

## 5.2 CULTURAL AND HISTORIC RESOURCES

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### INTRODUCTION

This section describes the archaeological/historic setting of the Dresbach-Hunt-Boyer Mansion (Mansion) and Tank House site and vicinity, as well as any known archaeological/historic resources that are located on or adjacent to the site. The extent to which development of the Mishka's Café Project (Proposed Project) could remove, damage, or destroy existing historic resources is evaluated. The analysis is based on the Condition Assessment and Alternative Location Study conducted by S2Architects (Appendix C), the Historical Evaluation of Dresbach-Hunt-Boyer Tankhouse and Assessment of Potential Impact of Proposed Mishka's Café Building on Historic Resources prepared by Roland-Nawi Associates (Appendix D), and a history of the Mansion and its property owners prepared by Valerie Vann (Appendix E).

There were several comments received during the NOP comment period concerning cultural or historic resources; these comments were:

- Loss of rare and historically important building, and thus the impact on future efforts to restore the entire Mansion Complex for public use due to elimination of original content of site
- Adverse effects of a three-story building on the shorter historical structures of the Varsity Theatre and Mansion, as well as on Mansion Square and the streetscape
- Permanent damage to the visual character of a historic site due to lack of setback from the sidewalk of the proposed building, flush construction with west wall of the theater, which would dramatically block historical view, and creation of a row effect.
- The value that the remaining 13 (10 of which are on the proposed project site) of the original 35 orange trees give to the mansion, being both biological and historical
- Possible prehistoric and archeological remains on property. Construction of building footings has potential to warrant the hiring of a monitor.
- The historic relationship retained between the interior of Mansion to the surrounding gardens on the north, west, and east sides.
- How does this project comply with and further the objectives of Chapter 16 of the City's General Plan
- The Mansion complex is listed in the National Register of Historic Places. Therefore, under federal and state regulations, the Tank House and space around the mansion are as much a part of the mansion as the building's doors and windows.
- The Mansion complex is a City Landmark, and a historic resource under CEQA; the Varsity Theatre is a City Landmark, has been deemed eligible for listing in the California Register of Historic Places, and is a historic resource for the purposes of CEQA. The City only has 16 such landmarks.
- The project would adversely affect (under NEPA) and cause a substantial adverse change (under CEQA) to the Mansion through the loss of one of its contributing elements.

- The Mansion, Tank House, orange grove, and cistern are a single complex, the loss of the Tank House would be damaging to the overall value of this complex. Each of these elements was included as a significant part of the mansion on documentation that qualified the entire complex as a historical landmark.
- Act in accordance with Davis' tree preservation policies, trees are over 100 years old, therefore should be protected. As of July 14, 2006, the orange trees have been listed on the List of Landmark Trees published on the City website. The orange trees were specifically cited in the Community Forest Management Plan as candidates for designation as Landmark Trees.
- Within Davis, only one other Tank House of this kind remains.
- The orange grove continues to support the understanding of the public as to how the Mansion existed over 100 years ago, and should be considered especially significant given Davis' agricultural origins.
- The complex represents century old sustainable living methods as actually practiced in Davis, and demonstrates a model that may be reconsidered as our water becomes more scarce in the future.

## ENVIRONMENTAL SETTING

### REGIONAL HISTORIC SETTING

Yolo County is located in the rich agricultural region of California's Central Valley and Sacramento River Delta. It was one of the original 27 counties created when California became a state in 1850. The County was originally comprised of the towns of Fremont, Knights Landing, Washington, Cacheville (Yolo), Clarksburg, Winters, Esparto, Capay, Guinda, and Davisville (Davis). The western portion of Yolo County was a prosperous agricultural area of grain cultivation, livestock breeding, orchard, and vineyards in the 1850s and 1860s; agriculture remains the county's primary industry. The eastern two-thirds of the County consists of nearly level alluvial fans, flat plains, and basins, while the western third is largely composed of rolling terraces and steep uplands used for dry-farmed grain and range.

### CITY HISTORIC SETTING

The City of Davis lies north of the original streambed of Putah Creek (Rio de los Putas), which became the dividing line between Yolo and Solano counties in 1850. A group of Patwin Indians inhabited the immediate Davis area, where plants and wildlife sustained both animal and human inhabitants before hunters, trappers, and the first pioneer agriculturalists changed the area. Livestock production and cultivation of the rich alluvial plains in western Sacramento Valley were profitable enterprises during the early 1850s, and a number of American and European immigrants sought title to portions of Rancho Laguna de Santo Calle, the unconfirmed Mexican land grant upon which most of the City of Davis and the University of California campus are located.

Key early settlers included Jerome C. and Mary A. Davis, the son-in-law and daughter of Joseph B. Chiles, one of California's first pioneers whose cattle interests in the area began in 1849. The Davis' holdings included 12,000 acres in 1858, but 7,000 acres of the Davis ranch was sold in 1868 to developers of the California Pacific Railroad. A triangular railroad junction

was created, which played a major role in the future town that was laid out around it. Daily rail service from Vallejo to the Davis Junction opened on August 21, 1868, and the original town plat, a 32-acre area fronting Putah Creek, recorded on November 24, 1868. Originally named Davisville for Jerome C. Davis, the Davisville post office shortened the town name in 1907 and the change was official when the city incorporated in March 1917.

Once established the city grew slowly, adding only approximately ten citizens per year. This growth rate did not accelerate until after the turn of the century, when Governor George Pardee signed legislation creating a University Farm for the College of Agriculture of the University of California. The new campus grew rapidly with the construction of buildings and the addition of campus acreage. Comprising 778 acres in 1908, by 1930 it encompassed 1000 acres. UC Davis is now the largest of UC's ten campuses, at 5,300 acres. The University brought a new, educated population to the town and an influx of outside, non-agricultural money. Even as early as 1910, students began to constitute a growing proportion of the city's population.

Commercial establishments rapidly developed to serve the new town population as well as the surrounding farming community. Early commercial development occurred along G Street, creating a tightly packed, linear business district near the railroad transportation corridor and the depot. A disastrous fire in 1916 destroyed much of the original 19<sup>th</sup> century downtown. The oldest surviving commercial building is the Bank of Yolo (1910), a sturdy masonry classical revival building. The other historic commercial buildings date from 1914-1954 and encompass a range of styles from Prairie Style to Streamline Moderne.

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

Between 1940 and 1950, the population of the city doubled, and by 1960, it had more than doubled again, driven largely by the University expansion. By the 1970s, the University had over 12,000 students, growth that created faculty and staff employment, and generated businesses related to research and development tied to the University. Substantial growth in government bureaucracy in neighboring Sacramento in the 1960s also contributed to residential growth in Davis.

The University expansion and the accompanying population growth were served by a significant expansion of commercial facilities in the downtown, as well as in new suburban neighborhoods. Commercial enterprise expanded outside the traditional two to three block area of the downtown into areas that had previously been exclusively residential. Although some older homes were converted to commercial uses, in the urban renewal push of the 1960s older uses were generally demolished for new construction. Residential expansion moved outside the old City boundaries with sixty-five subdivisions recorded in the decade of the 1960s alone.

### **DOWNTOWN COMMERCIAL CORE HISTORIC SETTING**

The Downtown Commercial Core area, the oldest developed portion of the city, encompassed the city's historic industrial and commercial, as well as a substantial portion of its residential buildings. The physical organization of the downtown into industrial, commercial, and residential zones fell into place very early and changed little for the first hundred years of the City's history. The Downtown Commercial area then became the portion of the central core that changed the most in the last forty years and experienced the most significant loss of historic building stock.

