject property relatively late in its institutional history. Additionally, many professionals have worked in the subject building since it was constructed, including doctors, scientists, and politicians. Many of these were short-term tenants. As research does not indicate that 417 F Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 417 F Street was constructed in 1966 as a two-office commercial building in a Modernist style. The architect was Robert E. Crippen, who also designed several larger, more prominent projects in Northern California. By comparison, the subject building appears to be a minor example of Crippen's work. The subject property does not appear to be significant for its design or engineering. For these reasons, 417 F 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." 417 F 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 417 F 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)

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

P8. Recorded by:

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

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

Historic Context

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

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

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

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

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

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

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

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

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

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

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

Transformation of the University Farm

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

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

Resources Constructed During World War II/Post-war Era

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

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

Subject Property

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

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

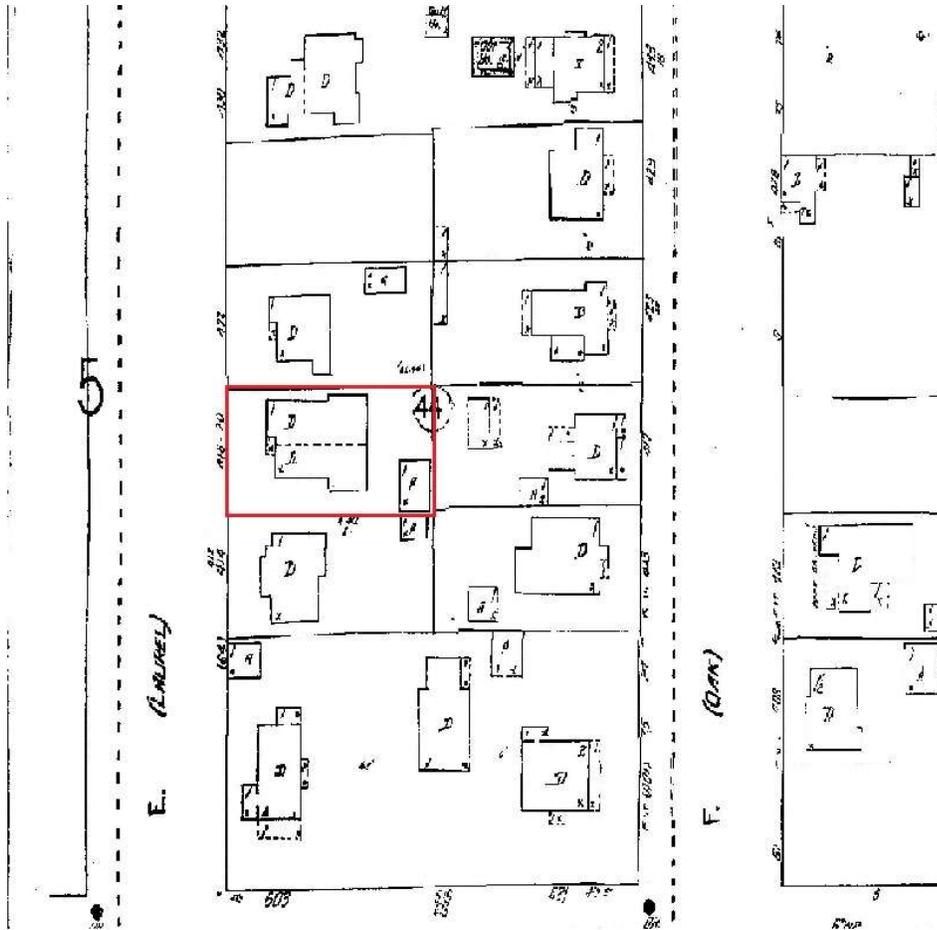
TABLE 1: BUILDING PERMITS AND CITY RECORDS

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

TABLE 2: OWNER/OCCUPATION HISTORY

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

³ Parcelquest, Yolo County Assessor, 2024.



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

Figure 1 – 1945 Sanborn Map

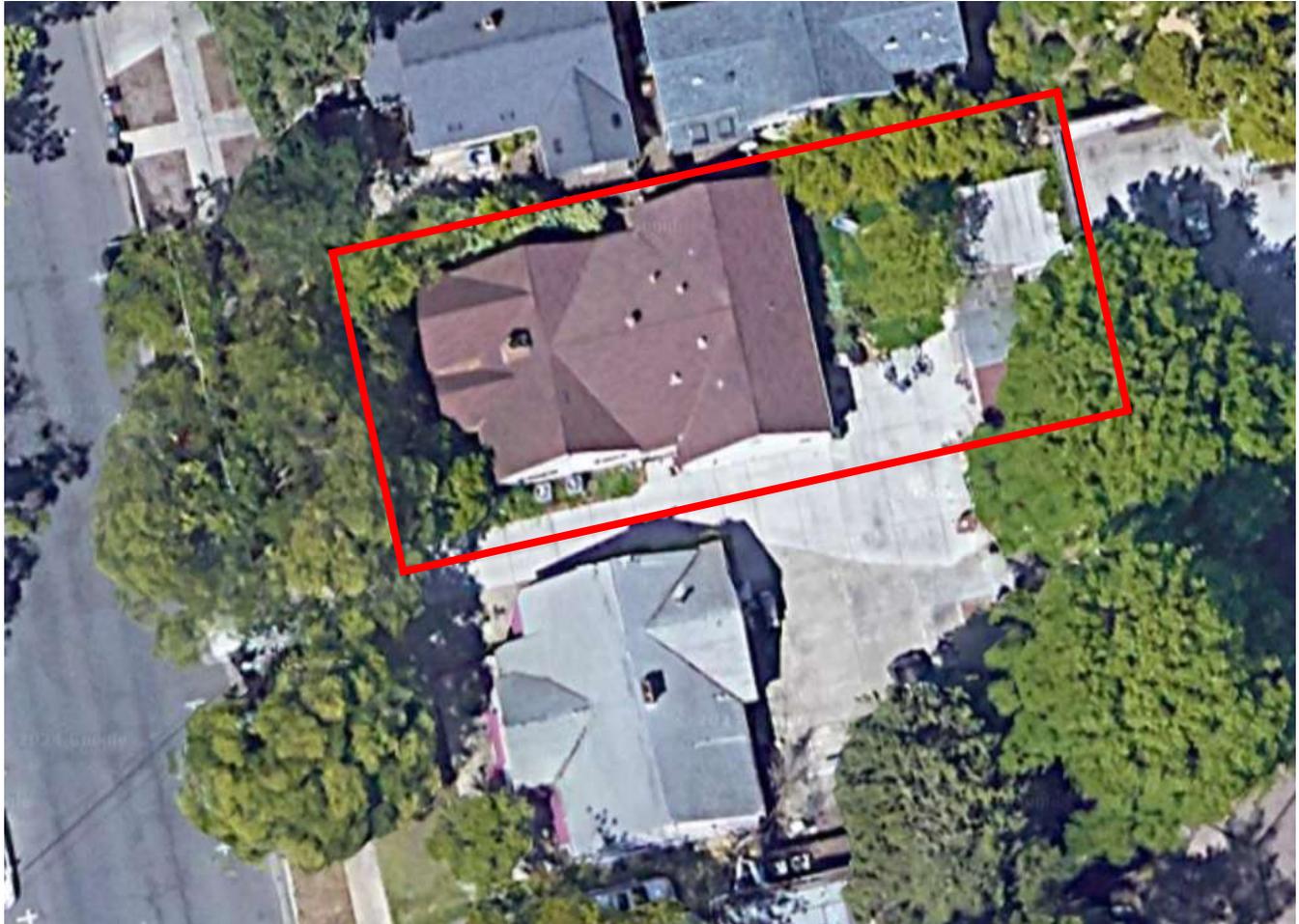


Figure 2 – Current Aerial, 418-420 E Street in red (Google Maps, 3/12/2024)



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



Figure 4 – Current street view. Photo by ESA, view facing northeast. March 7, 2024.

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

The subject property at 418-420 E Street was previously recorded in 1996 and 2015. The 2015 recordation identifies the subject property as a possible contributor to a potential historic district in the area. ESA concurs with this preliminary assessment. However, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource.

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

A/1/1/1 - Events

The subject property was constructed in 1941 during the World War II and Post-War (1940 – 1958) significance theme. Archival review indicates that 418-420 E Street was constructed in an area and time of incremental residential development that was a response to increased population growth in Davis during World War II and its immediate aftermath. It appears on a 1945 Sanborn map as a duplex, reflecting the theme of postwar population growth. However, it does not appear that there are any significant associations between 418-420 E Street and important events or patterns in history. It does not appear to rise above the typical associations with residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – People

Archival review also does not indicate that there are any significant associations between 418-420 E Street and the lives of people significant in the past. While the construction of the residence coincides with Davis's population growth during World War II, archival research did not indicate any specific individual of significance related to the City of Davis or local wartime-related mobilization having attained prominence through their association with the residence. Furthermore, preliminary research failed to identify any owners/occupants of the residence that have risen to the level of significance. As research does not indicate that 418-420 E Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 418-420 E Street is representative of two-family residential buildings constructed in Davis and Yolo County during the mid-20th century. It is a modest example of the Tudor Revival Style, embodying few distinctive characteristics and reflecting relatively little architectural distinction. While it is in good condition and retains its original massing and stylistic features, no specific architect, engineer, or designer is associated with the building at 418-420 E Street, nor does it appear to be the work of a master architect. For these reasons, 418-420 E Street is recommended ineligible under Criteria C/3/3/3.

D/4/4/4 – Information Potential

Criterion D/4/4/4 applies to properties that have the potential to inform important research questions about human history. According to National Register Bulletin 15, to qualify for listing, the property must "have or have had information to contribute to our understanding of human history or prehistory and the information must be considered important." 418-420 E Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

Integrity

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

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*Resource Name or # 418-420 E Street

*Recorded by: Amy Langford, ESA

*Date: March 12, 2024

Continuation

Update

Recommendation

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

***B12. References:**

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

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

City of Davis. Permit # 07-2519. 2007.

City of Davis. Permit # 16-86. 2016.

Sanborn Fire Insurance Company. 1921 (rev.1945) Sanborn Map. 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.

ParcelQuest.com. Yolo County Assessor's Parcel Data. Accessed March 12, 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*.¹

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

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

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

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

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

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

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

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

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

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 131.

facility for its Signal Corps. The Signal Corps returned the campus to the University in fall of 1944, and classes resumed in 1945. Despite the sacrifice and disruptions of wartime, Davis during World War II remained the quiet agricultural community it had been for many years.

Transformation of the University Farm

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

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

Residential Development

After World War II, the U.S. population and economy grew at an unprecedented rate. The trends were not uniform nationwide, however, and growth was particularly rapid and strong in California. Hundreds of thousands of people who had relocated to California for military service and wartime work stayed after the war ended, and the state population continued to grow in the 1950s. The exponential growth of UC Davis intensified the broader trends of economic growth and pent-up housing demand after the war. These factors working together meant that the town footprint that had contained Davis's 2,500 prewar residents was woefully inadequate. And the population surge was coupled with factors that put home ownership within reach for millions more Americans than before the war: Federal Housing Administration (FHA) mortgage insurance and G.I. Bill mortgage insurance for veterans. These federal policies, along with the relatively new tax deduction for mortgage interest, made home ownership attractive nationwide, and particularly so in a growing community like Davis.

Davis was attractive for housing construction because of its proximity to Sacramento, a lack of strict local controls on development, and the growth of the University. Without geographical barriers like major river systems or mountains, the little town was a developer's paradise. By 1943, Davis leaders had already realized that expansion and growth in California were inevitable after the war, and that Davis would also grow. Elected officials and city staff began planning for enlarging Davis' geographical footprint, developing new areas, and improving infrastructure. The Chamber of Commerce also recognized the challenges Davis was facing, and began planning for the postwar period. By 1944, the group was discussing the need for access roads and overpasses, more housing, and the potential benefits of annexing adjacent areas.

In 1945, Davis' city limits encompassed 220 acres, only marginally larger than the original 24-block Davisville that had been laid out in 1868. The Chamber of Commerce released results of a study of annexation that year. Projecting population growth in Davis resulting from growth of the state and the University, the committee strongly recommended annexation, warning that planning would prevent development on Davis's borders in what they called "a haphazard manner." The proposed annexation would nearly triple the size of the city limits, and include areas such as Robbins and Millers subdivisions adjacent to the University (where development had already begun) as well as portions of north and east Davis that remained primarily agricultural. The Chamber also recommended new sewer lines and the extension of West Eighth and K streets. In November 1945, Davis residents approved the annexation plan in an election.

Local investors and landowners recorded six new subdivisions 1946 and 1948. Although all were small (one had only ten parcels) their number signaled a marked change from the period from 1930 to 1945, when only

one new neighborhood was subdivided. The construction was clustered around the high school (currently City Hall), in the area northeast of Downtown, and adjacent to the University. Development in the immediate postwar period was in transition from the traditional gradual expansion of neighborhoods to the industrial-scale housing construction that became the norm in the later decades of the twentieth century. For the most part, these subdivisions followed the traditional pattern, although the rate was somewhat accelerated.

In fact, relatively few houses were actually constructed in the 1940s: most parcels in these neighborhoods were not developed until the early 1950s or later. This pattern was not unusual in California, despite the pent-up demand from decades of depression and war. Building materials, which had been diverted to the war effort for years, did not become available immediately after hostilities ended.

After 1950, housing development in Davis accelerated markedly. Developers recorded 34 new subdivisions between 1950 and 1959, more than triple the number created in the previous two decades. The mostly contiguous new neighborhoods spread out to the north of old Downtown Davis and the University to its west, and in the area east of Downtown and the railroad tracks. By 1960, the developed footprint of Davis had roughly doubled, and a significant amount of infill construction had also occurred.

1950 marked a watershed in the type of neighborhoods developers built in Davis, as well as the pace of growth. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that characterize post-war subdivisions throughout California. Although these features have their aesthetic roots in nineteenth-century suburbs, they did not begin to widely replace the traditional urban grid pattern until in the second half of the twentieth century. One reason for the increased popularity of suburban-style neighborhood layout was that the FHA, which controlled the flow of capital to developers, promoted these features. Probably more important, however, was the fact that in an increasingly automobile-dependent culture, this type of design was viewed by the public as a safety feature. Almost all Davis neighborhoods subdivided after 1950 share these features, as well as cost-saving rolled (rather than square) curbs. Most sidewalks lack planting strips and are situated immediately adjacent to the curbs, with city-owned street trees planted in the front yards by developers. Post-war Davis neighborhoods lack alleys, and every property is equipped with a garage or carport.

In addition to the shift in neighborhood design, during the 1950s developers began to utilize standardization and mass-production methods to building the houses. Although the construction of standardized tracts with identical (or very similar) houses would eventually lead to the construction of large subdivisions in Davis, the process when it began was very much in scale with the traditional local construction pattern, which was much more incremental.

The industrialization of housing construction and rise of merchant builders was a trend that began transforming the housing business nationwide even before the end of World War II. In contrast to old-fashioned subdividers, merchant builders acquired large areas of land, prepared streets and utilities, and then built and sold their houses. Inspired by wartime and consumer-goods factories, and responding to the extreme need for housing after the war, industrial-scale builders began constructing houses faster and cheaper than their small-scale competitors as early as the end of the 1940s in California's urban centers. Although the trend was slower to develop in rural Davis, industrialized building was one of the most important factors in the Davis' transformation from a rural railroad junction town to an expanding "University City."

Although the residential landscape of Davis had begun to rapidly transform, city government and infrastructure grew much more slowly. New water mains, domestic wells, and sewer lines were constructed on a piecemeal basis as needed. Davis does not appear to have added new parks, libraries, or recreational facilities during this era. And city government remained headquartered Downtown in its 1938 WPA-built City Hall until 1981.

City officials attempted to both encourage and manage growth during the 1950s. A district map from 1953 shows a town divided into zones for commercial, industrial, single-family dwellings, two family dwellings, and multiple-family dwellings. Fraternities were limited to portions of only 6 blocks along Second and B Streets.²⁵ Both sides of the railroad tracks, as well as the area between Highway 80 and the tracks, were zoned industrial. These areas had housed activities associated with agricultural processing since the nineteenth century. Other businesses in the industrial zone, such as a lumber yard and breweries, had serviced local needs. Almost all commercial development was Downtown on Second, Third, and G streets, although during this period it began spilling over into formerly residential areas. A grocery store at the corner of Russell Boulevard and Anderson Road was the only neighborhood commercial development.

What is most striking about the 1953 map is that the majority of Davis is zoned for two- or multifamily housing. During the late 1940s, the Planning Commission had changed zoning of some subdivisions back and forth from single- to multiple-family. This indecision was apparently at least in part due to pressure from local builders. By the early 1950s, the only areas set aside for single family dwellings were the neighborhoods immediately north of the University, new tracts, and areas that had not yet been developed. All of Downtown-adjacent Old Davis was zoned for two families. Bowers Acres, the area of north-central Davis that had been laid out with extra-large lots in 1913, was zoned for apartments. Davis was still grappling with a housing shortage, and local leaders had decided that redeveloping Old Davis would be the best way to solve the problem. In March, 1955, Davis City Council instituted a six-month moratorium on new building, and requested Yolo County to do the same for the area around Davis. Davis leaders argued that the break from development would allow “orderly growth,” with plans for constructing and financing new infrastructure.

Subject Property

The subject block first appears on Sanborn maps in 1888. According to the 1907 Sanborn map, the subject property was occupied by three small sheds and a three-story water tank. By 1921, one of the sheds had been replaced by an automotive building, and the other structures were still in place. The 1945 Sanborn map shows only one small shed remaining on the subject property, which was otherwise vacant. The subject building appears for the first time on the 1953 Sanborn map, and the original address was 416 F Street.³ For this reason, a construction date of ca. 1945-53 should be used rather than 1941, which is based on the Yolo County Assessor record.

Building permits for 416 F Street are summarized in **Table 1**; there are no building permits on file for 420 F Street. Despite appearing to retain most of its original massing, the subject building has been extensively altered and original materials replaced (Table 1). After being constructed as a single-family dwelling during the late 1940s or early 1950s, the subject building appears to have been converted to a commercial use by 1965. Since that time, a variety of retail commercial businesses, social services, and government campaign headquarters have occupied the subject building (**Table 2**).

TABLE 1: BUILDING PERMITS FOR 416 F STREET

Date	Permit Number	Notes
ca. 1945-53	n/a (Sanborn maps)	Building constructed as a single-family residence
ca. 1965	n/a	Converted to a commercial building
1969	1926	Install window
1995	n/a (minor improvement record 14-95)	Rear addition constructed, requiring the removal of 2 windows from the south façade
1995	95-12219	Install new wood siding “and generally improve [the] existing commercial building”
2007	07-110	Replace 3 windows on west façade
2018-20	18-2051	A secondary entrance was added to the west façade, replacing one window installed in 2007. The interior was reconfigured to increase accessibility.
2018	n/a	Building address changed to 420 F Street

TABLE 2: OWNERS/OCCUPANTS OF 416/420 F STREET

Year(s) of Occupation	Occupant(s)/Business	Notes
1946-48	Horse sales	Classified ads in <i>Sacramento Bee</i> . It is unclear whether this refers to the subject building or to the previously vacant subject property.
1965	De Vine’s (men’s apparel)	<i>California Aggie</i> , February 5 – December 14, 1965

³ The undated APN map available online lists the subject property’s address as 416 F Street. *ParcelQuest*, accessed March 18, 2024, <https://www.parcelquest.com>.