The early commercial district was densely built with closely abutting and joint sidewalls. Originally constructed with wood, by 1920 the commercial strip between Second and Third streets had acquired masonry buildings. This shift is potentially attributable to the large fire of 1916 that destroyed many of the original wood framed commercial buildings, providing an impetus to build with more fireproof materials.

The retail spaces at the Anderson Bank Building at Second and G streets began moving commercial enterprise west onto Second Street, a trend that was enhanced in the mid-1920s with the construction of a single-story, brick row of small shops (1926-28) on the south side of the street (known as Brinley Block). Although G Street continued to be the principal commercial avenue, by 1945 commercial development had expanded. The construction of the stucco Mediterranean Revival style City Hall and Fire Station (1938) and an adjacent medical and dental building (c. 1950) on F Street, combined with the commercial growth along Second Street, created the first full city block dedicated solely to public and private commerce. This commercial development on G and F streets remained at the core of the City's commerce until the 1960s.

The remainder of the Downtown/Commercial area between First and Fourth streets and F and B streets developed as a residential area, which became denser and more urban in form with each passing decade. Although the city blocks were platted into relatively narrow deep lots, it was not until the 1930s that a clear pattern of side-by-side houses began to be discernable.

In 1900, no residential block had been completely built-out. This in part reflected the practice of multiple adjacent lot ownership by one individual, which resulted in houses set on relatively large parcels, surrounded by trees, gardens and, frequently, a variety of large and small outbuildings. The presence of large lots, sometimes a full quarter or half of a block, gave the residential area a semi-rural appearance. A large number of properties had barns, sheds, and frequently, windmills or tank houses to supply water. Most of these evidences of a rural lifestyle were gone by the 1950s. Each decade saw the removal of additional outbuildings and the re-subdivision and sale of lots for houses. Demolished outbuildings were increasingly replaced with garages, sited to both the rear and side of yards. In this part of town, these new structures were accessed by means of driveways that had to be cut from the street. Today only two tank houses (non-functioning) remain, the one in conjunction with the Mansion on proposed project site, and one near the University that has been converted into a living unit (Barovetto Tank House).

Because of its early and denser development, the Commercial Downtown area was the site of much of the city's Victorian period architecture. Of the approximately 62 pre-1900 dwellings that were standing in 1953, only eight remain in the Downtown Commercial area today, including the Mansion.

**Central Davis Conservation District**

The Core Area Specific Plan and the Core Area Strategy Report (2000) identify the importance of the Downtown Core area's historic context and resources. In June of 1999, the City issued a request for qualifications for a consultant to prepare design guidelines for a proposed Historic/Conservation Overlay District for the 1917 Davis City Limits. The subsequent Design Guidelines drew a distinction between historic preservation areas and conservation areas, as follows:

At the beginning of the review process it was determined that development of a conservation district, rather than a preservation district, would be the most appropriate mechanism to preserve the traditional character of the existing neighborhoods while allowing new construction that will be compatible in terms of mass, scale and rhythm. Historic conservation is an approach that is designed to preserve and maintain neighborhood character, fabric, and setting while planning for reasonable growth. A historic conservation district can provide a sense of neighborhood stability to modest, well-maintained neighborhoods, such as those within Davis' 1917 boundaries. A historic conservation district is typically a zoning designation that supports planning policy to ensure that new development and renovation are compatible and complementary to the traditional character of the existing neighborhood areas by thorough identification of specific character defining features such as size, mass, scale, façade width, set backs, landscaping, lot coverage, and rhythm. Conservation district guidelines assure that the values the community holds for these neighborhoods will be addressed in future community planning.

The Davis Downtown and Traditional Residential Neighborhoods Overlay District was adopted in Article 40.13 of the Zoning Ordinance as a conservation overlay district for the area of Central Davis bounded by the original city limits. Article 40.23.030(h) defines conservation overlay districts as follows:

Conservation overlay districts support planning policy stipulating that new development and renovation of existing buildings should respect the traditional scale and character found within a defined area. Conservation Overlay Zoning Districts are designated under the Davis Zoning Code and are not included in the Davis Register of Historical Resources. However, individual buildings within a Conservation Overlay District may be designated Landmarks or Merit Resources.

The Central Davis Conservation District encompasses the original City of Davis as incorporated in 1917. The 2003 Central Davis Historic Conservation District Historical Resources Survey (as amended, July 2005) provides a Context Statement and building survey forms for the Central Davis area. Within the Conservation District, four distinct neighborhoods or sub-areas have been defined, consistent with definitions in the Design Guidelines: the Downtown Commercial area, Old East Davis, Old North Davis, and the University Area. The Survey expands the previous studies and adds a historical dimension to the analysis provided in the Design Guidelines.

In Davis, historic buildings play a strong role in establishing neighborhood identity and conveying community heritage. The Central Davis Conservation District derives its historic character and significance from individual buildings as well as groupings of properties that are

currently listed on, or appear eligible for listing to, the National Register of Historic Places (NRHP or National Register), the California Register of Historical Resources (CRHR or California Register), and/or the City of Davis Historic Resources Register (Davis Register).

**Historic Properties within the Downtown Commercial Area**

Fifteen Landmark or Merit Resource properties are located within the Downtown Commercial Area near the project site, as listed in **Table 5.2-1** and identified on **Figure 5.2-1**.

**TABLE 5.2-1  
LANDMARK AND MERIT STRUCTURES WITHIN DOWNTOWN COMMERCIAL AREA**

Address	Historic Name	Designation Level <sup>1</sup>
Richards Underpass	Davis Subway	Landmark (on National Register)
616 First Street	Boy Scout Cabin	Merit Resource (evaluated in Richard Underpass EIR as eligible for National Register)
505 Second Street	H.J. Hamel House	Merit Resource
616 Second Street	Varsity Theatre	Landmark
714-726 Second Street	Brinley Block	Merit Resource
840 Second Street	Southern Pacific Station, Davis Junction	Landmark (on National Register)
923 Third Street	Montgomery House	Merit Resource
619 Fourth Street	First Presbyterian Manse	Merit Resource
232 B Street	Jacobson-Wilson House	Merit Resource
137 C Street	Clancy House	Merit Resource
412 C Street	Davis Community Church	Landmark
445 C Street	Hattie Weber Museum	Merit Resource
226 F Street	Old Davis City Hall	Landmark
203 G Street	Anderson Bank Building	Landmark
225 G Street	Masonic Lodge	Merit Resource
301 G Street	Bank of Yolo	Merit Resource

Source: City of Davis Historical Resources Survey 2003

<sup>1</sup> "Landmark" means buildings, structures, objects, signs, features, sites, places, areas, cultural landscapes or other improvements of the highest scientific, aesthetic, educational, cultural, archaeological, architectural, or historical value to the citizens of the City of Davis and designated as such by the City Council pursuant to the provisions of Article 40.23 of the city's Municipal Code. A landmark is deemed to be so important to the historical and architectural fabric of the community that its loss would be deemed a major loss to the community. Once designated, Landmarks are included in the Davis Register of Historical Resources. Landmarks were formerly designated as "Outstanding Historical Resources."

"Merit Resource" means buildings, structures, objects, signs, features, sites, places, areas, cultural landscapes or other improvements with scientific, aesthetic, educational, cultural, archaeological, architectural, or historical value to the citizens of the City of Davis and designated as such by the City Council pursuant to the provisions of Article 40.23. Once designated, Merit Resources are included in the Davis Register. Merit Resources were formerly designated as "Historical Resources."



City of Davis Designated Historical Resources

Source: The Davis Register

FIGURE 5.2-1  
DESIGNATED HISTORIC RESOURCES

### Varsity Theatre

The project site is immediately adjacent to the Varsity Theatre, a 1950 Art Deco Theatre designated as a Landmark resource. There has been a Varsity Theatre in Davis since 1921. The original Varsity Theatre was built on the site of the Luft blacksmith shop on the southeast corner of Second Street and F Street. Construction of the new Varsity at its current location began in 1949, and the theater opened in June 1950.

The architect was William B. David, who is responsible for the look of many cinemas in northern California, including the Tower Theatre in Sacramento and the Eureka Theatre upstate. The original theatre featured art deco murals of agricultural scenes by Santocono of San Francisco.

The Varsity is a late example of what is known as Streamline Moderne, a style related to Art Deco, which was influenced by 20th century manufacturing techniques. The Moderne style strove for a modern and artistic expression to complement the new age of machines and progress. A focus on the future rather than the past was the style's principal characteristic. Moderne buildings were designed with an emphasis on smooth curves and horizontal lines to give a feeling of speed.

Various Moderne features are apparent in the Varsity's facade. The façade includes an overhang that angles out from the left hand side and is embellished at night with horizontal lines of red neon. Below this, the front wall of the theatre angles backwards to mirror the overhang before curving smoothly around to meet the extremity of the right-hand wall. The horizontal line formed by the top of the doors is continued by the chrome trim on the roof of the curved box office. On the roof, the "tower" at the right features alternating horizontal bands of red and blue neon.

### **Potential Downtown Davis Historic District**

The potential for a Downtown Davis Historic District was briefly addressed as part of the August 2003 City of Davis Historical Resources Survey. Following is the discussion provided for the potential Downtown Davis Historic District as part of that study:

Because the Downtown/Commercial area of the Conservation District has undergone such extensive change in the past fifty years, there is no single block or group of blocks that retain a cohesive and coherent group of buildings that clearly represent a specific period, a concentration of related architectural styles or are related by virtue of a development plan or design. The commercial corridor along G and 2nd Streets includes many fine individual examples of commercial buildings and presents a range of commercial styles common in small pre-World War II rural town business districts. With further analysis and more intensive research on the individual buildings it is possible that there might be a locally eligible or California Register eligible commercial district. The commercial area, as indicated in the discussion above, is certainly an area for special planning consideration. Further loss of historic commercial buildings or inappropriate remodels would render a district ineligible.

The Downtown/ Commercial area also has a good selection of middle and working class turn-of-the-century residences, as well as a good representation of both Craftsman and Period Revivals, these buildings are scattered throughout the area. The continued presence of these buildings makes a strong statement

about the city's past and contributes to the visual and architectural character of the downtown area, but there is no single grouping that constitutes an historic district.

The Victorian (that is, pre-1900), residences in this area should be given special consideration in planning decisions. There are very few examples of this period available anywhere in the city. Although often not recognized, the vernacular, "farm house" homes from this period are particularly valuable as examples of ordinary housing of which very few examples remain.

### **HISTORIC SETTING OF THE PROJECT SITE**

The Mansion complex consists of two parcels, one containing the Mansion and Tank House, the other containing what is left of the original gardens and orchard. The proposed project site encompasses a portion of both parcels, including the Tank House and 10 remaining orange trees originally planted by John Hunt, the ~~second~~ eighth owner; the orange trees are now located in a brick patio created when the Tank House was relocated. The Mansion, a twelve-room Italianate Victorian house, is a Davis City Historical Landmark (1984) also listed on the National Register of Historic Places (1976), and the sole surviving large downtown Davis Victorian residence. The Context Statement describes the Mansion complex as follows:

Only one of the (remaining downtown) Victorians can be characterized as high style. The Dresbach house, associated with one of the town's founders, is a good example of an 1870s Italianate and, along with its surviving water tower, is one of the oldest buildings in the City. Although its original semi-rural setting on a quarter block lot has long ago disappeared, it otherwise retains its integrity and does not appear to have undergone any major change since the 1996 historical resources survey.

The Dresbach property occupied nearly a quarter of the block in 1888.<sup>2</sup> The Tank House was originally located at the rear of the Dresbach-Hunt-Boyer lot behind the house and at some distance from the outhouse. It was constructed between 1874 - when the Mansion was built - and 1888, when it appears on the city's first Sanborn Map.

The domestic tank house was a structure unique to California that was developed to store water in a climate characterized by winter rainfall and summer drought. Over time several enclosure types for the tanks developed, some with strong regional associations. Tank houses were predominantly for domestic use and were usually located close to the house. These structures were common and widely dispersed through Yolo, Sacramento, San Joaquin, Napa, and Sonoma counties from the 1870s through the 1930s.

The Tank House is what is generally classified as a "taper tower" type tank house—a form with vertical walls that taper gradually inward from the base to the top.<sup>3</sup> The roof has overhanging and bracketed eaves and plain fascia. The roof treatment is similar to that used on the house. There is a window opening, now boarded, on the west side of the tower and an entry door is located on the front elevation. The cladding is channel rustic or drop siding, again similar to that

<sup>2</sup> Sanborn map, 1888.

<sup>3</sup> Noble, Allen, Wood, Brick and Stone: the North American Settlement Landscape, Vol II, (Amherst: University of Massachusetts, 1984).

of the house. A wooden trefoil is applied in the center of the upper wall on the east, west, and north faces of the tower.

The tower was moved from its original location in 1979, when it was moved to accommodate the construction of the Mansion Square complex behind the Mansion. It was relocated to the east side of the house closer to Second Street and adjacent to the Varsity Theatre, which was built in 1950. During relocation, approximately 18 inches were cut off the bottom of the structure due to dry rot. At the same time, a non-historic stairway, since removed, was constructed to allow access at the second story level.

The brick patio that is located on the north side of the structure was laid from bricks associated with the Tank House and was discovered when it was moved. The bricks date from the 1880s and may have been part of a well or foundation structure.

## **SIGNIFICANCE OF RESOURCES ON THE PROJECT SITE**

### ***Tank House***

The Tank House is a listed historic resource and is a significant historic resource for the purposes of CEQA.

As noted above, the Mansion is listed in the National Register (1976), the California Register, and it is a California Point of Historic Interest. The National Register nomination for the Mansion was prepared prior to the Tank House being moved to its present location. The property description in the nomination notes the Tank House as a part of the property but does not specifically evaluate its significance. However, at this early date in the history of the Register, contributing elements of properties were not always clearly defined. It is reasonable to assume that it is included as a part of the listed property. The Tank House also is noted in the California Point of Historic Interest nomination form.

The Mansion is locally recognized as a Landmark under the city preservation ordinance. It has been described and evaluated in all of the City's historic resource surveys, most recently in 2003. In 1998, the City Historical Resources Management Commission re-evaluated the significance of the Tank House in its moved location. The Commission concluded that it retained eligibility: "the pumphouse continues to retain significant historical value, both in its degree of integrity and the fact that its new location is appropriate for an auxiliary structure; therefore it appears to meet the majority of criteria for retention as a contributor to the National Register of Historic Places."

This conclusion would be consistent with CEQA, which requires that a preponderance of evidence is necessary to demonstrate that a surveyed or listed resource is not significant and with the California Register regulations regarding moved buildings and structures. These regulations make special provisions for retaining eligibility when moving a building is the only alternative to demolition (California Code of Regulations, Title 14, chapter 11.5, section 4852 (d)(1)).

Quite aside from its association with the listed Mansion, the Tank House is one of the few surviving examples of this once common type of rural structure. The 2003 Historic Resources Survey notes that until the 1950s, the City of Davis remained semi-rural in density and ambiance.