TABLE 2: OWNERS/OCCUPANTS OF 416/420 F STREET

Year(s) of Occupation	Occupant(s)/Business	Notes
1967	Robert Wilkins et al. (owner)	Listed on 1967 letter to Davis building inspector
1968	Presidential campaign office for Robert F. Kennedy Campaign headquarters for Democratic Assembly candidate John McMurdie	"Kennedy Cochairmen in Davis Are Named," <i>Sacramento Bee</i> , May 24, 1968, page C2. "What's Happening," <i>California Aggie</i> , October 11, 1968, page 4
1969-71	Juliet, Ltd. (boutique and yarn shop)	<i>California Aggie</i> , October 10, 1969, May 5, 1971
1974-78	The Silversmith (jeweler)	Listed on 1974 sign permit and 1978 letter from planning department
ca. 1980-94	The Gold Lion (jeweler)	<i>California Aggie</i> , April 28, 1980, June 9, 1994
ca. 2001-06	Citizens Who Care	"Arts Week," <i>California Aggie</i> , February 8, 2001, page 6 "416 F Street," <i>DavisWiki</i> , October 9, 2006, https://localwiki.org/davis/416_F_Street/_files/416_F_Street.JPG/_info/
2006	Thomas S. Read, CPA	"416 F Street," <i>DavisWiki</i> , October 9, 2006, https://localwiki.org/davis/416_F_Street/_files/416_F_Street.JPG/_info/
ca. 2006 – ca. 2017	Symphony Financial Planning	Sign visible in Google Street View "416 F Street," <i>DavisWiki</i> , October 9, 2006, https://localwiki.org/davis/416_F_Street/_files/416_F_Street.JPG/_info/
2018 – present	F Street Dispensary	City of Davis, "Resolution No. 18-119: Resolution Approving a Cannabis Retailer Site Located at 416 F Street and Making Certain Findings in Support Thereof," June 19, 2018, https://www.cityofdavis.org/home/showpublisheddocument/19122/638448131281230000 .

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;

*Recorded by: Johanna Kahn, ESA

*Date: March 2024

Continuation

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3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

The subject property at 420 F 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 was constructed ca. 1945-53 and falls under the World War II/Post-War Era (1940 – 1958) significance theme. Originally addressed as 416 F Street, it was built as a single-family residence, and it was converted to retail commercial use by 1965. It does not appear that there are any significant associations between 420 F Street and important events or patterns in history. It does not appear to rise above the typical associations with residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review does not indicate that there are any significant associations between 420 F Street and significant persons or businesses. The subject property was built as a single-family residence and later converted to retail commercial use. A wide variety of tenants have occupied the building over time, including a men's apparel shop, two election campaign headquarters, two jewelers, and two financial planning businesses. Most of these were short-term tenants. As research does not indicate that 420 F Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 420 F Street was constructed ca. 1945-53 as a single-family residence designed by an unknown architect or builder. The building is an altered example of a Minimal Traditional-style residence that was converted to a retail commercial use soon after its construction. It does not embody the distinctive characteristics of a type, period, or method of construction. Likewise, it does not represent the work of a master or possess high artistic values. For these reasons, 420 F 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." 420 F 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 420 F 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)

1888, 1900, 1907, 1911, 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.

"Arts Week." *California Aggie*, February 8, 2001.

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

Building permits for 416 and 420 F Street. On file at the City of Davis Planning and Building Department.

California Aggie. Advertisements, various dates.

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

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*Resource Name or # 420 F Street

*Recorded by: Johanna Kahn, ESA

*Date: March 2024

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Update

----- "Resolution No. 18-119: Resolution Approving a Cannabis Retailer Site Located at 416 F Street and Making Certain Findings in Support Thereof." June 19, 2018, <https://www.cityofdavis.org/home/showpublisheddocument/19122/638448131281230000>.

DavisWiki. "416 F Street." October 9, 2006. https://localwiki.org/davis/416_F_Street/_files/416_F_Street.JPG/_info/.

"Kennedy Cochairmen in Davis Are Named." *Sacramento Bee*, May 24, 1968.

"What's Happening." *California Aggie*, October 11, 1968.

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

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

Primary
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 13

*Resource Name or #: 422 E Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Yolo

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

c. Address: 422 E Street

City: Davis Zip: 95616

d. UTM: Zone 10 S, 609660.25 mE/ 4267214.83 mN

e. Other Locational Data: APN 070-213-004-000

*P3a. Description:

422 E Street is located in a mixed-use (residential and commercial) neighborhood in downtown Davis. It is a one-story, single-family residence constructed in 1939 in the Minimal Traditional Style. The building is of wood-frame construction, capped by an offset, front-gable roof, and features an irregular footprint. It is clad in stucco siding with vertical wood board siding beneath the front-facing gables. The primary façade faces west. Beneath the first-level gable is a one-over-one, double-hung window and a recessed entry porch covered by the overhanging, front-façade roof, and supported by a simple wood post. Concrete steps enclosed by metal railing provide access to a wood door situated within the recessed entry porch. Beneath the second-level gable is a vent and a pair of one-over-one, double-hung windows. The side (south) façade is concealed by fencing and landscaping but appears to feature typical fenestration of one-over-one, vinyl-sash, double-hung windows. The rear (east) façade was not visible from public right-of-way during a March 2024 pedestrian survey. (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: View of primary (west) façade on E Street, facing east. Photo by ESA, March 7, 2024.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1939. Source: Yolo County Assessor, 2024.

*P7. Owner and Address:

Ruebner Family LLC
1130 Garden Lane
Lafayette, California 94549

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 # 422 E Street

*NRHP Status Code

6Z

Page 2 of 13

B1. Historic Name: 422 E street

B2. Common Name: 422 E Street

B3. Original Use: single-family residence

B4. Present Use: Office/Commercial

*B5. Architectural Style: Minimal Traditional

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

1939 - Constructed

Ca. 1986 – Two-story, duplex addition constructed at rear of subject property

2016 – Windows replaced

2018 – Roof replaced

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

Original Location: n/a

*B8. Related Features: A two-story, duplex addition constructed ca. 1982 is located to the rear of the subject property.

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939)

Period of Significance 1939

Area

Downtown Davis

Property Type Residential

Applicable Criteria n/a

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

Historic Context

In 2015, the Davis, California: Citywide Survey and Historic Context Update was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significance themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property at 422 E Street was originally constructed in 1939; therefore, it falls into the University Farm and University of California Era (1905 – present) and Early Twentieth Century and Depression Era (1905 – 1939) significance themes established in the 2015 historic context statement.

(Continued on page 3)

B11. Additional Resource Attributes: none

*B12. References: Continued on page 12

B13. Remarks: none

*B14. Evaluator: Amy Langford, ESA

*Date of Evaluation: March 20, 2024

(This space reserved for official comments.)



Source: Google Earth, 2024.

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



Figure 1: Street view of 422 E Street, view facing southeast, ESA, 2024.

The side (north) façade features a secondary entrance with a screened door enclosed by a front-gable porch entry supported by wood posts and wood railing. The porch is flanked by four one-over-one, vinyl-sash, single-hung windows. An internal brick chimney is visible from the public right-of-way. A concrete driveway extends along the north façade and provides access to a ca. 1986 two-story, duplex addition located at the rear of the property.

***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*.¹

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

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

The arrival of the railroad was a turning point, creating an economic impetus to found a town out of what had previously been a collection of scattered farms. The railroad’s investors laid out the town site adjacent to the depot, and by 1868 Davisville had about 400 residents. The railroad and new population spurred a brief building boom, but by the 1870s local growth had slowed. Davisville during the late nineteenth century was a farm village devoted to processing, storing, and shipping agricultural products. There was also industrial

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

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

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

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

University Farm and University of California Era (1905 – Present)²

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

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

During the early twentieth century Davis' commercial district began to spread to the west and north, and its original wood-frame buildings were replaced with more substantial masonry structures as the town prospered. During the teens and 1920s banks, theaters, and new commercial buildings diversified Downtown Davis. Residents constructed new churches and lodge buildings during this period to serve the growing population. The Davis Community Church, a city landmark, was built during this era.

Early developers subdivided several ranches adjacent to the little town into residential parcels after the establishment of the University Farm. Residential development continued to increase its pace, particularly in the 1920s when prosperity, population growth, and alterations in mortgage practices fueled a construction boom. During this period, development began well west of Downtown in the area north of the University Farm. The unique College Park neighborhood, set on an oval street, was initially planned in 1923. Designed by landscape architect Harry Shepard, College Park was restricted to residential development, and – like many such developments of the era – the deeds contained clauses that were meant to prevent non-whites

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

and Jews from owning or residing in the neighborhood. Twenty-five families signed up for College Park lots, and the houses were constructed gradually over the next decades, resulting in an eclectic neighborhood in a park-like setting. The College Park neighborhood is a City of Davis Historic District.

Early Twentieth Century and Depression Era (1905 – 1939)³

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

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

Municipal Growth

Changing its name to "Davis" was a symbolic first step toward the growth of the little village into a more substantial and prosperous town. In addition to the economic boost provided by the University Farm, a devastating downtown fire in 1916 spurred an interest in formalizing municipal government. In 1917, Davis incorporated as a city, setting off a decade of civic improvements and additions to city services. Davis developed a water system in 1920, and sewer and garbage collection followed the next year. Davis government then undertook significant road improvements, tree planting, and streetlight installation. In 1923, citizens proposed a long-range development plan, and a more formalized plan was developed in 1927 when the city retained professional planner Charles Cheney. Cheney's Davis plan, most of which was never adopted, included urbane elements such as transforming Second Street into a formal allée culminating in a classical quadrangle at the University Farm entrance. Although some of Cheney's ideas were perhaps too grand for Davis, his proposal for devoting an entire block to a park was carried out in spirit when the Federal Works Progress Administration (WPA) built a park with landscaping, paths, and restrooms on the block between Fourth, Fifth, B, and C streets in the 1930s.

Commercial and Residential Development

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

Depression-era Davis

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

³ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 8.

Subject Property

The residence at 422 E Street was constructed in 1939 as a single family residence.⁴ A comparison of Sanborn Fire Insurance maps and historic aerial photographs document the building in place by 1945 and appear to confirm that the subject property retains the massing and general footprint of its original construction (**Figures 2 through 5**). Archival review indicates that 422 E Street has functioned as a residence since its original construction. The property is located in a mixed-use (residential and commercial) neighborhood of downtown Davis.

The building and the property have been occupied by various individuals and institutions. Known owners and occupants are listed below (**Table 1**).

TABLE 1: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1970	Edith M. McGuire	
1986-Present	Susan Ruebner, Anthony Ruebner, Ruebner Family LLC	Permit records after 1986 list property owners as either Susan or Anthony Ruebner. Permit records after 2015 lists property owner as Ruebner Family LLC.

Sources: City of Davis, Planning and Building Department; City of Davis City Directory, 1970.

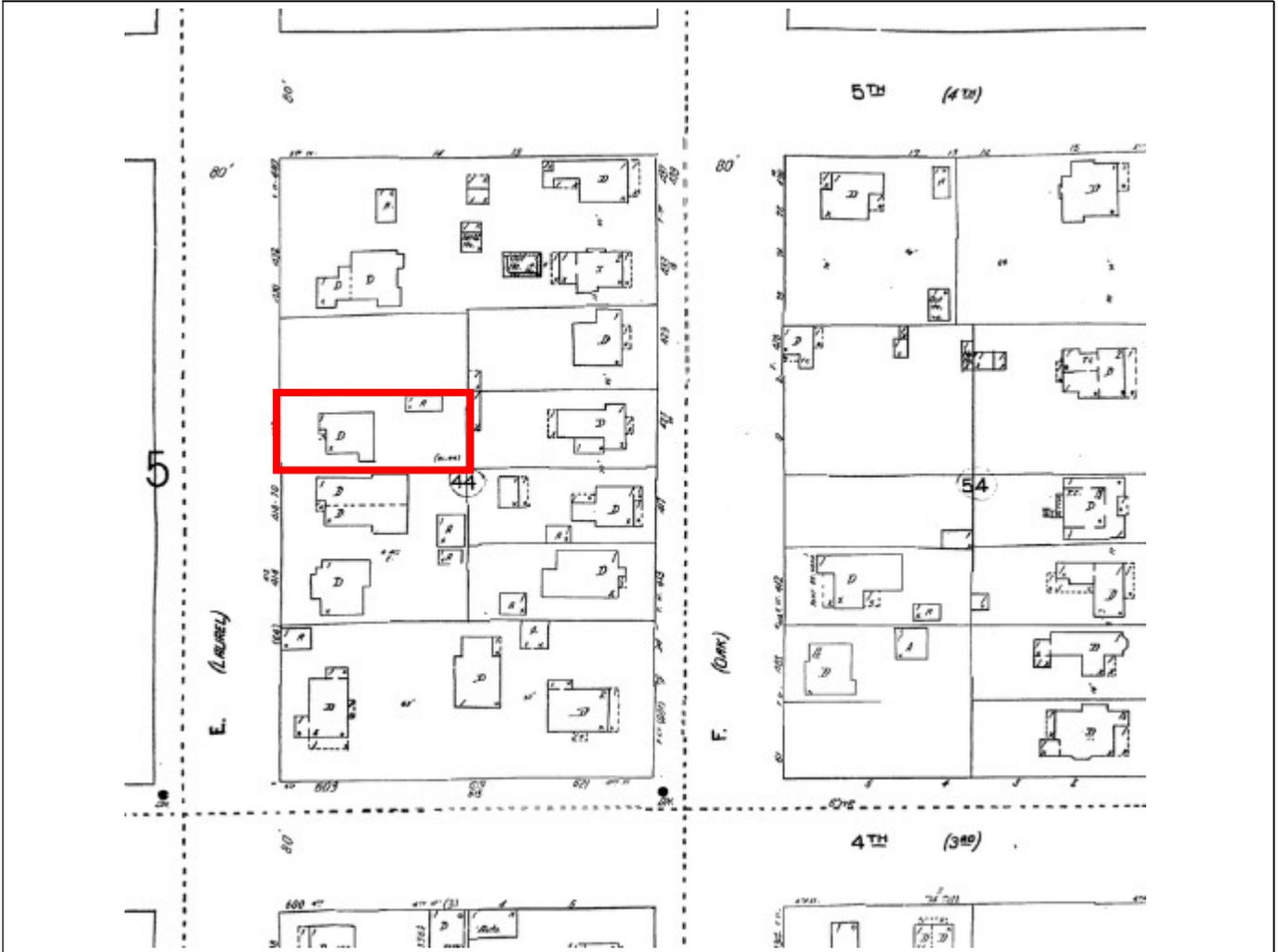
The building and the property have been modified for changes use and general maintenance. **Table 2** below includes an accounting of these various changes from the City's permit records.

TABLE 2: BUILDING PERMITS

Date	Permit Number	Notes
1939	n/a	Constructed.
1986	n/a	422 E Street Design Review for two-story duplex addition to rear of parcel. Modifications to original building include interior electrical and plumbing, exterior landscaping, modification to fence along south façade.
2016	16-3723	Windows replaced
2018	18-3538	Roof replaced

Sources: City of Davis, Planning and Building Department; Yolo County Assessor.

⁴ Parcelquest, Yolo County Assessor's records, 2024.



Source: Los Angeles Public Library

Figure 2: June 1921 (revised 1945) Sanborn Fire Insurance Map.



Figure 3: Site of subject property outlined in red. UC Santa Barbara Library, Framefinder Aerial Imagery, ABO_1937, 08/25/1937, accessed March 13, 2024.



Figure 4: 422 E Street outlined in red. UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-1957, 05/21/1957, accessed March 13, 2024.



Figure 5: 422 E Street outlined in red. UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-2830, 03/21/1970, accessed March 13, 2024.

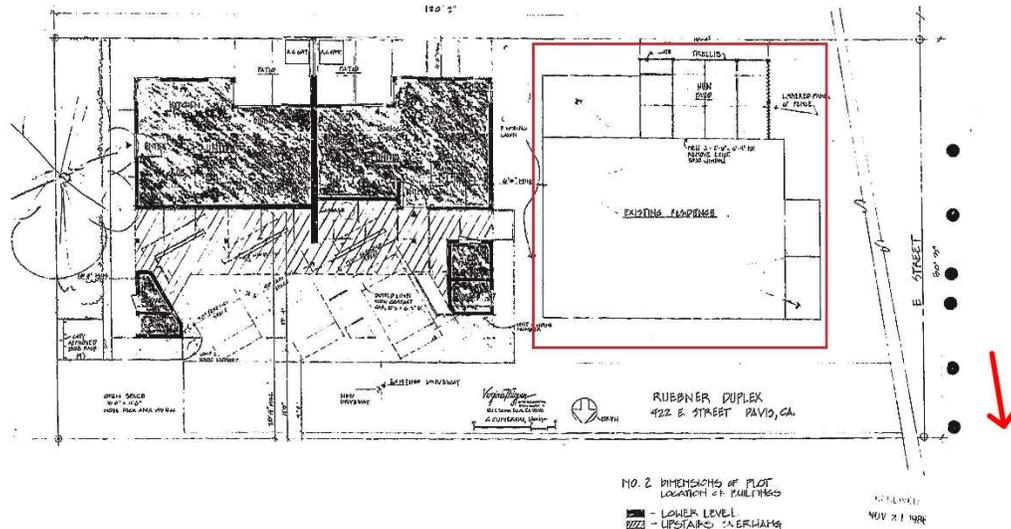


Figure 6: Original residence at 422 E Street is outlined in red. Victoria Thigpen and Associates, *Ruebner Duplex, 422 E Street, Davis, CA, No. 2: Dimensions of Plot*, November 1986, on file at the City of Davis Planning and Building Department, Davis, California.

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. Is associated with the lives of persons important in our past;

*Recorded by: Amy Langford, ESA

*Date: March 20, 2024

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3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

The subject property at 422 E Street was evaluated for potential historic significance under National Register Criteria A through D, California Register Criteria 1 through 4, Davis Landmark Criteria 1 through 4, and Davis Merit Resource Criteria 1

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

A/1/1/1 - Events

The subject property was constructed in 1939 during the University Farm and University of California Era (1905 – present) and Early Twentieth Century and Depression Era (1905 – 1939) significance themes. Archival review indicates that 422 E Street was constructed in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 422 E 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 422 E Street and significant persons or businesses. The building at 422 E Street appears to have functioned as a residential property since its construction in 1939. A review of building permit records, historical newspapers, census, and city directory data failed to identify any person of significance having lived in or been associated with the subject property. These records identified various owner and occupants, none of whom appear to rise to the level of significance. As research does not indicate that 422 E Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 422 E Street was constructed as a single-family residence in the Minimal Traditional Style. It is an altered example of a Minimal Traditional-style residence constructed in the City of Davis during the 1930s and 1940s. While the original portion of the residence retains its original design, the large rear addition has significantly altered the buildings massing and footprint. Furthermore, it does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 422 E Street, nor does it appear to be the work of a master architect. For these reasons, 422 E Street is recommended ineligible under Criteria C/3/3/3.

D/4/4/4 – Information Potential

Criterion D/4/4/4 applies to properties that have the potential to inform important research questions about human history. According to National Register Bulletin 15, to qualify for listing, the property must “have or have had information to contribute to our understanding of human history or prehistory and the information must be considered important.” 422 E Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

Integrity

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

Recommendation

ESA recommends 422 E Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

*B12. References: (Continued from page 2)

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*Resource Name or # 422 E Street

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Thigpen, Victoria, and Associates. *Ruebner Duplex, 422 E Street, Davis, CA, No. 2: Dimensions of Plot*. November 1986. On file at the City of Davis Planning and Building Department, Davis, California.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 424 F Street
Page 2 of 10

*NRHP Status Code 6Z

B1. Historic Name: 422-424 F Street
B2. Common Name: 424 F Street
B3. Original Use: Duplex (residential)

B4. Present Use: Professional offices (commercial)

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

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
See Table 1 on page 7.

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

*B8. **Related Features:** The parcel immediately to the north (430 F Street, APN 070-215-003) is occupied by a nearly identical building of similar vintage. In 1982, the two properties had the same owners and were jointly converted from duplexes to offices.

B9a. Architect: unknown; Aubrey Moore Jr. (1982 remodel)

b. Builder: unknown

*B10. **Significance: Theme** World War II and Post-War (1940 – 1958)

Area Downtown Davis

Period of Significance ca. 1953-57

Property Type Residential/commercial

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 ca. 1953-57; therefore, it falls into the World War II and Post-War (1940 – 1958) significance theme established in the 2015 historic context.

(Continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) none

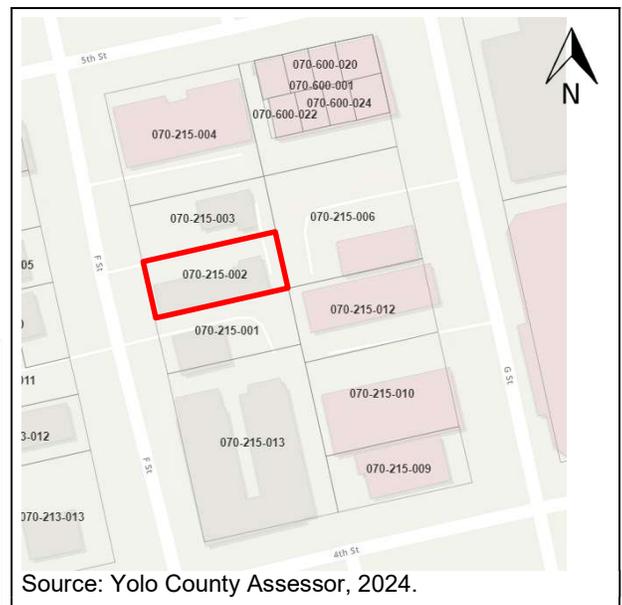
*B12. **References:** (Continued on page 10)

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)



Secondary (north) façade, composite view facing south. Source: ESA, 2024.



Left: rear (north) façade. Right: side (south) façade. 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*.¹

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

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

The arrival of the railroad was a turning point, creating an economic impetus to found a town out of what had previously been a collection of scattered farms. The railroad's investors laid out the town site adjacent to the depot, and by 1868 Davisville had about 400 residents. The railroad and new population spurred a brief building boom, but by the 1870s local growth had slowed. Davisville during the late nineteenth century was a farm village devoted to processing, storing, and shipping agricultural products. There was also industrial

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

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

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

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

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

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

Transformation of the University Farm

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

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

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 131.

growth and new emphasis on education was reflected in the massive expansion of the University of California system in the 1950s.

Residential Development

After World War II, the U.S. population and economy grew at an unprecedented rate. The trends were not uniform nationwide, however, and growth was particularly rapid and strong in California. Hundreds of thousands of people who had relocated to California for military service and wartime work stayed after the war ended, and the state population continued to grow in the 1950s. The exponential growth of UC Davis intensified the broader trends of economic growth and pent-up housing demand after the war. These factors working together meant that the town footprint that had contained Davis's 2,500 prewar residents was woefully inadequate. And the population surge was coupled with factors that put home ownership within reach for millions more Americans than before the war: Federal Housing Administration (FHA) mortgage insurance and G.I. Bill mortgage insurance for veterans. These federal policies, along with the relatively new tax deduction for mortgage interest, made home ownership attractive nationwide, and particularly so in a growing community like Davis.

Davis was attractive for housing construction because of its proximity to Sacramento, a lack of strict local controls on development, and the growth of the University. Without geographical barriers like major river systems or mountains, the little town was a developer's paradise. By 1943, Davis leaders had already realized that expansion and growth in California were inevitable after the war, and that Davis would also grow. Elected officials and city staff began planning for enlarging Davis' geographical footprint, developing new areas, and improving infrastructure. The Chamber of Commerce also recognized the challenges Davis was facing, and began planning for the postwar period. By 1944, the group was discussing the need for access roads and overpasses, more housing, and the potential benefits of annexing adjacent areas.

In 1945, Davis' city limits encompassed 220 acres, only marginally larger than the original 24-block Davisville that had been laid out in 1868. The Chamber of Commerce released results of a study of annexation that year. Projecting population growth in Davis resulting from growth of the state and the University, the committee strongly recommended annexation, warning that planning would prevent development on Davis's borders in what they called "a haphazard manner." The proposed annexation would nearly triple the size of the city limits, and include areas such as Robbins and Millers subdivisions adjacent to the University (where development had already begun) as well as portions of north and east Davis that remained primarily agricultural. The Chamber also recommended new sewer lines and the extension of West Eighth and K streets. In November 1945, Davis residents approved the annexation plan in an election.

Local investors and landowners recorded six new subdivisions 1946 and 1948. Although all were small (one had only ten parcels) their number signaled a marked change from the period from 1930 to 1945, when only one new neighborhood was subdivided. The construction was clustered around the high school (currently City Hall), in the area northeast of Downtown, and adjacent to the University. Development in the immediate postwar period was in transition from the traditional gradual expansion of neighborhoods to the industrial-scale housing construction that became the norm in the later decades of the twentieth century. For the most part, these subdivisions followed the traditional pattern, although the rate was somewhat accelerated.

In fact, relatively few houses were actually constructed in the 1940s: most parcels in these neighborhoods were not developed until the early 1950s or later. This pattern was not unusual in California, despite the pent-up demand from decades of depression and war. Building materials, which had been diverted to the war effort for years, did not become available immediately after hostilities ended.

After 1950, housing development in Davis accelerated markedly. Developers recorded 34 new subdivisions between 1950 and 1959, more than triple the number created in the previous two decades. The mostly contiguous new neighborhoods spread out to the north of old Downtown Davis and the University to its west, and in the area east of Downtown and the railroad tracks. By 1960, the developed footprint of Davis had roughly doubled, and a significant amount of infill construction had also occurred.

1950 marked a watershed in the type of neighborhoods developers built in Davis, as well as the pace of growth. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that characterize post-war subdivisions throughout California. Although these features have their aesthetic roots in nineteenth-century suburbs, they did not begin to widely replace the traditional urban grid pattern until in the second half of the twentieth century. One reason for the increased popularity of suburban-style neighborhood layout was that the FHA, which controlled the flow of capital to developers, promoted

these features. Probably more important, however, was the fact that in an increasingly automobile-dependent culture, this type of design was viewed by the public as a safety feature. Almost all Davis neighborhoods subdivided after 1950 share these features, as well as cost-saving rolled (rather than square) curbs. Most sidewalks lack planting strips and are situated immediately adjacent to the curbs, with city-owned street trees planted in the front yards by developers. Post-war Davis neighborhoods lack alleys, and every property is equipped with a garage or carport.

In addition to the shift in neighborhood design, during the 1950s developers began to utilize standardization and mass-production methods to building the houses. Although the construction of standardized tracts with identical (or very similar) houses would eventually lead to the construction of large subdivisions in Davis, the process when it began was very much in scale with the traditional local construction pattern, which was much more incremental.

The industrialization of housing construction and rise of merchant builders was a trend that began transforming the housing business nationwide even before the end of World War II. In contrast to old-fashioned subdividers, merchant builders acquired large areas of land, prepared streets and utilities, and then built and sold their houses. Inspired by wartime and consumer-goods factories, and responding to the extreme need for housing after the war, industrial-scale builders began constructing houses faster and cheaper than their small-scale competitors as early as the end of the 1940s in California's urban centers. Although the trend was slower to develop in rural Davis, industrialized building was one of the most important factors in the Davis' transformation from a rural railroad junction town to an expanding "University City."

Although the residential landscape of Davis had begun to rapidly transform, city government and infrastructure grew much more slowly. New water mains, domestic wells, and sewer lines were constructed on a piecemeal basis as needed. Davis does not appear to have added new parks, libraries, or recreational facilities during this era. And city government remained headquartered Downtown in its 1938 WPA-built City Hall until 1981.

City officials attempted to both encourage and manage growth during the 1950s. A district map from 1953 shows a town divided into zones for commercial, industrial, single-family dwellings, two family dwellings, and multiple-family dwellings. Fraternities were limited to portions of only 6 blocks along Second and B Streets.²⁵ Both sides of the railroad tracks, as well as the area between Highway 80 and the tracks, were zoned industrial. These areas had housed activities associated with agricultural processing since the nineteenth century. Other businesses in the industrial zone, such as a lumber yard and breweries, had serviced local needs. Almost all commercial development was Downtown on Second, Third, and G streets, although during this period it began spilling over into formerly residential areas. A grocery store at the corner of Russell Boulevard and Anderson Road was the only neighborhood commercial development.

What is most striking about the 1953 map is that the majority of Davis is zoned for two- or multifamily housing. During the late 1940s, the Planning Commission had changed zoning of some subdivisions back and forth from single- to multiple-family. This indecision was apparently at least in part due to pressure from local builders. By the early 1950s, the only areas set aside for single family dwellings were the neighborhoods immediately north of the University, new tracts, and areas that had not yet been developed. All of Downtown-adjacent Old Davis was zoned for two families. Bowers Acres, the area of north-central Davis that had been laid out with extra-large lots in 1913, was zoned for apartments. Davis was still grappling with a housing shortage, and local leaders had decided that redeveloping Old Davis would be the best way to solve the problem. In March, 1955, Davis City Council instituted a six-month moratorium on new building, and requested Yolo County to do the same for the area around Davis. Davis leaders argued that the break from development would allow "orderly growth," with plans for constructing and financing new infrastructure.

Aubrey Moore Jr., Architect of 1982 Remodel

Preliminary research uncovered little information about Aubrey Moore Jr., the architect of the 1982 conversion of the former duplex at 424 F Street to an office building. His other known projects designed in the early 1980s include the El Macero Village Apartments in Davis (extant at 4735 Cowell Boulevard),³ Parkside Plaza in Davis (extant at 260

³ "Davis Apartment Complex," *Sacramento Bee*, July 5, 1981, page D12.

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Russell Boulevard),⁴ and the Mountain View Senior Apartments in Lemoore (extant at 58 E. Hazelwood Drive).⁵ Later projects include the Palm Court Hotel in Davis (extant at 234 D Street).⁶ Moore, a local architect about whom little information is available, does not appear to be a prominent or well-known designer.

Subject Property

The subject block first appears on Sanborn maps in 1888. By that time, the subject property was included in a larger parcel that included present-day 424 and 430 F Street and included a one-story dwelling, a one-and-a-half-story building, and three small sheds. According to the 1953 Sanborn map, the dwelling and sheds remained in place, and the parcel had not yet been divided.

The subject parcel appears to have been divided ca. 1955, the same year the original building permit for the neighboring building at 430 F Street was filed. The subject building at 424 F Street was constructed as a residential duplex with integral carports sometime after 1953 (it does not appear on the Sanborn map) and before 1957 (it appears on an aerial photograph) (**Table 1**).

In 1982, 424 F Street and the adjacent residential duplex at 430 F Street were owned by the same partners. That year, building permits were issued to convert the two buildings to professional offices as part of the "430 F Street Professional Office Complex" designed by local architect Aubrey Moore Jr. 424 F Street was known as "Building B," and an addition was constructed at the west end of the building. In 2008, some accessibility upgrades were made to the exterior of the building, and it was reroofed in 2017 (Table 1).

While archival research did not identify the original owner or architect of 424 F Street, there have been at least three owners since 1982 (**Table 2**). Very few occupants were identified (Table 2), and this may be because they were recorded as occupants of the neighboring building at 430 F Street.

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
ca. 1953-57	n/a (comparison of Sanborn maps and aerial photos)	Building constructed as a residential duplex
1982	11739	Building converted from residential duplex to commercial offices as part of the "430 F Street Professional Office Complex" (identified as "Building B"). An addition was constructed at the west end of the building.
1982	11790	Building converted from residential duplex to commercial offices
1982	n/a (change of address notice)	Address changed from 422-424 to 424 F Street
2008	08-596	Ramps added for compliance with the Americans with Disabilities Act (ADA)
2017	17-2696	Reroof

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1963	Dennis Walker and family	"Births," <i>Sacramento Bee</i> , October 29, 1963, page C14
1970	Imogene Perkins (422 F Street)	1970 city directory
	Robert Carter (424 F Street)	1970 city directory
1973	Jack Farmer and family	"Vital Statistics," <i>Sacramento Bee</i> , October 19, 1973, page C19

⁴ "Davis Development," *Sacramento Bee*, February 13, 1983, page G10.

⁵ "Lemoore Planners," *Hanford Sentinel*, August 11, 1986, page 12.

⁶ Joey Franklin, "Inside Business," *Sacramento Bee*, August 18, 1994, Neighbors section, page 7.

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
Unknown – 1982	James N. Seiber and James Kidd (owners)	1982 architectural drawings for “430 F Street” Change of address notice, November 3, 1982, on file at City of Davis
Unknown (post-1982) – 1988	James A. Kidd and Mary Christine Kidd (owners)	
1988 – present	Duaine Worden and Nancy Worden (owners)	
1990-93	Logical Learning Center	Advertisements in the <i>Sacramento Bee</i>
2024	Z1 Real Estate Newman Associates CPA Massage Therapy Institute	Signage on building

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

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- (3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represents the work of a master designer; or that possesses high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- (4) Has yielded or may likely yield archaeological or anthropological information important in the study of history, prehistory, or human culture.

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

The subject property at 424 F 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 under the World War II and Post-War Era (1940 – 1958) significance theme. It was built in the mid-1950s as a residential duplex, and it does not appear that there are any significant associations between 424 F Street and important events or patterns in history. It does not appear to rise above the typical associations with post-war 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 424 F Street and significant persons or businesses. Additionally, its modern office use has occurred within the last 50 years and would not fall within any potential period of significance. As research does not indicate that 424 F Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 424 F Street was constructed as a residential duplex in a Minimal Traditional style. No design professionals were identified as being associated with the original construction ca. 1953-57. The 1982 conversion of the building into offices was designed by local architect Aubrey Moore Jr.; however, this occurred within the last 50 years, and sufficient historical perspective does not yet exist to determine that the subject property is exceptionally important for its association with Moore. For these reasons, 424 F 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.” 424 F 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 424 F 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)

1900, 1907, 1911, 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.

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“Davis Apartment Complex.” *Sacramento Bee*, July 5, 1981.

“Davis Development.” *Sacramento Bee*, February 13, 1983.

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“Vital Statistics.” *Sacramento Bee*, October 19, 1973.

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

Other Listings
 Review Code

Reviewer

Date

Page 1 of 11

*Resource Name or #: 430 F Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Yolo

*b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 430 F Street City: Davis Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-215-003

***P3a. Description:**

The subject property is located mid-block on the east side of F Street between 4th and 5th streets. The 0.14-acre parcel includes a 2,957-square-foot, one- and two-story building with a U-shaped footprint. The primary (west) façade fronts F Street, and the secondary (south) façade faces a driveway shared with the adjacent property. The wood-frame building is capped by a series of hipped roofs covered with asphalt shingles. The building is mostly clad in asbestos shingles, and a continuous, brick-veneer water table is located on the primary and secondary façades. Typical fenestration includes fixed and sliding aluminum-sash windows and glazed doors.

The primary façade features an angled bay capped by a standing-seam metal roof. The three sides of the angled bay feature single-hung windows, and a glazed door is located at the north end of the bay. Immediately south of the angled bay are three sliding-sash windows. The façade terminates in a clipped gable at the roofline.

The secondary façade is composed of three volumes. The one-story east and west volumes flank the recessed, two-story central volume. The west volume features a brick chimney and a glazed, aluminum-frame door and sidelite. This serves as the main entrance to the building, and it is accessed by a concrete ramp with iron handrails and concrete steps. The recessed, central volume features three pairs of sliding-sash windows on the first floor and two glazed doors and a wood-frame balcony on the second floor. The east volume features one glazed, paneled wood door accessed by concrete steps with an iron handrail. The stepped façade terminates in non-continuous eaves at the roofline of both floors.

The rear (east) façade features two sliding-sash windows, and it terminates in an eave at the roofline. (Continued on page 3)

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

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



P5b. Description of Photo: Primary (west) and secondary (south) façades, view facing northeast. March 7, 2024.

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

Historic Prehistoric Both
 1955 (building permit)

***P7. Owner and Address:**

Trillium + One LLC
 1010 East 8th Street
 Davis, CA 95616

P8. Recorded by:

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

***P9. Date Recorded:** March 7, 2024

***P10. Survey Type:** intensive

***P11. Report Citation:** none

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 430 F Street
Page 2 of 11

*NRHP Status Code 6Z

B1. Historic Name: 428-430 F Street

B2. Common Name: 430 F Street

B3. Original Use: Duplex (residential)

B4. Present Use: Professional offices (commercial)

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

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

See Table 1 on page 7.

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

Original Location: n/a

*B8. **Related Features:** The parcel immediately to the north (424 F Street, APN 070-215-002) is occupied by a nearly identical building of similar vintage. In 1982, the two properties had the same owners and were jointly converted from duplexes to offices.

B9a. Architect: unknown (1955 design); Aubrey Moore Jr. (1982 remodel)

b. Builder: William R. Briggs (1955 construction)

*B10. **Significance: Theme** World War II and Post-War (1940 – 1958)

Area Downtown Davis

Period of Significance 1955

Property Type Residential/commercial

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 1955; therefore, it falls into the World War II and Post-War (1940 – 1958) significance theme established in the 2015 historic context.

(Continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) none

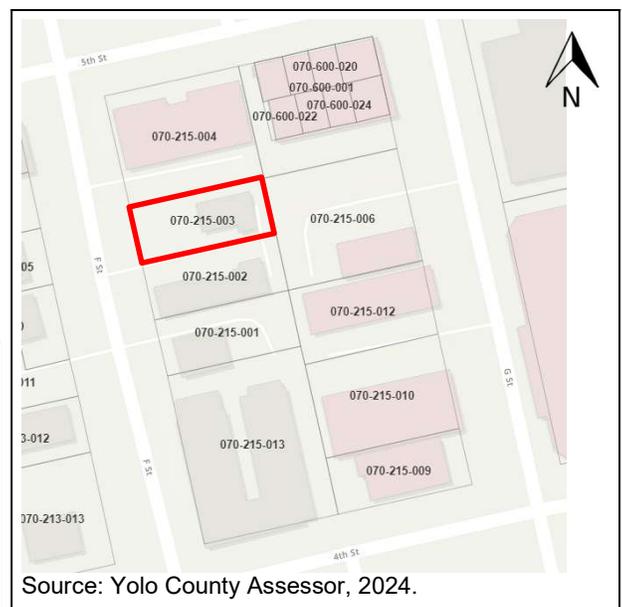
*B12. **References:** (Continued on page 11)

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)

The side (north) façade is devoid of fenestration and is mostly clad in T1-11 siding. It terminates in a non-continuous eave at the lower roofline and a clipped gable at the upper roofline.



Secondary (south) façade, composite view facing north. Source: ESA, 2024.



Rear (north) façade, composite view facing southeast. 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*.¹

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

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

The arrival of the railroad was a turning point, creating an economic impetus to found a town out of what had previously been a collection of scattered farms. The railroad’s investors laid out the town site adjacent to the

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

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

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

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

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

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

Transformation of the University Farm

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

The G.I. Bill (officially the Serviceman's Readjustment Bill of 1944) made it possible for more people than ever to attend college, and the federal government was also increasing its support for University research during this period. Decisions made by the University Regents to increase investment in the Davis campus caused it to grow even more quickly than other campuses in the system. In 1945, before the war had even ended, the Regents appropriated \$2,700,000 to construct six new buildings on the Davis campus, including new Veterinary College, Plant Science, and Student Health buildings. The University was also in the process

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 131.

of buying 539 acres of farmland adjacent to the campus to prepare for future expansion. In 1951, the University established the College of Letters and Science, a first step toward becoming an institution with a broader focus. By 1956, enrollment had risen to 2,166 students, including over 600 women. This context of growth and new emphasis on education was reflected in the massive expansion of the University of California system in the 1950s.

Residential Development

After World War II, the U.S. population and economy grew at an unprecedented rate. The trends were not uniform nationwide, however, and growth was particularly rapid and strong in California. Hundreds of thousands of people who had relocated to California for military service and wartime work stayed after the war ended, and the state population continued to grow in the 1950s. The exponential growth of UC Davis intensified the broader trends of economic growth and pent-up housing demand after the war. These factors working together meant that the town footprint that had contained Davis's 2,500 prewar residents was woefully inadequate. And the population surge was coupled with factors that put home ownership within reach for millions more Americans than before the war: Federal Housing Administration (FHA) mortgage insurance and G.I. Bill mortgage insurance for veterans. These federal policies, along with the relatively new tax deduction for mortgage interest, made home ownership attractive nationwide, and particularly so in a growing community like Davis.

Davis was attractive for housing construction because of its proximity to Sacramento, a lack of strict local controls on development, and the growth of the University. Without geographical barriers like major river systems or mountains, the little town was a developer's paradise. By 1943, Davis leaders had already realized that expansion and growth in California were inevitable after the war, and that Davis would also grow. Elected officials and city staff began planning for enlarging Davis' geographical footprint, developing new areas, and improving infrastructure. The Chamber of Commerce also recognized the challenges Davis was facing, and began planning for the postwar period. By 1944, the group was discussing the need for access roads and overpasses, more housing, and the potential benefits of annexing adjacent areas.

In 1945, Davis' city limits encompassed 220 acres, only marginally larger than the original 24-block Davisville that had been laid out in 1868. The Chamber of Commerce released results of a study of annexation that year. Projecting population growth in Davis resulting from growth of the state and the University, the committee strongly recommended annexation, warning that planning would prevent development on Davis's borders in what they called "a haphazard manner." The proposed annexation would nearly triple the size of the city limits, and include areas such as Robbins and Millers subdivisions adjacent to the University (where development had already begun) as well as portions of north and east Davis that remained primarily agricultural. The Chamber also recommended new sewer lines and the extension of West Eighth and K streets. In November 1945, Davis residents approved the annexation plan in an election.

Local investors and landowners recorded six new subdivisions 1946 and 1948. Although all were small (one had only ten parcels) their number signaled a marked change from the period from 1930 to 1945, when only one new neighborhood was subdivided. The construction was clustered around the high school (currently City Hall), in the area northeast of Downtown, and adjacent to the University. Development in the immediate postwar period was in transition from the traditional gradual expansion of neighborhoods to the industrial-scale housing construction that became the norm in the later decades of the twentieth century. For the most part, these subdivisions followed the traditional pattern, although the rate was somewhat accelerated.

In fact, relatively few houses were actually constructed in the 1940s: most parcels in these neighborhoods were not developed until the early 1950s or later. This pattern was not unusual in California, despite the pent-up demand from decades of depression and war. Building materials, which had been diverted to the war effort for years, did not become available immediately after hostilities ended.

After 1950, housing development in Davis accelerated markedly. Developers recorded 34 new subdivisions between 1950 and 1959, more than triple the number created in the previous two decades. The mostly contiguous new neighborhoods spread out to the north of old Downtown Davis and the University to its west, and in the area east of Downtown and the railroad tracks. By 1960, the developed footprint of Davis had roughly doubled, and a significant amount of infill construction had also occurred.

1950 marked a watershed in the type of neighborhoods developers built in Davis, as well as the pace of growth. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that characterize post-war subdivisions throughout California. Although these features have their

aesthetic roots in nineteenth-century suburbs, they did not begin to widely replace the traditional urban grid pattern until in the second half of the twentieth century. One reason for the increased popularity of suburban-style neighborhood layout was that the FHA, which controlled the flow of capital to developers, promoted these features. Probably more important, however, was the fact that in an increasingly automobile-dependent culture, this type of design was viewed by the public as a safety feature. Almost all Davis neighborhoods subdivided after 1950 share these features, as well as cost-saving rolled (rather than square) curbs. Most sidewalks lack planting strips and are situated immediately adjacent to the curbs, with city-owned street trees planted in the front yards by developers. Post-war Davis neighborhoods lack alleys, and every property is equipped with a garage or carport.

In addition to the shift in neighborhood design, during the 1950s developers began to utilize standardization and mass-production methods to building the houses. Although the construction of standardized tracts with identical (or very similar) houses would eventually lead to the construction of large subdivisions in Davis, the process when it began was very much in scale with the traditional local construction pattern, which was much more incremental.

The industrialization of housing construction and rise of merchant builders was a trend that began transforming the housing business nationwide even before the end of World War II. In contrast to old-fashioned subdividers, merchant builders acquired large areas of land, prepared streets and utilities, and then built and sold their houses. Inspired by wartime and consumer-goods factories, and responding to the extreme need for housing after the war, industrial-scale builders began constructing houses faster and cheaper than their small-scale competitors as early as the end of the 1940s in California's urban centers. Although the trend was slower to develop in rural Davis, industrialized building was one of the most important factors in the Davis' transformation from a rural railroad junction town to an expanding "University City."

Although the residential landscape of Davis had begun to rapidly transform, city government and infrastructure grew much more slowly. New water mains, domestic wells, and sewer lines were constructed on a piecemeal basis as needed. Davis does not appear to have added new parks, libraries, or recreational facilities during this era. And city government remained headquartered Downtown in its 1938 WPA-built City Hall until 1981.

City officials attempted to both encourage and manage growth during the 1950s. A district map from 1953 shows a town divided into zones for commercial, industrial, single-family dwellings, two family dwellings, and multiple-family dwellings. Fraternities were limited to portions of only 6 blocks along Second and B Streets.²⁵ Both sides of the railroad tracks, as well as the area between Highway 80 and the tracks, were zoned industrial. These areas had housed activities associated with agricultural processing since the nineteenth century. Other businesses in the industrial zone, such as a lumber yard and breweries, had serviced local needs. Almost all commercial development was Downtown on Second, Third, and G streets, although during this period it began spilling over into formerly residential areas. A grocery store at the corner of Russell Boulevard and Anderson Road was the only neighborhood commercial development.

What is most striking about the 1953 map is that the majority of Davis is zoned for two- or multifamily housing. During the late 1940s, the Planning Commission had changed zoning of some subdivisions back and forth from single- to multiple-family. This indecision was apparently at least in part due to pressure from local builders. By the early 1950s, the only areas set aside for single family dwellings were the neighborhoods immediately north of the University, new tracts, and areas that had not yet been developed. All of Downtown-adjacent Old Davis was zoned for two families. Bowers Acres, the area of north-central Davis that had been laid out with extra-large lots in 1913, was zoned for apartments. Davis was still grappling with a housing shortage, and local leaders had decided that redeveloping Old Davis would be the best way to solve the problem. In March, 1955, Davis City Council instituted a six-month moratorium on new building, and requested Yolo County to do the same for the area around Davis. Davis leaders argued that the break from development would allow "orderly growth," with plans for constructing and financing new infrastructure.

Aubrey Moore Jr., Architect of 1982 Remodel

Preliminary research uncovered little information about Aubrey Moore Jr., the architect of the 1982 conversion of the former duplex at 430 F Street to an office building. His other known projects designed in the early 1980s include the

*Recorded by: Johanna Kahn, ESA

*Date: March 2024

Continuation

Update

El Macero Village Apartments in Davis (extant at 4735 Cowell Boulevard),³ Parkside Plaza in Davis (extant at 260 Russell Boulevard),⁴ and the Mountain View Senior Apartments in Lemoore (extant at 58 E. Hazelwood Drive).⁵ Later projects include the Palm Court Hotel in Davis (extant at 234 D Street).⁶ Moore, a local architect about whom little information is available, does not appear to be a prominent or well-known designer.

Subject Property

The subject block first appears on Sanborn maps in 1888. By that time, the subject property was included in a larger parcel that included present-day 424 and 430 F Street and included a one-story dwelling, a one-and-a-half-story building, and three small sheds. According to the 1953 Sanborn map, the dwelling and sheds remained in place, and the parcel had not yet been divided.

The parcel appears to have been divided ca. 1955, the same year the original building permit for 430 F Street was filed. According to the Yolo County Assessor, the subject building at 430 F Street was constructed in 1956 as a residential duplex. It appears as a one- and two-story building in a 1957 aerial photograph (**Table 1**).

In 1982, 430 F Street and the adjacent residential duplex at 424 F Street were owned by the same partners. That year, building permits were issued to convert the two buildings to professional offices as part of the "430 F Street Professional Office Complex" designed by local architect Aubrey Moore Jr. 430 F Street was known as "Building A." An addition was constructed at the west end of the building, the garage was enclosed, and an entry porch at the east end of the building was removed. Between 2001 and 2007, various tenant improvements and accessibility upgrades were made. The building was reroofed in 2021 (Table 1).

Archival research indicates that ownership of the subject building has passed to at least five people/groups since it was originally constructed (**Table 2**). The building has been occupied by numerous professional offices since ca. 1982 (Table 2).

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1955	93	Constructed as a duplex with attached garages (428-430 F Street)
1957	n/a (aerial photo only)	Shadow of second floor appears in historic aerial photo
1982	11739	Building converted from residential duplex to commercial offices as part of the "430 F Street Professional Office Complex" (identified as "Building A"). An addition was constructed at the west end of the building, the garage was enclosed, and an entry porch at the east end of the building was removed.
1982	11790	Building converted from residential duplex to commercial offices
2001	01-4746	Reconfigure interior space and compliance with Americans with Disabilities Act (ADA)
2003	02-2921	Extend ADA walkway from City-owned sidewalk to an existing ramp on the subject property
2007	07-1020	Tenant improvements to combine Suites B and C
2007	07-1467	Tenant improvements in Suite D
2021	20-4005	Reroof

³ "Davis Apartment Complex," *Sacramento Bee*, July 5, 1981, page D12.

⁴ "Davis Development," *Sacramento Bee*, February 13, 1983, page G10.

⁵ "Lemoore Planners," *Hanford Sentinel*, August 11, 1986, page 12.

⁶ Joey Franklin, "Inside Business," *Sacramento Bee*, August 18, 1994, Neighbors section, page 7.

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1955-70	Marvin G. Thomas (owner)	Listed on original building permit and April 28, 1970, letter to City Building Inspection Office
1970	Marvin G. Thomas (owner and occupant, 428 F Street)	1970 city directory
	Lauretta Del Curto (430 F Street)	1970 city directory
1982	James Kidd and James Seiber (owners)	Listed on architectural drawing
1987	James O. Hilliard (owner and occupant)	Listed on City design review application #88-86, February 26, 1987
2002	Logical Learning Center Princeton Review Krell Properties Davis Mutual	Occupants listed on building permit #02-2921
2002-07	Mike K. Krell and Helen L. Krell (owners)	Listed on minor improvement project record #23-02A and building permits
2007	MAK Design and Build Lotus Massage and Bodywork Itay Neta (acupuncturist)	Occupants listed on zoning permits
2009	Warren Jones (massage)	Occupant listed on zoning permit
2016	Kable Engineering Serenity Massage and Wellness	Occupants listed on zoning permits
Unknown – 2018	Krell Credit Trust (owner)	
2018 – present	Trillium + One, LLC (owner)	
2017-22	MAK Design and Build Serenity Massage and Wellness Angels Skin (waxing)	Signs visible on Google Street View
2024	MAK Design and Build Plant and Food Research Serenity Massage and Wellness Angels Skin (waxing)	Signage on building

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

The subject property at 430 F 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 under the World War II and Post-War Era (1940 – 1958) significance theme. It was built in the mid-1950s as a residential duplex, and it does not appear that there are any significant associations between 430 F Street and important events or patterns in history. It does not appear to rise above the typical associations with post-war 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 430 F Street and significant persons or businesses. Additionally, its modern office use has occurred within the last 50 years and would not fall within any potential period of significance. As research does not indicate that 430 F Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 430 F Street was constructed as a residential duplex in a Minimal Traditional style. No design professionals were identified as being associated with the original construction in 1955. The 1982 conversion of the building into offices was designed by local architect Aubrey Moore Jr.; however, this occurred within the last 50 years, and sufficient historical perspective does not yet exist to determine that the subject property is exceptionally important for its association with Moore. For these reasons, 430 F 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." 430 F 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 430 F 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)

1900, 1907, 1911, 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.

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"Davis Apartment Complex." *Sacramento Bee*, July 5, 1981.

"Davis Development." *Sacramento Bee*, February 13, 1983.

Franklin, Joey. "Inside Business." *Sacramento Bee*, August 18, 1994.

"Lemoore Planners." *Hanford Sentinel*, August 11, 1986.

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>.

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 11

*Resource Name or #: 434-436 E Street/ 610 5th 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: 434 E Street/ 610 5th Street City: Davis Zip: 95616

d. UTM: Zone 10 S, 609640.06 mE/ 4267253.07 mN

e. Other Locational Data: APN 070-213-007-000

***P3a. Description:**

The subject property is located on a 0.138-acre lot on the corner of 5th and E Street. It is a one-story, duplex residence with a two-story addition that features an irregular footprint and modest elements of the Prairie or Modern Style. The original duplex residence (610 5th Street and 436 E Street) was constructed in 1959. It is supported by a concrete foundation, covered with brick cladding, and capped by a flat roof with composite shingles. The entrance to 610 5th Street is located at the east façade. The roof extends over a concrete driveway that provides access to a wooden, partially-glazed, screened-in entrance door, a gate to the south end of the lot, and a pair of wood doors for storage/utility access. The north façade consists of two structural bays. Each bay features five fixed, aluminum-frame windows and two one-over-one, single-hung, aluminum-sash windows. The entrance to 436 E Street is located on the west façade. The roof extends over a concrete driveway that provides access to a wooden, partially-glazed entrance door and a pair of wood doors for storage/utility access.

(continued on page 3)

*P3b. Resource Attributes: HP3. Multiple family property

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



P5b. Description of Photo:
North façade of subject property, view facing south (ESA, 2024)

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

Historic Prehistoric Both
1959 (610 5th Street and 436 E Street)
Source: Yolo County Assessor, 2024.

2017 (434 E Street) Source: Permit #17-2170.

***P7. Owner and Address:**

Petre-Styne Revocable Trust
502 Scripps Drive
Davis, CA 95616

P8. Recorded by:

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

*P9. Date Recorded: April 2, 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 # 434-436 E Street/610 5th Street

*NRHP Status Code 6Z

Page 2 of 11

- B1. Historic Name: 436 E Street/610 5th Street
B2. Common Name: 434-436 E Street/610 5th Street
B3. Original Use: multiple-family residence B4. Present Use: multiple-family residence

*B5. **Architectural Style:** Prairie/Modern

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

Constructed in 1959. A two-story addition was constructed in 2017. See **Table 1** on page 7.

*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** Explosive Growth (1959 – 1971)

Area Downtown Davis

Period of Significance 1959

Property Type residential

Applicable Criteria N/A

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

Historic Context

In 2015, the Davis, California: Citywide Survey and Historic Context Update was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significance themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property at 434 E/610 5th Street was originally constructed in 1959; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context.

(Continued on page 3)

B11. Additional Resource Attributes: none

*B12. **References:**

(See page 10)

B13. Remarks: none

*B14. **Evaluator:** Amy Langford

Date of Evaluation: April 2, 2024

(This space reserved for official comments.)



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

The southwest portion of the residence is comprised of a two-story, wood-frame addition, clad in horizontal wood board siding, and capped with a flat roof with overhanging eaves. The primary façade of the addition faces west and features a partially glazed, wood panel door situated under a porch supported by wood posts. To the left of the entrance are three windows. Two windows are located at the second level. The addition's north façade features a pair of partially glazed, wood panel doors and a second pair of wood panel doors located under a recessed porch awning supported by a wood beam and post. Two fixed windows are located on the second level. The addition's south façade is partially concealed by a wood fence and appears to feature one small, fixed window and two windows at the first floor level and three asymmetrical fixed windows at the second floor level.



West façade of subject property with 2017 two-story addition, view facing southeast (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*.¹

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

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

The arrival of the railroad was a turning point, creating an economic impetus to found a town out of what had previously been a collection of scattered farms. The railroad's investors laid out the town site adjacent to the depot, and by 1868 Davisville had about 400 residents. The railroad and new population spurred a brief

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

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

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

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

Explosive Growth (1959 – 1971)²

Decades of sustained growth of the University, Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in "potential slums," inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed "urban sprawl" was actually planned "perimeter growth." The newspaper explained that Davis' expansion outside its original boundaries on all sides was the result of a "carefully calculated policy ... to annex all perimeter land, in every direction," and that the town's "orderly growth" in all directions was a direct benefit of this policy.[...]