If one includes the large municipal water tank on D Street, north of Sixth Street, there were twenty-three tank houses within the city boundaries in 1921. Only two of these remain, one of which is the Dresbach-Hunt-Boyer Tank House. The other is located on Second Street near University Avenue and has been substantially altered by conversion to living quarters. Approximately 30 such structures remain in the Yolo and Solano Counties.<sup>4</sup>

#### Tank House Structural Description

S2Architects evaluated the current physical condition of the Tank House and assessed the potential for rehabilitation (Appendix C). The findings of the assessment conclude that over 75% of the siding and all of the structural members up to the roof have deteriorated beyond repair. The only original materials remaining in a condition that can be feasibly rehabilitated in part or whole include the fascia and some of the trefoil trim.

On the south side, it appears the building lists to the east by at least two (2) feet. The added stairs have been removed, so access to the previously added second floor was unavailable. Studs inside at the ground floor level were severely dry rotted and pieces could be pulled from them with the bare hand. S2Architects observed numerous penetrations through the walls where windows, unit air conditioners, panels, conduit, and lights had been attached through the siding, compromising the structural integrity as well as the waterproof membrane. In some places, the corner trim had been pulled back and S2Architects observed dry rot in the ends of the siding under the 1X6 corner trim.

S2Architects counted siding boards that could possibly be reused; over 75% of the siding boards need replacement. In addition, the vertical trim boards need complete replacement. The original building had a structure of 4X4's extending in one piece from the foundation to the roof; all of these boards within view have been rotted in the lower part of the building.

S2Architects looked carefully at the fascia and upper trim and it appears to be salvageable. Close observation from a ladder extending up from the second floor deck indicated the boards were sound. City personnel indicated this past winter there were no signs of roof leaks, which would be further indication of dryrot problems in the roof structure.

There are decorative round "trefoils" on three sides. Those on the existing north and west sides appear to be in good condition, but the one on the east side has a notch cut out when what appears to be an air conditioner was installed through it. There is no remaining trefoil on the south side. The damaged trefoils can be documented and reproduced to match the original and the existing ones are restored.

The window on the south side appears to be the original wood double hung casement. It is boarded up and the condition could not be assessed; however, from the inside it appears to be sound and can probably be restored. The door was a metal door jamb replacement, inconsistent with the original character, and should be replaced. The jamb shows some signs of damage but it could be restored.

#### **Brick Patio**

The area immediately around the Tank House consists of a brick patio; the bricks are of 19<sup>th</sup> century origin. When the Tank House was moved from its original location behind the house a

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<sup>4</sup> Madison, Mike. *Walking the Flatlands: the Rural Landscape of the Lower Sacramento Valley*. (Berkeley: Heyday Press, 2004), 109.

large cache of bricks was found. These may have been the material from which an original cistern was constructed. The bricks were used to create a patio area around the relocated Tank House, which was converted into a coffee shop. Although the bricks are a historic material, they lack context and integrity to be considered significant historical resources. They have been moved from their original location and used to create a landscape element unrelated to their original use and one which is not historically authentic to the period of the house or the Tank House. They are not a historical resource eligible for listing in the California Register.

### ***Orange Trees***

There are ten orange trees in front and on the sides and rear of the Tank House and at the rear of the Mansion. These trees were planted by John Hunt, the ~~second~~ eighth owner of the house, who maintained a large garden and mixed orchard on the property.<sup>5</sup> A preliminary plan for the shopping center, built in 1979, shows a number of trees including not only the citrus, but also fig, walnut, almond, and pear. **Figure 5.2-2** shows the site in the early 1970s before Mansion Square was constructed. A group of trees, primarily citrus, were retained when the shopping center was constructed, the majority around the relocated Tank House.

The trees are mentioned in the 1976 National Register nomination and in the Point of Historical Interest application. Both of these nominations were completed before the office/mixed-use project of 1979 and considered the Mansion, Tank House, and orchard in their original configuration on the property.

The trees and the space between the Mansion and the Varsity are part of the historic setting for the Mansion. They provide a sense of a residential dwelling with small orchards and lots of plants and vegetation around them, which has been gradually lost over time.

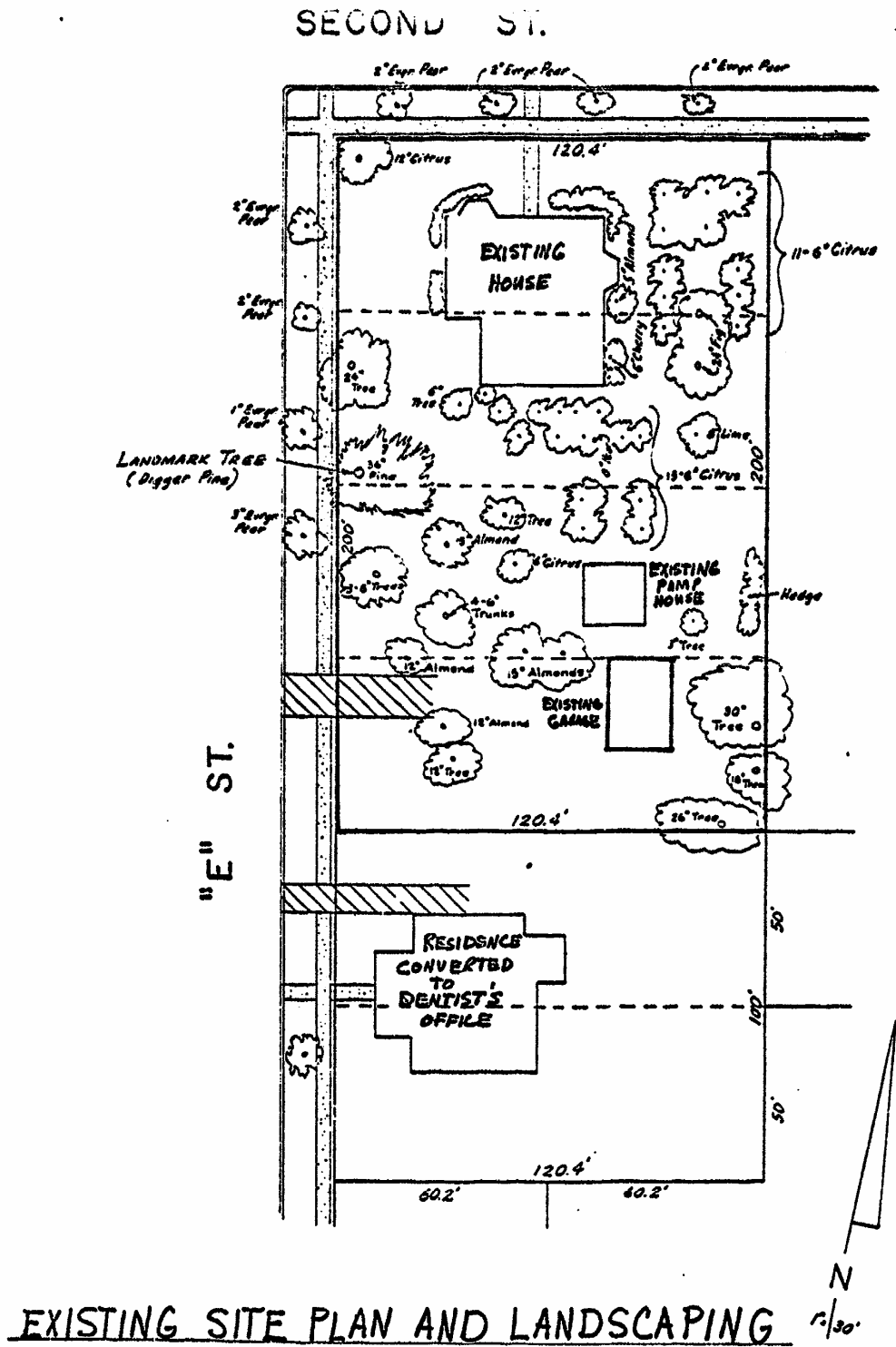
The substantial reduction of the orchard and the nature of the remaining citrus around the relocated Tank House severely impair their significance as a contributing element to the Mansion. Although the citrus trees remaining on the property are associated with the Mansion, they represent only a small fragment of the original orchard. In 1978 the Davis Historical and Landmark Commission report noted that there were “twenty eight citrus trees, a variety of other fruit trees, ornamental shrubs and a Landmark pine tree” surrounding the house.<sup>6</sup> Eligibility requires that a resource not only meet one or more of the criteria of eligibility, but that it possesses integrity. There is disagreement within the preservation community as to whether the historic setting associated with the Mansion, which includes the remaining orange trees, retains sufficient integrity to be listed in the California Register.

It should be noted that whether or not the trees meet historic criteria for listing on the California Register, they are over 100 years old. The City’s List of Landmark Trees contains a reference to an unspecified number of orange trees at 604 Second Street, at the Mansion’s address. Although there appears to be no written documentation confirming the trees were officially listed, their age and relationship to the Mansion warrants their consideration as potentially eligible Landmark trees.

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<sup>5</sup> Bond, Judy. National Register Nomination for the Dresbach-Hunt-Boyer House, 1976.

<sup>6</sup> Minutes of the Davis Historical and Landmarks Commission, February 10, 1978.



Source: City of Davis, 2007

FIGURE 5.2-2  
EARLY 1970S SITE PLAN

## REGULATORY CONTEXT

Historic and prehistoric resources of importance are inventoried and governed by national, state, and local laws and regulations. The following sections discuss the regulations that apply to cultural and historic resources in the City.

### FEDERAL

The National Historic Preservation Act of 1966 established the National Register of Historic Places (NRHP or National Register) as the official national listing of important historic and prehistoric resources worthy of preservation. The NRHP includes districts, sites, buildings, structures, and objects with local, regional, state, or national significance. The definition of historic property includes “any prehistoric or historic district, site, building, structure, or object included in or eligible for inclusion in, the National Register” (Advisory Council on Historic Preservation, 1986). A historic property must meet specific criteria to be considered eligible for listing on the NRHP.

Under federal law, a significant historical resource is a building or a district that is eligible for listing on the NRHP. Criteria for listing on the NRHP are almost identical to those of the California Register and the Davis Register, and include a consideration of integrity, as discussed below.

Projects carried out by a federal agency, require approval or licensing by a federal agency, or that utilize federal funds in the design and construction of a project are subject to the National Environmental Policy Act (NEPA). The Proposed Project does not involve a federal undertaking.

National Register properties are distinguished by having been documented and evaluated according to uniform standards. These criteria recognize the accomplishments of all peoples who have contributed to the history and heritage of the United States and are designed to help state and local governments, Federal agencies, and others identify important historic and archeological properties worthy of preservation and of consideration in planning and development decisions.

### ***Criteria for Evaluation***

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:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That 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. That have yielded or may be likely to yield, information important in prehistory or history.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- A cemetery which derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- A property achieving significance within the past 50 years if it is of exceptional importance.

***The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings***

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (*Secretary's Standards*) provides guidance regarding protecting the setting of historic resources. The setting is the area or environment in which a historic property is found. It may be an urban or suburban neighborhood or a natural landscape in which a building has been constructed.

The elements of setting, such as the relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees together create the character of a district or neighborhood. In some instances, many individual building sites may form a neighborhood or setting.

The guidance states that:

- New work should be compatible with the historic character of the setting in terms size, scale, design, material, color, and texture. It is not recommended that new construction:
  - Create a false historical appearance.

- Introduce a new building or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character.
  - Introduce new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.
  - Remove a historic building, building feature or landscape feature that is important in defining the historic character of the setting.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
  - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

Identify, retain, and preserve

The guidance recommends:

- Identifying, retaining, and preserving building and landscape features which are important in defining the historic character of the setting. Such features can include roads and streets, furnishing such as lights or benches, vegetation, gardens and yards, adjacent open space such as fields, parks, commons or woodlands, and important views or visual relationships.
- Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.

It is not recommended that new construction:

- Remove or radically change those features of the setting which are important in defining the historic character.
- Destroy the relationship between the buildings and landscape features within the setting by widening existing streets, changing landscape materials or constructing inappropriately located new street or parking.
- Remove or relocate historic buildings or landscape features, thus destroying their historic relationship within the setting.

**STATE**

The State Historic Resources Commission and Office of Historic Preservation (OHP), within the Department of Parks and Recreation, administer the State's historic preservation programs. The OHP oversees State agency compliance with State preservation statutes and programs, administers federal preservation programs in California, and state programs such as the California Register of Historical Resources (California Register). The California Register is a guide to identifying the State's historical resources and establishes a list of those properties that are to be protected from substantial adverse change (Public Resources Code Section 5024.1).

The California Public Resources Code (PRC) defines a historical resource to include, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant or is significant in the architectural, engineering,

scientific, economic, agricultural, educational, social, political, military, or cultural annals of California (PRC §5010.1(j)).

In California the standard of historical (including archeological) significance is listing in or eligibility for listing in the California Register. The California Register is the authoritative guide to be used by state and local agencies to identify the state's historical resources (PRC §5024.1(a)). It includes properties nominated to and placed on the California Register by the State Historic Resources Commission, properties listed in or formally determined eligible (under §106 of the National Historic Preservation Act) for listing in the NRHP (PRC §5024.1(b) and (d)(1)). Both individual properties and historic districts may be listed in the California Register (PRC §5024.1(e)(1)(2)).

In addition to properties listed, or formally determined eligible for listing, historical resources or districts designated or listed as city or county landmarks, or locally listed pursuant to any city or county ordinance, are presumed to be eligible for listing in the register unless a preponderance of evidence in the record indicates that it is not historically or culturally significant (PRC §21084.1). Historical resources identified as significant in historical resource surveys conducted by local governments also may be eligible for listing (PRC §5024.1(e)(3)), if the survey meets one or more of the criteria for eligibility set forth in PRC §5024.1(g). Further, if a historical resource is not listed in the California Register, is not designated by a local agency, and is not identified as significant in a historical survey, a lead agency may determine that the resource may be a historical resource as defined in the PRC §5020.1(j) or §5024.1 (CEQA Guidelines, §15064.5(a)(4)).

The criteria for listing in the California Register are defined in statute (PRC §5024.1 (C) (1-4)), in the CEQA Guidelines (California Code of Regulations Title 14 Ch 3 §15064.5 (3)(A-D) and in the Guidelines for the California Register of Historical Resources (CCR Title 14, Ch. 11.5 §4852(b)(1-4)). These criteria are very similar to the federal criteria for listing in the National Register of Historic Places. The criteria include:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristic of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

One or more of these criteria may apply to a single property or a district.

In addition to meeting the above criteria, a property or district must possess integrity. Integrity is defined as the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. A property must retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance (CCR Title 14, Ch 11.5 §4852(C)).