Commercial Properties

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

Commercial development was no longer limited to Downtown, and was robust all over Davis. Downtown continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced. Meanwhile, subdivision developers were building strip-type shopping centers to serve neighborhood retail needs. And land near the freeway, even in the remote southern portion of Davis, was becoming attractive to business owners who wanted space to construct a corporate headquarters or a land-intensive venture like a car dealership. Although function was emphasized for the strip-type development, Downtown and freeway adjacent commercial structures from the era were often ambitious, architect-designed buildings. Architect designed commercial buildings included strong examples of established styles, such as Silvio Barovetto's New Formalist Intercoast Insurance Building. Other architects during the period combined elements of various modernist styles to create unique buildings like the Downtown Wells Fargo Bank, designed by Gordon Stafford in 1965.

Residential Development

The continuing growth of the University intensified the population and residential expansion that had characterized the previous decade, and Davis grew rapidly in the 1960s. While the increased student population led to construction of apartments and duplexes, the growth of the academic and administrative staff was even more significant, as it brought new permanent residents to Davis. Fifty-six subdivisions were recorded between 1960 and 1969, many of which were double or triple the size of a typical subdivision from the immediate post-war period. The new neighborhoods required large tracts of land, and Davis began to grow beyond its original boundaries in all directions, crossing former de facto urban limits Highway 99 and Covell Boulevard. In 1969, Davis became the largest city in Yolo County. By 1970, it had 23,488 residents, and half of its workforce was employed in education. Population expansion led to growth in every aspect of local life, which was reflected in the city's primary and secondary education systems. Nine new local schools were constructed between 1952 and 1968. City services and infrastructure often lagged behind during this period, however. In 1965, for example, Davis still had only one traffic signal, on B Street near the High School (since 1981 City Hall).

Despite Davis' expansion in terms of housing, commercial activity, development of schools, and economic growth, the town took a hiatus from large annexations after the Chamber-led expansion in 1945. Additions to the size of the city were incremental and piecemeal in the 1950s. This did not slow development, and at least a dozen subdivisions were constructed outside city limits in the late 1950s. The pattern began to change after 1960, as developers continued to convert fields into subdivisions. Bruce Mace, a rancher with acreage east of Davis, broke ground on a new development at the end of 1959. El Macero Country Club and Golf Course was merely the initial stage of a large development that was to include hundreds of houses. Approximately three miles outside city limits, Davis leaders were afraid that it would become the nucleus of an adjacent competing city. Mace's plans spurred the Davis city council to undertake the largest annexation in city history. In 1966, Davis annexed 1.6 square miles of new territory south of Interstate 80 in order to head off uncontrolled development adjacent to town.

After 1965, public investment in infrastructure and amenities finally began to catch up with local residential growth with installation of the first local traffic light. Central Park was renovated the same year, major sewer lines were installed in new subdivisions north and west of Downtown, and new police and fire departments were completed. In 1967, Davis opened its new Community Park and public pool and purchased the Municipal Golf Course. In 1969, Davis voters approved new sewer facilities.

"Cluster Planning", which incorporated greenbelts into subdivisions, was an innovative form of development that began to take hold nationwide in the 1960s. It offered the environmental and quality-of-life benefits of increased open space, and allowed builders to avoid difficult terrain and save money by pouring less pavement. Cluster planning came to Davis in the mid-1960s. Like many development trends over the decades, more than one builder adopted the practice about the same time. By 1964, Alfred F. Smith was acquiring land in West Davis for his master-planned Stonegate development, which included a lake and golf course. In 1967, Gentry Development announced a 300-acre, 1400-house project that incorporated 19 acres of greenbelt and parks. Tom Gentry predicted that the open-space community would become a model for future development in Davis. Although Gentry had been developing in North Davis since 1965, he does not appear to have planned the greenbelt until the following year. Smith, though his planning was underway in the early 1960s, did not break ground until near the end of the decade. Although its origins in Davis cannot be credited to one developer, what is certain is that cluster planning had become de rigeur in locally by the last decades of the twentieth century.

Davis Builders and Developers

More large-scale regional builders also came to Davis starting in the 1960s. Walker Donant, for example, built University Farms No. 3 in 1960. Although the company was new to Davis, they had been constructing housing in Sacramento since at least 1949. The firm built a few hundred houses in Davis over the next fifteen years, just a fraction of what it was building in the Sacramento area during that period. The Stanley M. Davis Organization had hit its stride Davis by the 1960s, developing hundreds of houses east of Downtown along with its partners. Most of the local subdividers from the immediate post-war period had constructed one or two subdivisions and then left real estate development. John Simmons, however, had gained momentum and by the late 1950s was recording three new subdivisions most years. Simmons remained an important Davis developer through the 1970s. Davis local John Whitcombe, who constructed his first house in 1959, was a newer entrant to the residential housing market. By 1970, he was an important local builder. In the 1960s, he built houses before moving on to apartment construction in the 1970s, becoming a pioneer in energy efficient construction techniques.

The Strengh Brothers probably influenced the aesthetics of the Davis housing market more than any other developers during this period. They entered the Davis market in 1962 with the first of their Ivy Town subdivisions. Bill and Jim Strengh, along with their architect Carter Sparks, were responsible for breaking the dominance of Tract Ranch style in the residential landscape of Davis. In the late 1950s, Strengh Brothers had taken over an uncle's development company and inherited its architectural plans, which were for Tract Ranch houses. After teaming up with Sparks, however, the Strenghs began offering Post-and-Beam designs.

Although the Strenghs and Sparks were in many respects opposites in terms of temperament and philosophy, their differences allowed them to complement one another's strengths. The Strenghs have described Sparks as the creative genius and give him credit for pushing them to use building practices normally associated with custom designs, such as finishing the rear elevation with the same materials and details as the main façade. Although Sparks insisted on more expensive fixtures at times, Post-and-Beam construction saved money on materials. But the artistic Sparks, who built about 50 custom houses as well as commercial and institutional buildings, could never have designed so many houses without the practical and business-minded Strenghs. Bill had been educated as an accountant, and the brothers kept an eye on the bottom line, pushed Sparks to meet deadlines, and reined in some of his excesses. The Strengh Brothers operation never had a money-losing year.[...]

Multi-family Housing

The apartment building, which had been present in Davis since the late 1940s, began to emerge as an important building type during the period of explosive growth. During the late 1950s and early 1960s, most Davis apartment buildings were still no more than two stories. Typically, they had between five and twenty units. By this time, apartment buildings were fully accepted as a respectable housing type, particularly for students, and developers did not usually bother offering the range of amenities used to promote early examples. Cal Davis Apartments at 340 Ninth Street, a two-story, twelve-unit building is a typical example. With an L-shaped plan, exterior entrances to each unit, large surface parking lot and little exterior ornamentation, the building was constructed to offer practical and affordable housing. As the 1960s progressed, Davis developers began constructing more apartment buildings than previously, and the average multi-family building began to grow progressively larger. The pace of apartment development is illustrated by one builder's statistics: Robert C. Powell constructed about 4,000 apartment units between 1961 and 1972. By the mid-1970s, Davis had about 60 apartment buildings. Whereas older apartments were often infill projects, after 1965 whole streets could be filled with multi-building apartment complexes. Many of these buildings occupied most or all of one- to three-acre parcels, and were sometimes starkly pragmatic buildings. The large, flat-roofed apartment building at 515 Sycamore Lane, constructed in 1965 and surrounded by multi-family housing, is a typical example.

At the start of the 1970s, developers introduced a new residential building type to Davis: condominiums or "Townhouse homes." Stanley M. Davis began selling Covell Commons (one- and two-story units with shared walls set in a greenbelt) in 1971. Marketing stressed the opportunity for home ownership without the responsibilities of maintenance or yard work. In an echo of developers' promotion of Davis's first apartment units two decades earlier, the Woodland Daily Democrat praised the development as "the utmost in luxury living combined with leisure." Like apartments, the townhouse became a lasting fixture of Davis residential neighborhoods.

Subject Property

The residence at 434-436 E/ 610 5th Street was constructed in 1959 as a duplex residence. Archival review indicates that the subject property has functioned as a residence since its original construction in 1959. The subject property does not appear on any available Sanborn Fire Insurance maps for the City of Davis. However, a review of historic aerials appears to corroborate an original construction date of ca. 1959 (**Figure 1**). The building at 434-436 E/ 610 5th Street has been significantly altered since its original construction, namely the construction of a two-story addition in 2017. **Table 1** below includes an account of these changes from the City's permit records. Known owners and occupants of the subject building are listed in **Table 2**.

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1958	382	Building permit for duplex at 610 5 th Street and 436 E Street
2016	16-2965	Roof replaced
2017	17-2170	Third living unit addition constructed (436 E Street)

Sources: City of Davis Planning and Building Department

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
Ca. 1958-1959	William Harris, Jr. (owner)	
1970	James R. Vance (occupant)	Listed address 436 E Street (1970 City Directory)
1986	Phil and Joan Gaines (owner)	
2016-2017	Dennis M. and Donna P. Styne (owner)	

Sources: City of Davis Planning and Building Department; 1970 City Directory



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130, 05/18/1965, accessed April 2, 2024.

Figure 1: 1965 Aerial Photograph. 434 E/ 610 5th Street outlined in red.

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;

*Recorded by: Amy Langford, ESA

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3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

The following is an evaluation of 434-436 E/ 610 5th Street 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

*Recorded by: Amy Langford, ESA

*Date: April 2, 2024

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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 Explosive Growth (1959 – 1971) significance theme. Archival review indicates that 434-436 E/ 610 5th Street was constructed in 1959 in an area and time of accelerated residential development after World War II. It was built as a typical duplex dwelling, and it does not appear that there are any significant associations between 434-436 E/ 610 5th Street and important events or patterns in history. It does not appear to rise above the typical associations with multiple-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 434-436 E/ 610 5th Street and significant persons or businesses. A review of building permit records, historical newspapers, census, and city directory data failed to identify any person of significance having lived in or been associated with the subject property. These records identified various owner and occupants, none of whom appear to rise to the level of significance. As research does not indicate that 434-436 E/ 610 5th Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 434-436 E/ 610 5th Street was constructed as a multiple-family residence in 1959 in a residential neighborhood in downtown Davis. It is a modest example of a mid-century residence and does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 434-436 E/ 610 5th Street, nor does it appear to be the work of a master architect. Furthermore, the a two-story addition constructed in 2017 has substantially altered the buildings original design and massing. For these reasons, 434-436 E/ 610 5th 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.” 434-436 E/ 610 5th Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

Integrity

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

Recommendation

ESA recommends 434-436 E/ 610 5th Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

*B12. References: (Continued from page 2)

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

City of Davis. Permit Record # 382. On file at the City of Davis, Planning and Building Department. 1958.

City of Davis. Permit Record # 16-2965. On file at the City of Davis, Planning and Building Department. 2016.

City of Davis. Permit Record # 17-2170. On file at the City of Davis, Planning and Building Department. 2017.

Page 11 of 11

*Resource Name or # 434-436 E/ 610 5th Street

*Recorded by: Amy Langford, ESA

*Date: April 2, 2024

Continuation

Update

ParcelQuest.com. Yolo County Assessor's Parcel Data. Accessed April 2, 2024.

UC Santa Barbara Library. Framefinder Aerial Imagery. CAS-65-130. May 18, 1965. Accessed April 2, 2024.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 437 F Street
Page 2 of 9

*NRHP Status Code 6Z

- B1. Historic Name: 437 F Street
B2. Common Name: 437 F Street
B3. Original 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.

B4. Present Use: Professional offices

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

Original Location: n/a

- B9a. Architect: unknown (1966 design), Richard Berteaux (1978 remodel)
*B10. **Significance: Theme** Explosive Growth (1959 – 1971) **Area** Downtown Davis
Period of Significance 1966 **Property Type** Residential/Commercial **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

b. Builder: unknown

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 1966; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context.

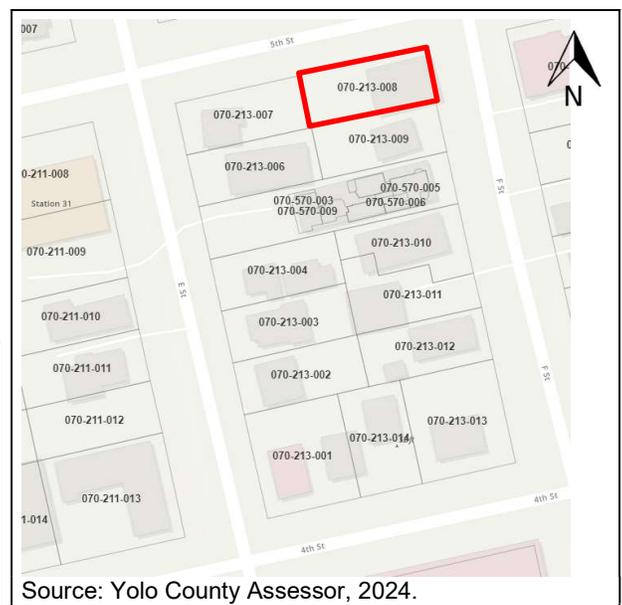
(Continued on page 3)

- B11. Additional Resource Attributes: (List attributes and codes) none
*B12. **References:** (Continued on page 8)

B13. Remarks: none

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

(This space reserved for official comments.)



Source: Yolo County Assessor, 2024.

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



North façade, view facing south. Source: ESA, 2024.



West façade, view facing southeast. 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*.¹

American settler Joseph Chiles bought a portion of the Rancho Laguna de Santos Calle, which he resold to his son-in-law Jerome Davis in 1854. Davis established a dairy and other ventures, and eventually his land holdings grew to 12,000 acres. After California became a state in 1850, other farmers, many of them

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

German immigrants, began to settle in the area. Yolo County quickly became a prosperous farming region focused on grain, livestock and orchard crops.

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

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

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

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

Commercial development was originally concentrated on G Street close to the railroad station at the southern end of G Street while the surrounding area was sparsely developed with residences. As the commercial area expanded many residences were converted to commercial use or demolished to make way for new commercial buildings. The following excerpt is from the *Davis, California: Citywide Survey and Historic Context Update*.

Explosive Growth (1959 – 1971)²

Decades of sustained growth of the University [of California], Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in "potential

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

slums," inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed "urban sprawl" was actually planned "perimeter growth." The newspaper explained that Davis' expansion outside its original boundaries on all sides was the result of a "carefully calculated policy ... to annex all perimeter land, in every direction," and that the town's "orderly growth" in all directions was a direct benefit of this policy.[...]

Residential Properties³

Because of the vast expansion of Davis residential neighborhoods in the 1960s, most of the current housing stock in town was constructed during this period. Property types include apartment buildings in a wide range of sizes, duplexes, single-family dwellings with shared walls, and free-standing single-family homes. Although some neighborhoods close to the University and Downtown were developed during this period, few empty lots were available for infill construction by this time, so most residential development took place at the edges of town.

Richard Berteaux, Architect of 1978 Remodel

The following excerpt is from the obituary for Richard Berteaux (1929 – 2017):⁴

Born and raised in Los Angeles, he attended East Los Angeles Junior College and UCLA. He was the first in his immediate family to attend college. Having served in the National Guard and on active duty in the Air Force, he attended the Sorbonne on the G.I. Bill for a year in 1953 where he learned excellent French and developed a lifelong love for that country and its culture. [...]

He married in 1956 and in 1957 enrolled in the architecture program at UC Berkeley. Graduating in 1962, he and his wife thereupon embarked on a three-year adventure around the world. [...] In Rome, they purchased a car and drove to Paris, where their first son, Marcel, was born and Richard worked in an architectural office.

Richard returned with wife and son to the United States in August of 1965. He worked for two years in the office of Wurster, Bernardi and Emmons in San Francisco. His son, Anton, was born in February of 1966. In 1967, the family moved to Seattle where Richard taught architecture at the University of Washington. In 1973, he obtained a master's degree in urban planning from Stanford University and moved back to California to teach design at UC Davis; he retired from teaching in 2003.

During his years in Davis, he continued to practice architecture and became famous (or notorious?) for his use of color. He certainly will be remembered for, among other things, the controversy stirred by the paint jobs on his office, the "popsicle" mall in East Davis and Orangecourt. He practiced sustainable and environmentally sound architecture before it became fashionable and took pride in working with rather than against the climate.

Subject Property

The subject block first appears on Sanborn maps in 1900. By that time, a one-story dwelling had occupied the subject property for an unknown length of time, and the same building appears in the 1953 Sanborn map. According to the Yolo County Assessor, the subject building at 437 F Street was constructed in 1966 as a single-family residence, replacing the earlier dwelling on the property (**Table 1**).

From 1966 to 1978, the subject building was used as a single-family residence. Archival research identified one resident during this period (**Table 2**). The primary façade on F Street featured an entry porch accessed by a short, paved walkway, and a detached garage and garden were located at the rear (west side) of the property (Table 1).

³ Ibid., page 42.

⁴ "Richard Berteaux" (obituary), *Davis Enterprise*, April 3, 2017.

In 1978, new property owners converted the building into offices. This entailed reconfiguring the interior layout, enclosing the entry porch, removing several original windows and reinstalling them in different locations on the building, demolishing a rear addition and the detached garage, and replacing the rear garden with a parking lot (Table 1). The alterations appear to have been substantial.

Besides being reroofed in 1998, there are no building permits on file for subsequent alterations. Other alterations observed during the March 2024 survey include the replacement of all original wood-sash windows with vinyl-sash windows, which occurred at an unknown date, and either repairs or alterations being made to the south façade (some windows boarded up and a tarp covering part of the roof and wall) (Table 1). The building has been occupied by several professional offices since 1978 (Table 2).

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1966	n/a	Building constructed as a single-family residence (per Yolo County Assessor)
1978	2475	Demolition of rear addition, garage, and garden and replacement with parking lot
1978	3430	Conversion of residence to offices, which included enclosing the original entry porch on F Street, relocating the main entrance to the south façade, and adding stairs and ramp to the south façade
1998	98-9626	Reroofed
Unknown	n/a	All wood-sash windows were replaced with vinyl-sash windows
2024	n/a	Unknown repairs being made to south façade

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1966-78	Private residence	See building permit 3430
1970	Arthur Babalola	1970 City Directory
1978-98	Mazelis-Ramey Law Offices	Noreen Mazelis and Felicenne Ramey (partners); Mazelis, Mendel Trust et al. (owner in 1998)
1998	Tom Phister Insurance Agency	
2006-24	Greg Phister (Allstate)	
2010	Ken Zukin Productions	
2012-22	Marc Thompson (mortgage agent)	
2014-24	Z1 Properties	

Regulatory Framework

National Register of Historic Places

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

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

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

D) Have yielded, or may be likely to yield, information important in prehistory or history

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

- (4) A resource achieving significance within the past fifty years may be designated a merit resource if it is of exceptional importance within the history of Davis.