## LOCAL

### ***Historic Resources Management Ordinance***

The City of Davis is a Certified Local Government (CLG) designated by the State Office of Historic Preservation. The CLG program is designed to "...encourage the direct participation of local governments in the identification, evaluation, registration, and preservation of historic properties within their jurisdiction and promote the integration of local preservation interests and concerns into local planning and decision-making processes." To this end, the City has adopted a Historic Resources Management Ordinance (Zoning Section 40.23):

~~This ordinance was established to "identify, designate, protect and enhance resources within the City... that reflect special elements of the city's historical, architectural, archaeological, cultural, or aesthetic heritage."~~

The purpose of this article is to promote the general welfare by providing for the identification, designation, protection, enhancement, perpetuation, and use of historical resources including improvements, buildings, structures, objects, signs, features, sites, cultural landscapes, places, and areas within the city that reflect special elements of the city's historical, architectural, archaeological, cultural, or aesthetic heritage for the following reasons:

- (a) To encourage public knowledge, understanding, appreciation, and use of the city's past;
- (b) To foster civic pride in the beauty and character of the city and in the accomplishments of its past;
- (c) To enhance the visual character of the city by encouraging new design and construction that complement the city's historical resources;
- (d) To increase the economic benefits of historic preservation to the city and its inhabitants;
- (e) To protect property values within the city;
- (f) To identify as early as possible and resolve conflicts between the preservation of historical resources/districts and alternative land uses; and
- (g) To conserve valuable material and energy resources by ongoing use and maintenance of the existing built and natural environment. (Ord. No. 2124 Amended 05/21/2003; Ord. No. 1270, § 2 (part); Ord. No. 1784, § 1 (part).)

The ordinance establishes:

- Designation criteria and process for historic resources to be placed on the Davis Register of Historical Resources (Davis Register)
- A Historical Resource Management Commission
- A requirement for a demolition certificate and public review process for demolition of any structure constructed prior to 1945 (also specified in Davis Municipal Code section 8.19.040)
- Authority to request greater evaluation of a potential historic resource prior to demolition

- Design review, determination of compatibility, and certificate of appropriateness for alterations to a designated historic resource or replacement structures
- Advisory review of new construction, significant renovation projects, and demolitions within 300 feet of designated individual Landmarks and Merit Resources and within adopted conservation overlay districts

The Historical Resources Management Ordinance (Zoning Section 40.23.060) outlines the Davis Register designation criteria for evaluating properties in the City of Davis. There are two types of historic resources identified: "Landmark" and "Merit Resources," as described above. Other possible designations for structures built before 1945 include "Historic District Contributor" and "Historic District Non-Contributor." The concept of historic integrity is used when considering historic resources.

The City's Historic Resources Management Ordinance defines a Conservation District, Historic District, and Historic District Contributor as shown below. Currently the City does not have any identified Historic Districts. The project site is, however, within a Conservation District.

- ***Conservation Overlay Zoning District***  
Conservation overlay districts support planning policy stipulating that new development and renovation of existing buildings should respect the traditional scale and character found within a defined area. Conservation Overlay Districts are designated under the Davis Zoning Code and are not included in the Davis Register. However, individual buildings within a Conservation Overlay District may be designated Landmarks or Merit Resources.
- ***Historic District***  
Historic District means a significant concentration, linkage, or continuity of sited, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a Historic District results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. Designated Historic Districts are included in the Davis Register. Historic Districts can include Historical Resources that may be individually designated as Landmarks or Merit Resources.
- ***Historic District Contributor***  
Historic District Contributor means a building, site, structure, object, or cultural landscape identified in the Historic District Plan that possesses sufficient integrity to add to the historic architectural qualities, historic associations, or patterns for which a Historic District is significant.
- ***Historic District Non-Contributor***  
Historic District Non-Contributor means a building, site, structure, object, or cultural landscape identified in the Historic District Plan that does not add to the historic architectural qualities, historic association, or patterns for which a historic District is significant.

**General Plan – Historic and Archaeological Resources**

Goal HIS 1: Designate, preserve, and protect the archaeological and historic resources within the Davis community.

- HIS 1.1 Maintain an inventory of archaeological and historic resources.
- HIS 1.2 Incorporate measures to protect and preserve historic and archaeological resources into all planning and development.

Standards:

The City shall review proposed alteration to City-designated historic resources and improvements within historic districts utilizing the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the State Historic Building Code.

Policy HIS 1.4 Preserve historic features of the core area and historic districts.

**Davis Downtown and Traditional Residential Neighborhoods Design Guidelines**

The Davis Downtown and Traditional Residential Neighborhoods Design Guidelines identifies an exception to the application of the Guidelines for projects involving the alteration of Designated Historic Resources. Such projects will be subject to the Design Guidelines as well as the *Secretary's Standards*, which has been approved by the City of Davis as the design review standards by which all exterior alterations to designated resources are reviewed. While the *Secretary's Standards* will be the primary guiding document for exterior alterations, the Design Guidelines will be used to address secondary issues.

**IMPACTS AND MITIGATION MEASURES**

**METHODOLOGY**

Roland-Nawi Associates reviewed historic materials related to the Mansion and Tank House. This included general information on the history of Davis and previous historic evaluations and nominations, including the National Register Nomination (1976) and the Central Davis Historic Conservation District Historical Resources Survey (2003). Literature related to the history, evolution, and function of tank house structures, particularly in the Central Valley, was consulted. The Community Planning Department provided extensive background material including information regarding earlier projects that affected the Tank House and its surrounding setting. Sanborn Maps and aerial photographs were reviewed, as well as information and historic photographs on file at the Hattie Weber Museum. The City provided a copy of the 2000 Structural Evaluation of the Tank House completed by Marr, Shaffer and Miyamoto, Structural Engineers, as well as the Condition Assessment and Alternative Location Study conducted by S2Architects.

## STANDARDS OF SIGNIFICANCE

For the purposes of this EIR, the following thresholds are used for determining significant impacts to cultural and historic resources:

- A substantial adverse change in the significance of a historic and/or archaeological resource, pursuant to Section 15064.5 of the State CEQA Guidelines
- A substantial adverse change to the physical characteristics and integrity of the Landmark resource leading to the potential loss of its local Landmark status or potential exclusion from eligibility on the California Register and/or the National Register

CEQA Guidelines define a “substantial adverse change in the significance of a historical resource” to mean “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired” (CEQA Guidelines §15064.5(b)(1)). CEQA Guidelines, section 15064.5, subdivision (b)(2), defines “materially impaired” for purposes of the definition of “substantial adverse change...” as when a project:

- a) Demolishes or materially alters in an adverse manner those physical characteristics of a historic resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of §5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA (CEQA Guidelines, §15064.5(b)(2)).

## PROJECT SPECIFIC IMPACTS AND MITIGATION MEASURES

### ***Impact 5.2-1 Loss or degradation of known or undiscovered prehistoric and historic resources***

The project area is located in an area of the City that was settled early in its history, and could contain unknown sub-surface resources. The downtown plat was laid out fronting the historic route of Putah Creek, and waterways are considered to have a high sensitivity for cultural deposits. According to a review of available records by the Northwest Information Center of the California Archaeological Inventory, there are four recorded and eight reported prehistoric, and no recorded historic archaeological sites in the Davis General Plan area. However, less than 10 percent of the total area of the City has been archaeologically surveyed; therefore, there is a likelihood of additional resources on the project site beyond those recorded and inventoried.

Many structures within the vicinity of the project site are listed on federal, state, and local registries, and/or have attributes that suggest a possible historical context either temporally or architecturally. The site itself contains contributing resources to a National Register property. Based on the historic development patterns of this site and vicinity, the project site has a strong

potential to yield buried historic resources. Therefore, disruption during construction would likely result in the permanent loss of potentially important cultural resource data.

- PP The Proposed Project would demolish the Tank House and 10 historic orange trees, contributing resources to the listed Dresbach-Hunt-Boyer Mansion, and would trench for foundation and utilities for a new three-story building. This would be a **significant impact**.
- A1 The No Project Alternative would stabilize the Tank House in situ, and would result in no trenching on the property. If a new foundation is required to stabilize the Tank House to keep it from falling into the Mansion, trenching for the foundation would be a **potentially significant impact**.
- A2 Alternative 2 would disassemble, reassemble, and rehabilitate the Tank House to the west side of the Mansion, remove the contributing 10 historic orange trees, and would trench for foundations and utilities on both sides of the Mansion for a new three-story building and adaptive reuse of the Tank House. This would be a **significant impact**.
- A3 Alternative 3 would disassemble, reassemble, and rehabilitate the Tank House to the west side of the Mansion, remove the contributing 10 historic orange trees, and would trench for foundations and utilities on both sides of the Mansion for a new two-story building and adaptive reuse of the Tank House. This would be a **significant impact**.
- A4 Alternative 4 would demolish the Tank House and 10 historic orange trees, contributing resources to the listed Dresbach-Hunt-Boyer Mansion, and would trench for foundation and utilities for a new two-story building. This would be a **significant impact**.
- A5 Alternative 5 would trench for foundation and utilities for a relocated and rehabilitated Tank House with greenhouse-type addition, and remove five orange trees. This would be a **significant impact**.
- A6 Alternative 6 would trench for a new foundation and utilities for a rehabilitated Tank House. This would be a **significant impact**.

#### Mitigation

The following mitigation measures apply to the Proposed Project and all alternatives:

5.2-1a: The Agency shall hire a qualified professional to formulate and implement a research design and field strategy with regard to possible sub-surface resources. Testing shall include geophysical mapping of the near surface, ground-truthing using both the geophysical maps and historic maps, followed by evaluation of discovered resources for CRHR eligibility. All testing shall be conducted prior to initiation of construction for the project. Based on the results of testing, recommendations shall be provided, which may include additional testing, data recovery, future construction monitoring, as well as preparation of an Unanticipated Discovery Plan. All recommendations shall be submitted to the City of Davis Preservation Director for approval.

5.2-1b: The Agency shall hire a professional archaeologist to perform archaeological monitoring during ground-disturbing construction activities for the duration of the project. If resources are discovered during construction, the procedure laid out in the Unanticipated Discovery Plan will be followed.

- 5.2-1c If significant findings are made, historic materials and artifacts shall be incorporated into an interpretive display in the proposed building, or grouped with other projects to produce a larger more comprehensive exhibit or display in coordination with the Historic Resources Management Commission (HRMC). The interpretive display shall include a history of the site uses including information on the various ethnic groups that dominated the site. Display of all historic materials and artifacts shall follow the standard practices and procedures generally accepted in museum curation, and shall be made available to the HRMC for review and comment before they are constructed and installed. All collected materials shall be archived at an appropriate curation facility.
- 5.2-1d All activities related to the data recovery of the site shall be recorded and compiled into a report and submitted to both the HRMC, the Northwest Information Center, and SHPO. In addition, appropriate public outreach material such as a leaflet, pamphlet, or booklet shall be developed detailing any finds and their historic context. All reports shall be deposited with the city's archive and shall include original photographs and negatives or high resolution digital scans in a TIF format on high quality CD's or DVD's. Reports if produced in a digital format shall be deposited as both a hard copy and a digital copy. A release shall be included that allows the archive the right to reproduce all documents and graphics (including photographs) without restriction.

Significance after Mitigation

Less than significant

**Impact 5.2-2 Alteration, removal, or destruction of historic structures**

The Dresbach-Hunt-Boyer Mansion complex is listed in the National Register (1976) and the California Register, and it is a California Point of Historic Interest. The Tank House is a contributing resource to the Mansion's listing, and one of only two remaining tank houses in Davis. Rehabilitating the Tank House would mean retaining character-defining features of the historic structure while adapting it for a new use.

Tank houses are a distinctive type of historic structure that were always built in conjunction with a residence house to serve domestic water needs. Although not in its original location, the Tank House currently maintains a relationship to the Mansion. This siting continues to convey the historic interdependence between the two buildings and maintains a degree of authenticity and integrity that would be destroyed if the two buildings were physically and visually removed from one another.

Moving the Tank House to an off-site location would remove the Tank House from its historic context, and placing it on a lot with another Victorian house would create false historicity. Either of these actions would result in a substantial adverse change to the significance of a historic resource.

City regulations provide for the use of the State Historic Building Code and require the application of the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Application of the *Secretary's Standards* generally indicates that a project will not cause a substantial adverse change or impair the significance of the resource (CEQA Guidelines §15064.5 (b)(2)(A-C)), and is the federally accepted standard for ensuring that treatments will maintain the authenticity and integrity of historical buildings. The applicable standards and each alternative's compliance with that standard are summarized in **Table 5.2-2**.

PP The Proposed Project would cause the demolition of the Tank House, a listed contributing structure to a National Register property. The loss of the Tank House would affect the Mansion by removing an auxiliary structure associated with the Mansion from early in its history, although its removal would not result in the ineligibility of the house. The Proposed Project would result in a **significant impact** on the Tank House and Mansion.

In addition to the impacts on the Tank House and Mansion, the Proposed Project would affect the historic Varsity Theatre, a designated Landmark building. The proposed new construction will directly abut the west wall of the Varsity building. This wall has always been a free standing façade visible from the street and from the relatively open space where the Tank House now stands. The new building would alter the current view of the historic building from the western approach along Second Street and partially obscure the fin wall. The new building could also function to partially obscure the neon marquee, a major character-defining feature of the Varsity. While the west wall of the theater is a blank façade, it is important that its visibility be retained at the interface with the street. However, as long as there is enough to give the feeling that this is a theater with a marquee, and the neon feature and fin wall are not being removed or completely covered, the Proposed Project would not materially impair the Varsity Theatre.

**TABLE 5.2-2  
COMPARISON OF PROJECT AND ALTERNATIVES WITH THE SECRETARY OF THE INTERIOR’S  
STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR  
PRESERVING, REHABILITATING, RESTORING, AND RECONSTRUCTING HISTORIC BUILDINGS**

Applicable Standard	PP <sup>1</sup>	A1	A2	A3	A4 <sup>1</sup>	A5	A6
<b>Preservation Treatment</b>							
1. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.	N/A	YES	N/A	N/A	N/A	N/A	N/A
<b>Rehabilitation Treatment</b>							
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and special relationships.	N/A	N/A	YES	YES	N/A	<b>NO</b>	YES
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationship that characterize a property will be avoided.	N/A	N/A	YES	YES	N/A	<b>NO</b>	YES
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	N/A	N/A	YES	YES	N/A	YES	YES
4. Changes to the property that have acquired historic significance in their own right will be retained and preserved.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize	N/A	N/A	YES	YES	N/A	YES	YES

Applicable Standard	PP <sup>1</sup>	A1	A2	A3	A4 <sup>1</sup>	A5	A6
a property will be preserved.							
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials.	N/A	N/A	YES	YES	N/A	YES	YES
7. Chemical or physical treatments, if appropriate will be undertaken using the gentlest means possible.	N/A	N/A	YES	YES	N/A	YES	YES
8. Archeological resources will be protected and preserved in place.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9. New additions, exterior alterations <sup>2</sup> , or related new construction will not destroy historic materials.	N/A	N/A	YES	YES	N/A	<b>NO</b>	YES
10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	N/A	N/A	YES	YES	N/A	<b>NO</b>	YES

<sup>1</sup> The Proposed Project and Alternative 4 will demolish the Tank House, and therefore have no applicable preservation and rehabilitation treatment standard.