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

Evaluation

The subject property at 437 F 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 under the Explosive Growth (1959 – 1971) significance theme. It was built as a single-family residence and it does not appear that there are any significant associations between 437 F 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 437 F Street and significant persons or businesses. Additionally, its modern office use has occurred within the last 50 years and would not fall within any potential period of significance. As research does not indicate that 437 F Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 437 F Street was constructed as a single-family home in a Minimal Traditional style. No design professionals were identified as being associated with the original construction in 1966. The 1978 conversion of the building into offices was designed by noted local architect Richard Berteaux; however, this occurred within the last 50 years, and sufficient historical perspective does not yet exist to determine that the subject property is exceptionally important for its association with Berteaux. For these reasons, 437 F 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." 437 F 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 437 F 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)

1900, 1907, 1911, 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.

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

Page 9 of 9

*Resource Name or # 437 F Street

*Recorded by: Johanna Kahn, ESA

*Date: March 2024

Continuation

Update

Building permits for 437 F 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>.

"Richard Berteaux" (obituary). *Davis Enterprise*, April 3, 2017.

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

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 11

*Resource Name or #: 513-521 2nd Street

P1. Other Identifier: Logos Books, Soccer & Lifestyle, Philz Coffee

*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: 513-521 2nd Street City: Davis Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-241-020

***P3a. Description:**

The subject property is located at the northwest corner of 2nd and E streets. The 0.14-acre parcel includes a one-story, 5,772-square-foot commercial building with an L-shaped footprint. The primary (south) façade fronts 2nd Street, and the secondary (east) façade fronts E Street. The building appears to be of brick construction (much of the brick structure is visible on the exterior), capped by a flat roof covered with built-up roofing, and partially clad in stucco. Typical fenestration consists of fixed, aluminum-sash windows with segmentally arched transoms and glazed, aluminum-frame storefront assemblies (i.e., doors and windows) with segmentally arched transoms. Site features include a paved walkway on the west side of the building, several mature street trees and metal bike racks along 2nd Street, and several young trees and shrubs along E Street.

The primary façade is composed of seven structural bays defined by brick pilasters. From the west, the first and second bays each feature a glazed storefront assembly with one glazed door, and the three central bays are entirely glazed with fixed windows. The sixth bay features a glazed storefront assembly with a recessed pair of glazed doors, and the seventh bay is entirely glazed with fixed windows. The two outermost bays also feature a short expanse of brick wall with no fenestration. Above each bay is a canvas awning, and above each awning is a frieze between the brick pilasters. Three of the friezes feature signage for the businesses within, and the other four friezes are blank. The façade terminates in a flat parapet with metal coping at the roofline.

(Continued on page 3)

*P3b. Resource Attributes: HP6. 1-3 story commercial building

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



P5b. Description of Photo: Primary (south) and secondary (east) façades, view facing northwest. March 7, 2024.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
 1968, Yolo County Assessor

*P7. Owner and Address:

BDC Livermore LP Et Al.
 1556 Parkside Drive
 Walnut Creek, CA 94596

*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 # 513-521 2nd Street
Page 2 of 11

*NRHP Status Code 6Z

- B1. Historic Names: 513-521 2nd Street, Brinley Building (there was at least one other “Brinley Building;” see footnote 7 for additional information)
B2. Common Names: 513-521 2nd Street, Cinema South Building
B3. Original Use: Multiple commercial businesses
B4. Present Use: Multiple commercial businesses
*B5. **Architectural Style:** Mid-20th-century commercial
*B6. **Construction History:** (Construction date, alterations, and date of alterations)
See Table 1 on page 7.

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

B9a. Architect: unknown b. Builder: Griffin Construction Co.
*B10. **Significance: Theme** Explosive Growth (1959 – 1971) **Area** Downtown Davis
Period of Significance 1968 **Property Type** Commercial **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 1968; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context statement.

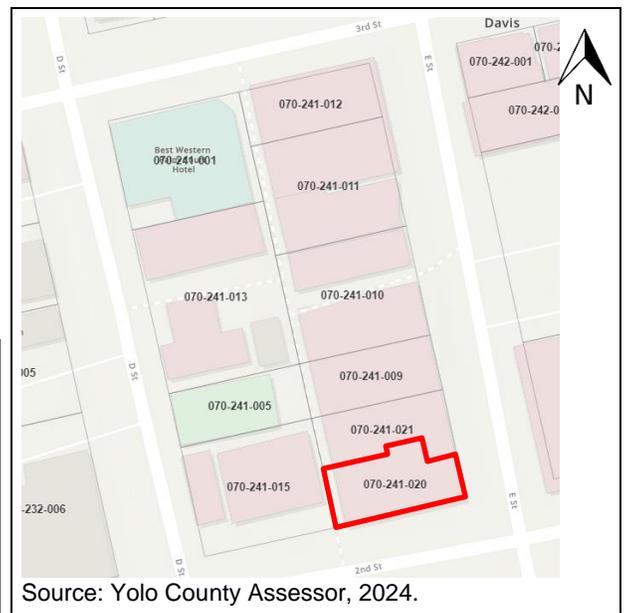
(Continued on page 4)

B11. Additional Resource Attributes: (List attributes and codes) none
*B12. **References:** (Continued on page 11)

B13. Remarks: none

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

(This space reserved for official comments.)



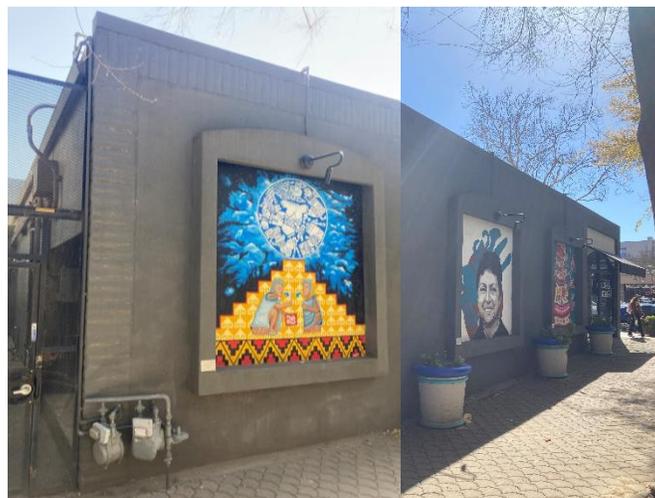
***P3a. Description:** (Continued from page 1)

The secondary façade is composed of three structural bays defined by brick pilasters. The central bay features a glazed storefront assembly with a recessed pair of glazed doors, and the two flanking bays are entirely glazed with fixed windows. Above each bay is a canvas awning, and above each awning is a frieze between the brick pilasters. The south frieze features signage for the business within, and the other two friezes are blank. The façade terminates in a flat parapet with metal coping at the roofline.



Left: Primary (south) façade, view facing east. Right: Secondary (east) façade, view facing southwest. Source: ESA, 2024.

The tertiary (west) façade faces a paved pedestrian walkway and is composed of four structural bays. The south bay is entirely glazed with fixed windows, above which is a canvas awning and a blank frieze. The three northern bays feature arched, framed niches that contain murals. The façade terminates in a flat parapet with metal coping at the roofline.



Tertiary (west) façade, composite view facing southeast. Source: ESA, 2024.

The rear (north) façade faces a utility corridor shared with the adjacent building to the north. The corridor is gated and screened, and it is not easily visible from the public right of way.

***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*.¹

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

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

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

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

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

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

Explosive Growth (1959 – 1971)²

Decades of sustained growth of the University, Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that

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

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in “potential slums,” inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed “urban sprawl” was actually planned “perimeter growth.” The newspaper explained that Davis’ expansion outside its original boundaries on all sides was the result of a “carefully calculated policy ... to annex all perimeter land, in every direction,” and that the town’s “orderly growth” in all directions was a direct benefit of this policy.[...]

Commercial Properties³

Commercial development was no longer limited to Downtown, and was robust all over Davis. Downtown continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced. Meanwhile, subdivision developers were building strip-type shopping centers to serve neighborhood retail needs. And land near the freeway, even in the remote southern portion of Davis, was becoming attractive to business owners who wanted space to construct a corporate headquarters or a land-intensive venture like a car dealership. Although function was emphasized for the strip-type development, Downtown and freeway adjacent commercial structures from the era were often ambitious, architect-designed buildings. Architect designed commercial buildings included strong examples of established styles, such as Silvio Barovetto’s New Formalist Intercoast Insurance Building. Other architects during the period combined elements of various modernist styles to create unique buildings like the Downtown Wells Fargo Bank, designed by Gordon Stafford in 1965.

John W. Brinley, Original Owner

The subject property at 513-521 2nd Street was originally owned and built by John Weber Brinley (1919–2002), who was a notable personage in the City of Davis. The following biography is from when Brinley was honored with the 1968 City of Davis Citizen of the Year Award (also known as “the Covell” and the City of Davis Community Award):

Brinley, according to the *Davis Enterprise*, was so involved that his “community contributions sound like a roll call of nearly every worthy non-profit organization in Davis”:

- Boy Scouts;
- Church work;
- Art committee;
- Red Cross;
- [UC Davis] Arboretum;
- Youth programs;
- Citizens’ Advisory Committee, 17 years there he created low-income housing in the county, including two farm labor camps;
- Historical Society, helped with “Davisville 68;”
- Committees to form the City’s master and core area plans;
- Business Improvement District;
- Historical and Landmarks Commission;
- [UC Davis] Library Association president; [and]
- Yolo County Board of Realtors President.

He was also a major supporter of the Hattie Weber Museum, named after his favorite aunt.⁴

Already a man about town by the time the subject building was constructed, Brinley took the helm of the Brinley Real Estate and Insurance Co. following the death of his father in 1961, and it would become one of the largest real estate businesses in Yolo County.⁵

³ Ibid., page 40.

⁴ Davis Community Awards, “John W. Brinley, 1968 (Covell),” accessed March 29, 2024, <http://www.daviscommunityawards.org/john-w-brinley-covell-1968>.

⁵ “John Weber Brinley” (obituary), *Sacramento Bee*, November 6, 2002.

Subject Property

The subject block first appears in Sanborn maps in 1891, during which time the subject property (which was larger at that time) was occupied by a two-story, wood-frame dwelling, a cellar, and a greenhouse. By 1900, all buildings and structures had been replaced with a large, two-story dwelling with three outbuildings, and by 1907, a L-shaped driveway accessible from both 2nd and E streets had been built. According to a review of historic aerial photographs, the dwelling remained until at least 1965.

According to the Yolo County Assessor, the subject building was constructed in 1968 (**Table 1**). In a 1968 letter from the city's chief building inspector, the builder was notified that the building at "513, 521, and 525 2nd Street" had been granted temporary occupancy, and it was referred to as "the Brinley Building,"⁶ a reference to the original property owner John Brinley.⁷ The building's original occupants were de Luna Jewelers, The Lantern Restaurant, and Marc Stuart (a ladies' clothing boutique) (**Table 2**).



**Print advertisement for the three original businesses at 513-521 2nd Street showing the storefronts.
Source: *California Aggie*, September 25, 1968, 10.**

The subject property was originally owned and developed by John Brinley, a prominent local real estate developer, and it was owned by Brinley and his wife Laurette until ca. 2001. The current owner, Browman Development Co., purchased the subject property in 2016 as part of a portfolio of commercial properties known as Davis Central (**Table 2**). Within Davis Central, the subject building is known as the "Cinema South Building."⁸

Many tenant improvements have been completed, most recently in 2017 when the building was also seismically retrofitted and the covered walkway along 2nd Street was removed (**Table 1**). Archival research identified at least 12 tenants (**Table 2**), and the two longest appear to have been De Luna's Jewelers (1968–2016) and the First American Title Co. (1973–2003).

⁶ Doran J. Maxwell (Davis Chief Building Inspector), letter to Griffin Construction Co., May 1, 1968, on file at the City of Davis.

⁷ Brinley previously constructed another "Brinley Building" directly across E Street from the subject property.

⁸ "Cinema South Building," *Davis Central*, accessed March 29, 2024, <https://www.davis-central.com/cinema-south>.



South façade with covered walkway. Source: Google Street View, June 2017.



South façade today. Source: ESA, 2024.

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1968	None listed	Building constructed according to Yolo County Assessor (Doran J. Maxwell [Davis Chief Building Inspector], letter to Griffin Construction Co., May 1, 1968, on file at the City of Davis)
	1174	Tenant improvements (519 2 nd Street)
1973	6814	Tenant improvements (513 2 nd Street)
	7452	Tenant improvements (519 2 nd Street)
1974	8492	Tenant improvements (517 2 nd Street)
1979	5292	Tenant improvements (517 2 nd Street)
	7452	Tenant improvements (519 2 nd Street)
1982	11807	Tenant improvements (519 2 nd Street)
1984	14146	Tenant improvements (517 2 nd Street)
1987	18952	Tenant improvements (517 2 nd Street)
1988	n/a (architectural plans only)	New landscaping and hardscaping along 2 nd Street and improvements to existing covered walkway along 2 nd Street
1994	94-10132	Tenant improvements (513 2 nd Street)
1995	95-13657	New trellis on west façade of 513 2 nd Street
1999	99-2032	Tenant improvements (517 2 nd Street)
	99-2235	3 new awnings on east façade of building
2001	96-2069	Building reroofed (513-521 2 nd Street)
2003-06	03-3572	Tenant improvements (517 2 nd Street)
2017	17-1409	Building seismically retrofitted; façade remodel including removal of covered walkway along 2 nd Street
	17-2287	Tenant improvements (521 2 nd Street)

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1963 – ca. 2001	John Brinley/John and Laurette Brinley (owner)	Listed on building permits 8492 and 96-2069
1968 – 2016	De Luna Jewelers (occupant, initially at 513 and later at 521 2 nd Street)	Robin Afrime, "Conversations: Dick Luna on Why Davis Is a Gem," <i>Davis Enterprise</i> , May 31, 2020.
1968-72	The Lantern Restaurant (occupant of 517-519 2 nd Street)	Advertisements in <i>California Aggie</i>
1968-70	Marc Stuart Apparel for Women (occupant of 521 2 nd Street)	Advertisement, <i>California Aggie</i> , September 25, 1968, 10; 1970 city directory
1973 – 2003	First American Title Co. (occupant, initially at 513 and later at 517 2 nd Street)	Listed on sign application 95-73 (October 22, 1973) and plans for building permit 94-10132 Listed on building permits 99-2032 and 03-3572
1974	Delta Kirby Vacuum Store (occupant of 515-517 2 nd Street)	Listed on building permit 8492 (October 7, 1974); Advertisements in <i>California Aggie</i>
1974 – ca. 1979	Orpheus Books (occupant of 517 2 nd Street)	Listed on building permit 8492 (October 7, 1974); Advertisements in <i>California Aggie</i>
1987 – ca. 1996	Fleet Feet (occupant, initially at 517 and later at 513 2 nd Street)	Advertisements in <i>California Aggie</i>
ca. 2001	Davis 1 Hour Photo (occupant of 513 2 nd Street)	Advertisements in <i>California Aggie</i>
ca. 2007	Aquarius (occupant of 513 2 nd Street)	Google Street View, August 2007
ca. 2007 – present	Soccer & Lifestyle (occupant of 515-517 2 nd Street)	Google Street View, August 2007 – December 2022
ca. 2011 – present	Logos Books (occupant of 513 2 nd Street)	Advertisements in <i>California Aggie</i>
2016 – present	BDC Livermore LP Et Al., a.k.a. Browman Development Co. (owner)	Yolo County Assessor Data
2018 – present	Philz Coffee (occupant of 521 2 nd Street)	Google Street View, May 2018 – December 2022

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

*Recorded by: Johanna Kahn, ESA

*Date: March 2024

Continuation

Update

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 513-521 2nd 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 under the Explosive Growth (1959 – 1971) significance theme. Commercial development was originally concentrated on G Street close to the railroad station at the southern end of G Street. The subject property was redeveloped with the current building in 1968, during a period of commercial growth that expanded out from the original late 19th century commercial core. Archival review does not indicate that there are any significant associations between 513-521 2nd Street and important events or patterns in history. It does not appear to rise above the typical associations with commercial development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

The subject property was historically owned by John Brinley from ca. 1968 approximately until his death in 2002. Brinley, who constructed the building, was a notable personage in Davis during the mid-20th century. He ran one of the largest real estate real estate companies in Yolo County (Brinley Real Estate and Insurance Co.) and was a World War II Veteran and a civil servant who worked on multiple City of Davis commissions and committees. However, the association of the subject property with Brinley appears unrelated to his productive life, which, according to his biography, appears to have occurred before 513-521 2nd Street was constructed. Furthermore, as a retail commercial property, there have been many tenants, both long and short term. Those tenants who are identified in Table 2 above do not appear to have been important in the history of Davis, California, or the nation. For these reasons, 513-521 2nd Street is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 513-521 2nd Street was constructed in 1968 as a commercial building with spaces for three retail tenants. It is a typical example of a low-profile, 1960s-era commercial building in downtown Davis. Like many similar buildings in the area, the subject building has been repeatedly altered (notably the redesign of all storefronts and the removal of the covered walkway along 2nd Street). As such, it does not retain enough of the distinctive characteristics (i.e., the physical features or traits that commonly recur in individual types, periods, or methods of construction) to be considered a true representative of a particular type, period, or method of construction. Additionally, no design professionals are identified in available building records on file at the City of Davis, and 513-521 2nd Street does not appear to be the work of a master architect. Furthermore, it is a relatively small-scale commercial building with few notable details, and it does not appear to possess high artistic values. For these reasons, 513-521 2nd 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." 513-521 2nd 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 513-521 2nd 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)

1891, 1900, 1907, 1911, 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.

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Affrime, Robin. "Conversations: Dick Luna on Why Davis Is a Gem." *Davis Enterprise*, May 31, 2020.

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

Building permits and architectural drawings for 513-521 2nd Street. On file at the City of Davis Planning and Building Department.

Davis Central. "Cinema South Building." Accessed March 29, 2024, <https://www.davis-central.com/cinema-south>.

Davis Community Awards. "John W. Brinley, 1968 (Covell)." Accessed March 29, 2024, <http://www.daviscommunityawards.org/john-w-brinley-covell-1968>.

"John Weber Brinley" (obituary). *Sacramento Bee*, November 6, 2002.

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

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 12

***Resource Name or #:** 736-738 G Street

P1. Other Identifier:

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

***a. County** Yolo

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

c. Address: 736-738 G Street **City:** Davis **Zip:** 95616

d. UTM: Zone 10 S, 609722.99 mE/ 4267742.32 mN

e. Other Locational Data: APN 070-163-003-000

***P3a. Description:**

The subject property is located in the Bowers Acres subdivision, which is situated several blocks north of historic Downtown Davis. It is improved with two one-story, single-family residential buildings.

738 G Street is of wood-frame construction, supported by a concrete foundation, and features an irregular footprint. It is clad in wood lap siding and capped by a cross-hipped roof covered with composite shingles. The primary façade faces west and features a recessed entry porch covered by the eave and supported by wood posts. A partially glazed, paneled, wood door and a pair of six-over-six, single-hung, vinyl-sash windows are contained within the porch enclosure. To the north of the porch is a six-over-six, single-hung, vinyl-sash window and a fixed, vinyl-sash window. The side (south) façade features a pair of six-over-six, single-hung, vinyl-sash windows and two vents above the foundation. A concrete driveway runs along the south façade and provides access to a one-story, single-family residence (736 G Street) located at the rear of the parcel. The side (north) façade features a pair of six-over-six, single-hung, vinyl-sash windows and a fixed, kitchen window.

736 G Street is a one-story guest house located at the rear of the lot. Constructed in 2004, the building is of wood-frame construction, clad in wood lap siding, and capped by an offset front-gable roof. Although not accessible by public right of way, ESA staff observed during a pedestrian survey that typical fenestration appears to consist of vinyl-sash windows.

***P3b. Resource Attributes:** HP3. Multiple family property

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



P5b. Description of Photo: View of primary (west) façade on G Street, facing east. 738 G Street is visible in the left foreground, and 736 G Street is visible in the right background. Photo by ESA, March 7, 2024.

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

Historic Prehistoric Both
1940 (738 G Street). Source: Yolo County Assessor, 2024. 2004 (736 G Street). Source: Permit #04-2258.

***P7. Owner and Address:**

Leonard 2003 Revocable Trust
23923 County Road 23
Esparto, CA 95627

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 # 736-738 G Street

*NRHP Status Code

6Z

Page 2 of 10

B1. Historic Name: 736 G Street

B2. Common Name: 736-738 G Street

B3. Original Use: Single-family residence (738 G Street)
and 738 G Street)

B4. Present Use: Two single-family residences (736

*B5. Architectural Style: Ranch Style

*B6. Construction History: Constructed 1940 (738 G Street) and 2004 (736 G Street). See Table 1 on page 6.

*B7. Moved? No Yes Unknown Date: N/A

Original Location: N/A

*B8. Related Features: 738 G Street shares the parcel with a secondary one-story residence (736 G Street) located at the rear of the lot.

B9a. Architect: Unknown

b. Builder: Unknown

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

Period of Significance ca. 1940

Property Type Residential

Applicable Criteria n/a

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

Historic Context

In 2015, the Davis, California: Citywide Survey and Historic Context Update was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significance themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property at 738 G Street was originally constructed in 1940; therefore, it falls into the University Farm and University of California Era (1905 – present) and World War II and Post-War (1940 – 1958) significance themes established in the 2015 historic context. (Continue on page 3)

B11. Additional Resource Attributes: none

*B12. References:

(Continue on page 11)

B13. Remarks: none

*B14. Evaluator: Amy Langford, ESA

*Date of Evaluation: March 13, 2024.

(This space reserved for official comments.)



(Source: Google Maps, 2024) *Required information

***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*.¹

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

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

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

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

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

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

University Farm and University of California Era (1905 – Present)²

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

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

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

was constructed in 1907, and the Farm began a period of rapid growth. The University Farm brought state investment and a well-educated population to town.

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

During the early twentieth century Davis' commercial district began to spread to the west and north, and its original wood-frame buildings were replaced with more substantial masonry structures as the town prospered. During the teens and 1920s banks, theaters, and new commercial buildings diversified Downtown Davis. Residents constructed new churches and lodge buildings during this period to serve the growing population. The Davis Community Church, a city landmark, was built during this era.

Early developers subdivided several ranches adjacent to the little town into residential parcels after the establishment of the University Farm. Residential development continued to increase its pace, particularly in the 1920s when prosperity, population growth, and alterations in mortgage practices fueled a construction boom. During this period, development began well west of Downtown in the area north of the University Farm. The unique College Park neighborhood, set on an oval street, was initially planned in 1923. Designed by landscape architect Harry Shepard, College Park was restricted to residential development, and – like many such developments of the era – the deeds contained clauses that were meant to prevent non-whites and Jews from owning or residing in the neighborhood. Twenty-five families signed up for College Park lots, and the houses were constructed gradually over the next decades, resulting in an eclectic neighborhood in a park-like setting. The College Park neighborhood is a City of Davis Historic District.

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

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

Transformation of the University Farm

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

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

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

Resources Constructed during World War II/Post-war Era

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

Subject Property

The residence at 738 G Street was constructed in 1940 as a single-family residence. A guest house (736 G Street) was constructed at the rear of the lot in 2004 (see **Table 1** below). It is situated within the Bowers Acres subdivision, which is located north of the historic Downtown Davis. The following excerpts are from a 2014 evaluation of the Bowers Acres neighborhood (Brunzell Historical, 2014):

The Bowers Acres subdivision is located a few blocks north of historic Downtown Davis in a contiguous bloc north of Seventh Street and south of Twelfth Street. C.W. Bowers recorded the subdivision in September, 1913 shortly after he recorded the Bowers Addition subdivision immediately to the south. A handful of houses were already present in the neighborhood in 1913. The balance of properties were developed between 1916 and the present, with new construction occurring in each decade. The neighborhood ties into the rectilinear street grid of the oldest portions of Davis, but is unique in that it was laid out in long, one-acre lots. The neighborhood has some mature trees, but setbacks and landscaping varies widely. With little continuity between size, massing, or architectural style between buildings, the neighborhood has an unplanned character.

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

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

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

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

A review of building permit records indicates that the subject property has undergone various modifications since its original construction in 1940, including the construction of a guest house (currently 736 G Street) at the rear of the property. The subject property does not appear on any available Sanborn Fire Insurance maps for the City of Davis. A review of historic aerial photographs appears to corroborate an original construction date of ca. 1940 and suggests that the property retains its

*Recorded by: Amy Langford, ESA

*Date: March 13, 2024

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original massing and footprint (**Figures 2, 3, and 4**). During a pedestrian survey, ESA staff observed that the building's windows have been replaced at some earlier date. Additional modifications reflected in existing building permit records are detailed in **Table 1** below.

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1978	3347	Roof replaced
1998	98-8503	Roof replaced
2004	04-2258	488 square foot storage building demolished
2004	04-2258	Guest house constructed at rear of subject property (736 G Street)
2004	04-3081	Kitchen remodel to primary residence (738 G Street)
2005	05-2568	Patio cover installed on rear façade of 738 G Street
2015	15-93	Roof relaced with composit shingles

Sources: City of Davis Planning and Building Department

A review of U.S. Federal Census data indicates that the subject property (listed as 736 G Street) was occupied in 1950 by Frederick Lorenz. Lorenz was born in Berkeley in 1908⁴ and was a professor in the Division of Poultry Husbandry (later renamed Animal Physiology) at the University of California, Davis from 1938 to 1974 (**Figure 1**).⁵ In 1950, Lorenz (age 41) is listed as the head of the household at 736 G Street, with his wife, Ruth A. Lorenz (age 42, homemaker), and son Erick (age 11).⁶ According to city directory data, the Lorenzes had relocated to a residence at 810 Oeste Drive by 1970.⁷ Additional known owners and occupants identified during a review of building permit records are provided below in **Table 2**.

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1950	Frederick Lorenz (occupant)	
1972-1997	Harlow K. Pratt (owner)	
1998-2003	Paul and Jean Smock (owner)	
2004-ca.2015	Michael and Teresa Leonard (owner)	

Sources: City of Davis Planning and Building Department

⁴ "Obituary: Frederick Wharton Lorenz," *Davis Enterprise*, March 24, 1010.

⁵ Frederick W. Lorenz interview, interviewed by Frank X. Ogasawara, March 1, 2002, accessed March 14, 2024, https://video.ucdavis.edu/media/Fredrick+Lorenz/0_v7c7j4pq.

⁶ U.S. Federal Census, Davis, Yolo County, California, 1950.

⁷ Davis, California, City Directory, 1970.



From the University Archives Photographs Collection, Department of Special Collections, General Library, University of California, Davis. Images are the property of the Regents of the University of California; no part may be reproduced or used without permission of the Department of Special Collections.

Figure 1: Avian Sciences, Frederick Lorenz (center, leaning on table), n.d. University Archives Photographs. University of California, Davis, Library, Department of Special Collections.



Figure 2: Site of subject property outlined in red. UC Santa Barbara Library, Framefinder Aerial Imagery, ABO_1937, 08/25/1937, accessed March 13, 2024.



Figure 3: 738 G Street outlined in red. UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-1957, 05/21/1957, accessed March 13, 2024.



Figure 4: 738 G Street outlined in red. UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130, 05/01/1965, accessed March 13, 2024.

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

The subject property at 736-738 G Street was recorded in 2015; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation for potential historic significance under National Register Criteria A through D, California Register Criteria 1 through 4, Davis Landmark Criteria 1 through 4, and Davis Merit Resource Criteria 1 through 4. While the wording is slightly different for each of the four criteria for the National Register, California Register, Davis Landmark, and Davis Merit Resource eligibility, they each align to cover the same potential significance criterion. A/1/1/1 covers associations with significant historical events, B/2/2/2 covers significant people, C/3/3/3 covers significant architecture, and D/4/4/4 covers the information potential of a site.

Because the guest house at 736 G Street was constructed in 2004 and does not meet the 45 year age threshold for consideration as a potential historic resource, the following evaluation is for 738 G Street only.

A/1/1/1 - Events

The subject property falls into the University Farm and University of California Era (1905 – present) and World War II/Post-war Era (1940 – 1958) significance themes. Archival review indicates that 738 G Street was constructed in 1940 in the Bowers Acres subdivision during a time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 738 G Street and important events or patterns in history. As a residence in the Bowers Acres neighborhood, the subject property reflects general trends associated with the residential development of Davis. However, it does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 738 G Street and significant persons or businesses. A review of building permit records, historical newspapers, census, and city directory data failed to identify any person of significance having lived in or been associated with the subject property. The subject property was once the residence of Frederick Lorenz, a professor of poultry husbandry at the University of California, Davis, from 1938 to 1974. While he appears to have enjoyed a successful academic career and made substantive contributions to scholarship pertaining to eggs and lipid metabolism, Lorenz does not appear to rise to the level of significance for those efforts.⁸ As research does not

⁸ Chemistry Tree, "Frederick Wharton Lorenz," accessed March 14, 2024, <https://academic-tree.org/chemistry/people/info.php?pid=747719>.

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indicate that 738 G Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 738 G Street was constructed as a single family residence in 1940 in the Bowers Acres residential neighborhood. The original residence (currently 738 G Street) is an example of a modest Ranch-style residence that appears to retain much of its original massing and design. It does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the buildings at 738 G Street, nor does it appear to be the work of a master architect. For these reasons, 738 G 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." 738 G Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

Integrity

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

Recommendation

ESA recommends 738 G Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

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

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

City of Davis Planning and Building Department. Permit Record #15-93. 2015.

Chemistry Tree. "Frederick Wharton Lorenz." Accessed March 14, 2024.
<https://academictree.org/chemistry/peopleinfo.php?pid=747719>.

Davis, California. City Directory, 1970.

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

Frederick W. Lorenz interview. Interviewed by Frank X. Ogasawara. March 1, 2002. Accessed March 14, 2024.
https://video.ucdavis.edu/media/Fredrick+Lorenz/0_v7c7j4pq.

"Obituary: Frederick Wharton Lorenz." *Davis Enterprise*. March 24, 1910.

City of Davis. Permit # 3347. On File at the City of Davis Planning and Building Department. 1978.

City of Davis. Permit # 98-8503. On File at the City of Davis Planning and Building Department. 1998.

City of Davis. Permit # 04-2258. On File at the City of Davis Planning and Building Department. 2004.

City of Davis. Permit # 04-3081. On File at the City of Davis Planning and Building Department. 2004.

City of Davis. Permit # 05-2568. On File at the City of Davis Planning and Building Department. 2005.

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*Recorded by: Amy Langford, ESA

*Date: March 13, 2024

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UC Santa Barbara Library. Framefinder Aerial Imagery. CAS-65-130, 05/01/1965. Accessed March 13, 2024.

U.S. Federal Census. Davis, Yolo County, California. 1950.

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

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 12

*Resource Name or #: 740 G Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Yolo

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

c. Address: 740 G Street City: Davis Zip: 95616

d. UTM: Zone 10 S, 609714.96 mE/ 4267757.23 mN

e. Other Locational Data: APN 070-163-007-000

***P3a. Description:**

The subject property is located in the Bowers Acres subdivision, which is situated several blocks north of historic Downtown Davis. It is occupied by a one-story, single-family residence designed in the Minimal Traditional Style. The building is of wood-frame construction, supported by a concrete foundation, and features a roughly rectangular footprint. It is clad in wood lap siding and capped by a cross-gable roof covered with composite shingles.

The primary façade faces west and features a recessed entry porch covered by eave and supported by wood posts. A paneled, wood door and an eight-over-1, wood-sash window flanked by a pair of four-over-one, wood-sash windows are contained within the porch enclosure. To the north of the porch is a six-over-one, single-hung, wood-sash window, and a fixed, wood-sash window. A small, louvered vent is located below the gable which features a modest bargeboard.

The side (south) façade features an external brick chimney. (Continue on page 3)

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

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



P5b. Description of Photo:
View of primary (west) façade on G Street, facing east. Photo by ESA, March 7, 2024.

***P6. Date Constructed/Age and Source:**
 Historic Prehistoric Both
1940. Source: Yolo County Assessor, 2024.

***P7. Owner and Address:**
Anne K. Driscoll
2639 15th Street NW #206
Washington, DC 20009

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 # 740 G Street
Page 2 of 12

*NRHP Status Code 6Z

- B1. Historic Name: 740 G Street
B2. Common Name: 740 G Street
B3. Original Use: Single-family residence
B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: The subject property was constructed in 1940. A detached garage appears to have been constructed on the same lot ca. 1943, but is no longer extant (James Mullen, 1983). In 1981, the property was zoned for mixed use and underwent several exterior modifications, including the installation of fiberglass roof shingles, and exterior concrete pads, brick walkways, and a granite parking entryway. In 1997, the roof was replaced with composition shingles. In 1998, unspecified modifications were made to the kitchen, a "handicap" bath, and interior office space. In 2005, the kitchen was remodeled. During a pedestrian survey, ESA staff observed that some of the original wood-sash windows have been replaced by vinyl-sash windows.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme University Farm and University of California Era (1905-Present); World War II and Post-War (1940 – 1958) Area Downtown Davis
Period of Significance ca. 1940 Property Type Residential Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historic Context

In 2015, the Davis, California: Citywide Survey and Historic Context Update was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significance themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property at 738 G Street was originally constructed in 1940; therefore, it falls into the University Farm and University of California Era (1905 – present) and World War II and Post-War (1940 – 1958) significance themes established in the 2015 historic context. (Continue on page 3)

B11. Additional Resource Attributes: none

*B12. References:

(continue on page 10)

B13. Remarks: none

*B14. Evaluator: Amy Langford, ESA
*Date of Evaluation: March 13, 2024.

(This space reserved for official comments.)



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

The rear (east) façade features, from south to north, a wood-clad furnace enclosure; a sliding, vinyl-sash window; a paneled, wood door; and a fixed, vinyl-sash window. Concrete steps with a wood handrail provide access to the rear door.



Figure 1: Rear (east) façade of 740 G Street, view facing southwest. ESA, 2024.

The side (north) façade features a six-over-one, single-hung, wood-sash window. A small, louvered vent is located below the gable, which features a modest bargeboard.



Figure 2: Side (north) façade of 740 G Street, view facing southeast. 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*.¹

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

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

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

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

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

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

University Farm and University of California Era (1905 – Present)²

In 1905, Davisville experienced a second momentous economic turning point when Governor George Pardee established a commission to find a site for a University Farm. The University of California (which at the time was what is now known as UC Berkeley) had an agriculture department, but California legislators wanted a dedicated university farm located in a rural area where practical farming techniques could be taught, and where Berkeley instructors could easily travel. Communities state-wide competed for the farm,

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

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

but Davis boosters ultimately won by underwriting the land sale to the University of California, purchasing water rights and promoting Davis as conveniently accessible from the Bay Area via railway. The first building was constructed in 1907, and the Farm began a period of rapid growth. The University Farm brought state investment and a well-educated population to town.

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

During the early twentieth century Davis' commercial district began to spread to the west and north, and its original wood-frame buildings were replaced with more substantial masonry structures as the town prospered. During the teens and 1920s banks, theaters, and new commercial buildings diversified Downtown Davis. Residents constructed new churches and lodge buildings during this period to serve the growing population. The Davis Community Church, a city landmark, was built during this era.

Early developers subdivided several ranches adjacent to the little town into residential parcels after the establishment of the University Farm. Residential development continued to increase its pace, particularly in the 1920s when prosperity, population growth, and alterations in mortgage practices fueled a construction boom. During this period, development began well west of Downtown in the area north of the University Farm. The unique College Park neighborhood, set on an oval street, was initially planned in 1923. Designed by landscape architect Harry Shepard, College Park was restricted to residential development, and – like many such developments of the era – the deeds contained clauses that were meant to prevent non-whites and Jews from owning or residing in the neighborhood. Twenty-five families signed up for College Park lots, and the houses were constructed gradually over the next decades, resulting in an eclectic neighborhood in a park-like setting. The College Park neighborhood is a City of Davis Historic District.

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

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

Transformation of the University Farm

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

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

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

growth and new emphasis on education was reflected in the massive expansion of the University of California system in the 1950s.[...]

Resources Constructed during World War II/Post-war Era

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

Subject Property

The subject building at 740 G Street was constructed in 1940 as a single-family residence. It is situated within the Bowers Acres subdivision, which is located north of the historic Downtown Davis. The following excerpts are from a 2014 evaluation of the Bowers Acres neighborhood (Brunzell Historical, 2014):

The Bowers Acres subdivision is located a few blocks north of historic Downtown Davis in a contiguous bloc north of Seventh Street and south of Twelfth Street. C.W. Bowers recorded the subdivision in September, 1913 shortly after he recorded the Bowers Addition subdivision immediately to the south. A handful of houses were already present in the neighborhood in 1913. The balance of properties were developed between 1916 and the present, with new construction occurring in each decade. The neighborhood ties into the rectilinear street grid of the oldest portions of Davis, but is unique in that it was laid out in long, one-acre lots. The neighborhood has some mature trees, but setbacks and landscaping varies widely. With little continuity between size, massing, or architectural style between buildings, the neighborhood has an unplanned character.

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

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

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

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

Archival review indicates that the subject property functioned as a residence and commercial/business property at various times since 1940. 430 G Street was listed as a residence in the 1950 U.S. Census, but the occupants of the property were not present to provide additional census data.⁴ The subject property does not appear on any available Sanborn Fire Insurance

⁴ U.S. Federal Census, Davis, Yolo County, California, 1950.

maps for the City of Davis. However, a review of historic aerial photographs appears to corroborate an original construction date of ca. 1940 and suggests that the property retains its original massing and footprint (**Figures 3, 4 and 5**). Known owners and occupants of the subject building are listed in **Table 1**. The building at 740 G Street has been periodically altered since it was constructed in 1940. **Table 2** below includes an account of these changes from the City's building permit records.

TABLE 1: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1969	Michael Stormont (owner)	Zoning Permit # 79-69 for proposed use of property for "making and selling leather goods"
1970	Karen Blankenburg (occupant)	
1981-1982	Rexford E. Palmer (owner)	
1983	James Mullen (owner)	Owner of Mullen Construction Co.
1987-1992	Victoria Aldrich/Vocational Associates, Inc. (owner)	Victoria Aldrich was the owner of Vocational Associates, Inc. The property appears to have functioned as business office during this period (Permit #88-4-26)
1992-1997	Malcolm D. Griswold, Sr./Kathleen S. Griswold (owner)	
1997-1998	Paul and Joan Smock (owner)	
2002	Paul Smock (owner)	The property may have functioned as an office space for Bay Area Economics (Permit # 09-02).
2005-Present	Ann Driscoll (owner)	

Sources: City of Davis, Planning and Building Department; Davis City Directory (1970).

TABLE 2: BUILDING PERMITS

Date	Permit Number	Notes
1981	1-663-4	Zoned for mixed use; residential property converted to commercial space, including installation of fiberglass shingle roof, and exterior concrete open space, brick walkways, and parking access of decomposite granite.
1997	97-5657	Roof replacement with composition shingles.
1998	78-7715	Unspecified modifications to kitchen, "handicap" bath, and interior office space. Installation of accessibility ramp along property exterior.
2005	05-306	Kitchen remodel.

Sources: City of Davis, Planning and Building Department.

*Recorded by: Amy Langford, ESA

*Date: March 14, 2024

Continuation

Update



Figure 3: Site of subject property outlined in red. UC Santa Barbara Library, Framefinder Aerial Imagery, ABO_1937, 08/25/1937, accessed March 13, 2024.



Figure 4: Subject Property outlined in red. UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-1957, 05/21/1957, accessed March 13, 2024.



Figure 5: Subject Property outlined in red. UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130, 05/01/1965, accessed March 13, 2024.

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

The subject property at 740 G Street was recorded in 2015; however, the previous efforts did not include complete evaluations for the National Register, California Register, or locally as a Davis Landmark or Davis Merit Resource. The following is an evaluation for potential historic significance under National Register Criteria A through D, California Register Criteria 1 through 4, Davis Landmark Criteria 1 through 4, and Davis Merit Resource Criteria 1 through 4. While the wording is slightly different for each of the four criteria for the National Register, California Register, Davis Landmark, and Davis Merit Resource eligibility,

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

A/1/1/1 - Events

The subject property falls into the University Farm and University of California Era (1905 – present) and World War II/Post-war Era (1940 – 1958) significance themes. Archival review indicates that 740 G Street was constructed in 1940 in the Bowers Acres subdivision during a time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 740 G Street and important events or patterns in history. As a residence in the Bowers Acres neighborhood, the subject property reflects general trends associated with the residential development of Davis. However, it does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 740 G Street and significant persons or businesses. A review of building permit records, historical newspapers, census, and city directory data failed to identify any person of significance having lived in or been associated with the subject property. These records identified various owner and occupants, none of whom appear to rise to the level of significance. The subject property has periodically functioned as a residence and as commercial offices for several local businesses, including Vocational Associates, Inc., and Bay Area Economics. The subject property does not appear to rise to the level of significance for its association with these businesses. As research does not indicate that 740 G Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 740 G Street was constructed as a single-family residence in 1940 in the Bowers Acres residential neighborhood. It is a common example of a Minimal Traditional-style residence that appears to retain its original massing and some original details. It does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 740 G Street, nor does it appear to be the work of a master architect. For these reasons, 740 G 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.” 740 G Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

Integrity

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

Recommendation

ESA recommends 740 G Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

*B12. References: (Continued from page 2)

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

City of Davis. Planning and Building Department. Permit Record # 79-69

City of Davis. Planning and Building Department. Permit Record # 1-663-4

City of Davis. Planning and Building Department. Permit Record # 97-5657

City of Davis. Planning and Building Department. Permit Record # 78-7715

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*Resource Name or # 740 G Street

*Recorded by: Amy Langford, ESA

*Date: March 14, 2024

Continuation

Update

City of Davis. Planning and Building Department. Permit Record # 05-306

City of Davis. Davis City Directory. 1970.

Davis, California. City Directory, 1970.

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

UC Santa Barbara Library. Framefinder Aerial Imagery. ABO_1937, 08/25/1937. Accessed March 13, 2024.

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

UC Santa Barbara Library. Framefinder Aerial Imagery. CAS-65-130, 05/01/1965. Accessed March 13, 2024.

U.S. Federal Census. Davis, Yolo County, California. 1950.

Mullen, James, to City of Davis Building Inspection. August 2, 1984. On file at City of Davis Planning and Building Department.

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

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

Primary
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 13

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

P1. Other Identifier:

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

*a. County Yolo

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

c. Address: 815 Sweetbriar Road City: Davis Zip: 95616

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

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

***P3a. Description:**

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

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

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

(Continue on page 3)

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

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



P5b. Description of Photo: Oblique view of primary (south) and secondary (east) façades, facing northwest. ESA, 2024.

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

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

***P7. Owner and Address:**

Dukes-Figueroa Living Trust
815 Sweetbriar Road
Davis, California 95616

P8. Recorded by:

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

***P9. Date Recorded:** March 7, 2024

***P10. Survey Type:** intensive

***P11. Report Citation:** none

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 815 Sweetbriar Road
Page 2 of 13

*NRHP Status Code 6z

- B1. Historic Name: 815 Sweetbriar Road
B2. Common Name: 815 Sweetbriar Road
B3. Original Use: Single-family residence
B4. Present Use: Single-family residence
*B5. **Architectural Style:** Minimal Traditional
*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1941. See permit history on page 5.

- *B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a
*B8. **Related Features:** The subject property shares the lot with a detached garage/guest house.

- B9a. Architect: Unknown b. Builder: Unknown
*B10. **Significance: Theme** University Farm and University of California Era (1905-Present); World War II and Post-War (1940 – 1958) **Area** Downtown Davis
Period of Significance ca. 1941 **Property Type** Residential **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historic Context

In 2015, the Davis, California: Citywide Survey and Historic Context Update was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significance themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property at 738 G Street was originally constructed in 1940; therefore, it falls into the University Farm and University of California Era (1905 – present) and World War II and Post-War (1940 – 1958) significance themes established in the 2015 historic context. (Continue on page 3)

- B11. Additional Resource Attributes: none
*B12. **References:** (Continue on page 10)

B13. Remarks: none

- *B14. **Evaluator:** Amy Langford, ESA
***Date of Evaluation:** March 15, 2024

(This space reserved for official comments.)



(Source: Google Earth, 2024) *Required information

*P3a. Description: (Continued from page 1)



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

*B10. Significance: (Continued from page 2)

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

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

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

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

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

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

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

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

University Farm and University of California Era (1905 – Present)²

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

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

During the early twentieth century Davis' commercial district began to spread to the west and north, and its original wood-frame buildings were replaced with more substantial masonry structures as the town prospered. During the teens and 1920s banks, theaters, and new commercial buildings diversified Downtown Davis. Residents constructed new churches and lodge buildings during this period to serve the growing population. The Davis Community Church, a city landmark, was built during this era.

Early developers subdivided several ranches adjacent to the little town into residential parcels after the establishment of the University Farm. Residential development continued to increase its pace, particularly in the 1920s when prosperity, population growth, and alterations in mortgage practices fueled a construction boom. During this period, development began well west of Downtown in the area north of the University Farm. The unique College Park neighborhood, set on an oval street, was initially planned in 1923. Designed by landscape architect Harry Shepard, College Park was restricted to residential development, and – like many such developments of the era – the deeds contained clauses that were meant to prevent non-whites and Jews from owning or residing in the neighborhood. Twenty-five families signed up for College Park lots, and the houses were constructed gradually over the next decades, resulting in an eclectic neighborhood in a park-like setting. The College Park neighborhood is a City of Davis Historic District.

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

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

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

Transformation of the University Farm

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

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

Resources Constructed during World War II/Post-war Era

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

Subject Property

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

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

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

*Recorded by: Amy Langford, ESA

*Date: March 15, 2024

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

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

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

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

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

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

TABLE 1: BUILDING PERMITS

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

Sources: City of Davis, Planning and Building Department.

TABLE 2: OWNERS/OCCUPANTS

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

Sources: City of Davis, Planning and Building Department.



Figure 2: 1937 aerial photograph; site of the subject property outlined in red. Source: UC Santa Barbara Library, Framefinder Aerial Imagery, ABO_1937, 08/25/1937, accessed March 13, 2024.



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

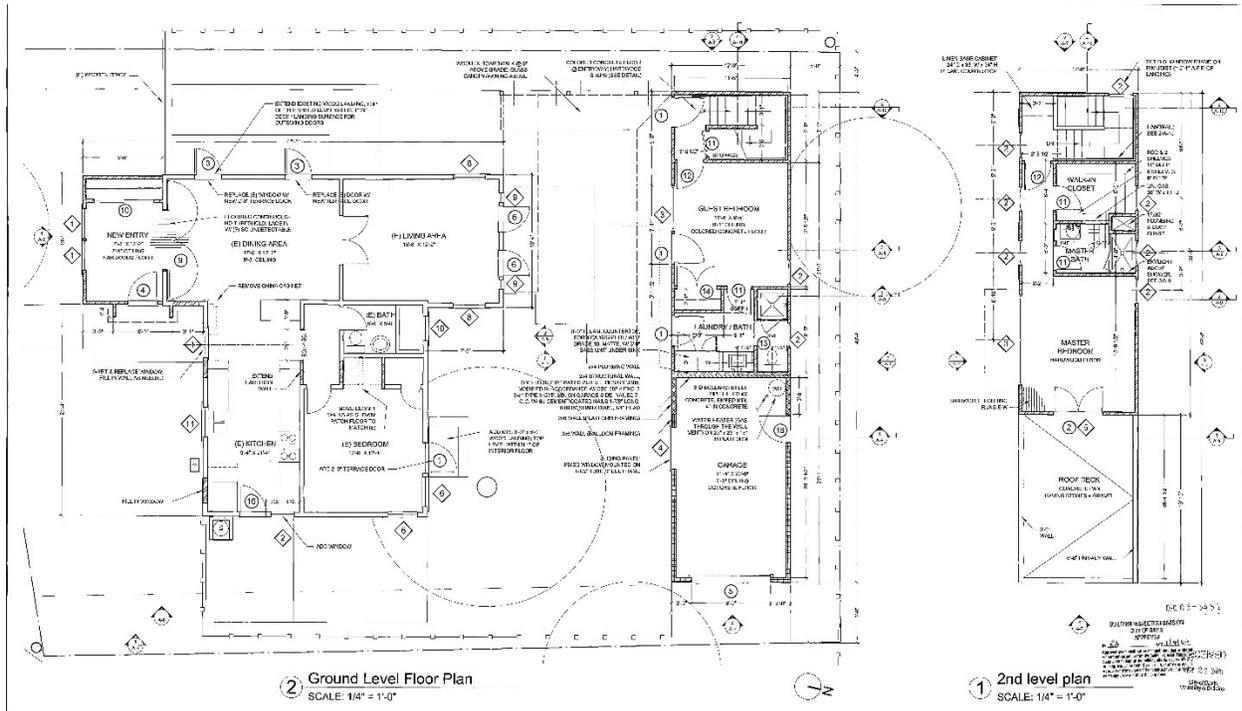


Figure 5: Floor plan after 2004-05 additions and alterations. Source: Scott Neeley, *Labermeier Residence, 815 Sweetbriar Drive, Davis, California, A-3*, May 6, 2004, on file at the City of Davis Planning and Building Department, Davis, California.

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

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

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

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

Evaluation

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

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

A/1/1/1 - Events

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

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 815 Sweetbriar Road and significant persons or businesses. A review of building permit records, historical newspapers, census, and city directory data failed to identify any person of significance having lived in or been associated with the subject property. These records identified various owner and occupants, none of whom appear to rise to a level of significance. As research does not indicate that 815 Sweetbriar Road is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 815 Sweetbriar Road was constructed as a single-family residence in 1941 in the Bowers Acres residential neighborhood. It is highly altered example of a Minimal Traditional-style residence, including multiple replacements of the roof and original fenestration, an addition to the primary façade (ca. 2005), a substantial remodel (ca. 2005), and the addition of a two-story guest house/garage (ca. 2005). It does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the original design of 815 Sweetbriar Road, nor does it appear to be the work of a master architect. For these reasons, 815 Sweetbriar Road is recommended ineligible under Criteria C/3/3/3.

D/4/4/4 – Information Potential

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

Integrity

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

Recommendation

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

*B12. References: (Continued from page 2)

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

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

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

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

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

*Recorded by: Amy Langford, ESA

*Date: March 15, 2024

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

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

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

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

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

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

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

UC Santa Barbara Library. Framefinder Aerial Imagery. ABO_1937. 08/25/1937. Accessed March 13, 2024.

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

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 9

*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 3rd 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 3rd 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 3rd 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

*NRHP Status Code 6Z

Page 2 of 9

B1. Historic Names: 1207 3rd Street

B2. Common Names: 1207 3rd 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

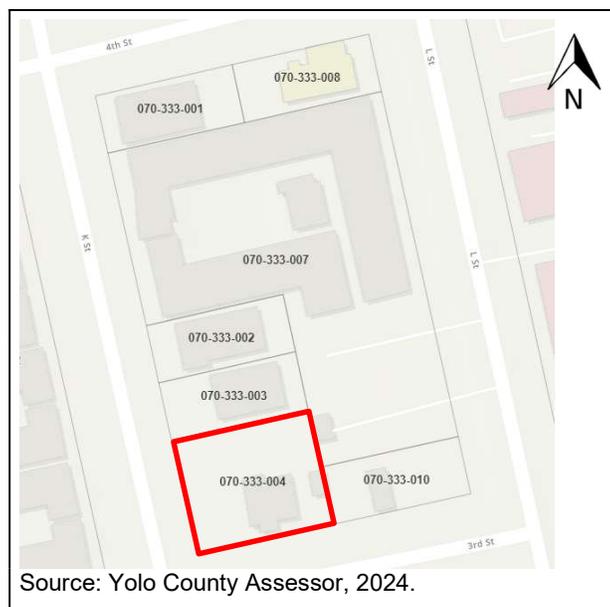
*B12. **References:** (Continued on page 9)

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*.¹

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

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

¹ 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'être*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and express office provided access to the world beyond Davis, and hotels, restaurants, saloons, and boarding houses catered to travelers. Retail businesses such as grocery stores, butchers, liquor stores, and clothing stores opened, as did a doctor's office and shoe repair shop. With warehouses and industrial services concentrated along the railroad tracks, downtown was clustered between First and Third Streets on G Street, a block west of the depot and tracks. A shortlived weekly newspaper was founded in 1869, and the Davis Enterprise began publishing in 1897. In addition to all the commercial activity, local residents established an Odd Fellows Lodge and Presbyterian and Roman Catholic churches.

With the tiny downtown located on G Street, residential development began around F Street just one more block to the west. Individual property owners built houses one at a time, and the availability of land meant that during the nineteenth century many blocks had only one or two houses set on large parcels. The gradual population growth of this area (ten residents a year) meant that residential construction proceeded at a measured pace. At the turn of the twentieth century, Davis did not have a single residential block that was completely built-out in the modern sense. The original town plat easily accommodated the gradual growth of the little town, and the only major subdivision was Rice's Addition in 1888, which was four small blocks along Rice Lane between the University campus and B Streets [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)²

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

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

Municipal Growth

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

² 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

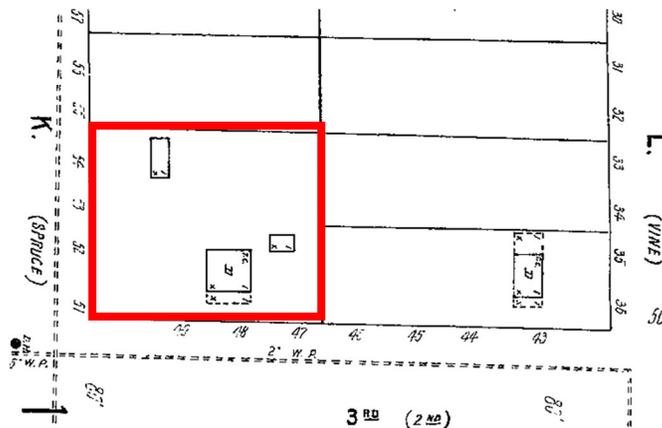
During the early twentieth century Davis' commercial district began to spread to the west and north, and its original wood-frame buildings were replaced with more substantial masonry structures as the town prospered. During the teens and 1920s banks, theaters, and new commercial buildings diversified 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 3rd 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.

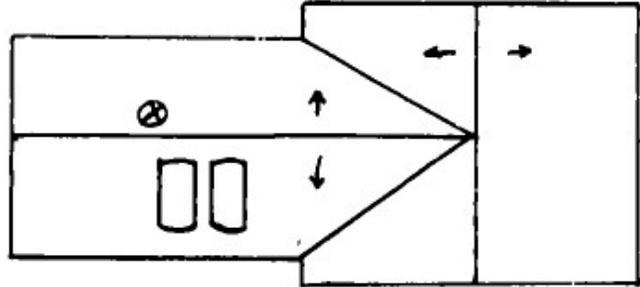


1207 3rd Street shown on the 1921 Sanborn map of Davis, California, sheet 1. North is up.

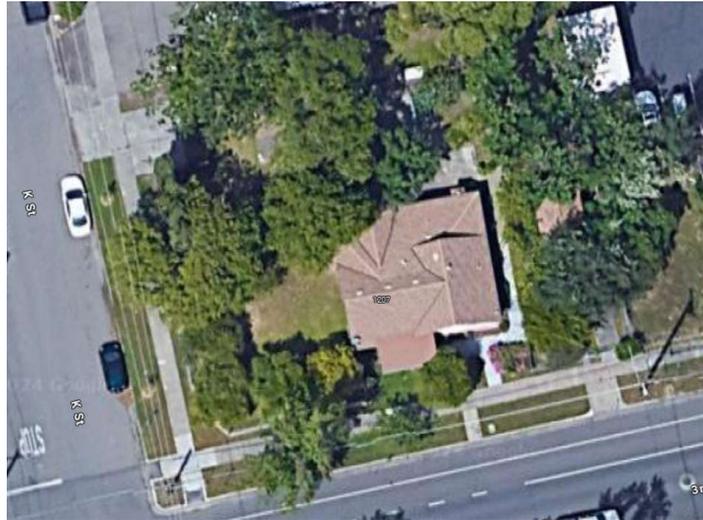
There are no completed building permits on file at the City of Davis for the subject building.³ With incomplete building records, it is not possible to accurately trace the construction chronology of the subject building. However, at least two additions were

³ 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.

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 3rd Street post-date the building's original construction.



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



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

Research indicates that 1207 3rd 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),⁴ 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, https://www.parcelquest.com .

⁴ "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, https://www.parcelquest.com .

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 3rd 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 3rd 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 3rd 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 3rd 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 3rd 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 3rd 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

*Recorded by: Johanna Kahn, ESA

*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 3rd Street does not appear to be the work of a master architect. For these reasons, 1207 3rd 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 3rd 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 3rd 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)

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