<sup>2</sup> This is interpreted here as salvagable historic material.

Source: Roland-Nawi Associates and Historic Environment Consultants, May 2007

A1 The No Project Alternative would stabilize the Tank House to avoid further deterioration of the structure and would have no effect on the remaining orange trees. The method of stabilization that would be used to halt the structural deterioration and ensure the structure does not collapse onto the Mansion is not known at this time. Therefore, the impact on historic resources would be **potentially significant**.

A2 Alternative 2 would disassemble the Tank House, then reassemble and rehabilitate it on the west side of the Mansion, consistent with the *Secretary's Standards*. Moving the Tank House on the property would retain approximately the same relationship that now exists between the Mansion and the auxiliary structure. The placement of the Tank House on the west side of the Mansion is not more or less inauthentic than its current location. The proposed new relationship of the Tank House close to the Mansion has precedents in the California Central Valley. While moving a building always impairs its historic significance, the Tank House has already undergone this change and it has been deemed to retain its significance. The California Register provides that a resource that is otherwise eligible may retain its eligibility if it is moved to prevent its demolition, and if the new location is compatible with the original character and use of the historical resource. Relocating the Tank House to the west side of the property would appear to meet these conditions.

Although Alternative 2 would partially obscure block the Varsity Theatre's fin wall and neon marquee, key character-defining features of this Landmark building, this would not materially alter in an adverse manner those physical characteristics that account for its inclusion in the local register of historical resources. As long as there is enough to give the feeling that this is a theater with a marquee, and the neon feature and fin wall are

not being removed or completely covered, Alternative 2 would result in a **less-than-significant impact** on historic structures.

- A3 Alternative 3 would disassemble the Tank House, then reassemble and rehabilitate it on the west side of the Mansion, consistent with the *Secretary's Standards*. Moving the Tank House on the property would retain approximately the same relationship that now exists between the Mansion and the auxiliary structure. The placement of the Tank House on the west side of the Mansion is not more or less inauthentic than its current location. The proposed new relationship of the Tank House close to the Mansion has precedents in the California Central Valley. While moving a building always impairs its historic significance, the Tank House has already undergone this change and it has been deemed to retain its significance. The California Register provides that a resource that is otherwise eligible may retain its eligibility if it is moved to prevent its demolition, and if the new location is compatible with the original character and use of the historical resource. Relocating the Tank House to the west side of the property would appear to meet these conditions.

In addition, the set back and stepped back second level on the two-story building would maintain visibility of the Varsity Theatre's fin wall and neon marquee, thus protecting the integrity of the Landmark building. Alternative 3 would result in a **less-than-significant impact** on historic structures.

- A4 Alternative 4, while similar to Alternative 3, would cause the demolition of the Tank House, a contributing resource to a National Register property. The loss of the Tank House would also affect the Mansion by removing an auxiliary structure associated with the Mansion from early in its history, although its removal would not result in the ineligibility of the Mansion. This would be a **significant** impact.

- A5 Alternative 5 would cause the alteration of the Tank House in a manner inconsistent with the *Secretary's Standards*. This alternative would add a substantial and visually prominent addition to what is a rather small historic structure. While the transparency of a greenhouse-type structure might lessen the visual impact, it nonetheless violates the *Secretary's Standards* that additions should be smaller than the historic building and largely confined to the rear – or at least not impinge on the primary façade.

In addition to the proposed greenhouse-type structure being larger than the historic structure, Alternative 5 would have the following impacts on the Tank House:

- It would create a new opening into the building, although this is a potentially reversible alteration.
- It would construct a structure of very different materials and character in the space between the Varsity Theatre and the Mansion.
- It would move the Tank House to within approximately 6'9" of the Dresbach Mansion, directly in front of the lower story angled bay window on the east side of the house, a prominent character-defining window, resulting in a close view of the blank wall of the Tank House from the Mansion. The location next to the window and the proximity would further impact the setting.
- It would physically and visually connect the Tank House to the Varsity Theatre with which it has no historical relationship. The physical and visual connection of the Tank House to the Varsity Theatre will obscure its historical affiliation to the

Mansion. The physical connection of a contributing National Register property to a new structure not historically or physically associated with the property does not comply with the Secretary of the Interior's Guidelines for the Treatment of Historic Buildings.

- Although the Tank House in its moved location has been deemed to continue to contribute to the National Register property, its connection to another building would further compromise its integrity and obscure its relationship to the Dresbach Mansion.
- The Tank House would not be rehabilitated to its historic appearance under this alternative.
- The Tank House is smaller than the proposed new structure to which it will be attached.
- There would be some loss of aspects of its current setting in terms of trees, street image, and space around the building.

In addition, Alternative 5 would have the following impact on the Varsity Theatre:

- It would create the appearance of an attached addition to the historic building.
- The physical and visual connection of the Varsity Theatre and the Tank House unites two historic buildings which have no historical relationship and creates a false sense of history.

Therefore, the proposed alterations to the Tank House under Alternative 5 would be a **significant impact**.

- A6 Alternative 6 would disassemble, reassemble, and rehabilitate the Tank House in its current location, consistent with the *Secretary's Standards*. There would be no changes to the remaining orange trees. This would be a **less-than-significant impact**.

### Mitigation

Although the CEQA Guidelines conclude that recordation does not lessen the impact of demolition of a historic structure, in some cases it may have historic archival value. Where portions of a structure or complex may be demolished or significantly altered without affecting the resource's listing, a photographic record, archived with a local repository, may provide information on the affected site from the period of significance.

The following measures apply to the PP and all alternatives:

5.2-2a The Tank House shall be recorded to Historic American Building Survey/Historic American Engineering Record (HABS/HAER) standards prior to demolition and/or disassembly. Copies of the HABS/HAER documentation shall be filed with the State Office of Historic Preservation, the Hattie Weber Museum, and the City of Davis. HABS/HAER recordation typically includes the following:

- The development of site-specific history and appropriate contextual information regarding the particular resource. In addition to archival research and comparative studies, this task could involve limited oral history collection.*

- b. *Accurate mapping of the resources, scaled to indicate size and proportion of the structures.*
- c. *Photo documentation of the designated resources, both in still and video formats.*
- d. *Recordation by measured architectural drawings, in the case of specifically designed structures of high architectural merit; "as-built" plans of existing structures/foundation ruins will involve field measurements, office scaled plan layout, and plot out of final plan.*

5.2-2b An interpretive display shall be developed in the Dresbach Hunt Boyer Mansion or other appropriate location on site, in coordination with the Historic Resources Management Commission (HRMC). The interpretive display shall include a history of the property and residents and may contain samples of historic materials, models showing methods of construction, and educational material describing the use and relationship of the site's auxiliary structures to the residence. The display(s) shall be made available to the HRMC for review and comment before they are constructed and installed.

5.2-2c Appropriate public outreach material such as a leaflet, pamphlet, or booklet shall be developed detailing the history of the structures and site, their development and alteration over time, place in the history of sustainable resource use, and context in the town's cultural, environmental and political history. All reports and public outreach materials shall be deposited with the city's archive and the Hattie Weber Museum, and shall include original photographs and negatives or high resolution digital scans in a TIF format on high quality CDs or DVDs. Reports and other materials if produced in a digital format shall be deposited as both a hard copy and a digital copy. A release shall be included that allows the archive and museum the right to reproduce all documents and graphics (including photographs) without restriction.

The following measure applies to alternatives A1, A2, A3, A5, and A6:

5.2-2d~~b~~ The *Secretary's Standards* shall be applied to stabilization, disassembly, reassembly, and rehabilitation of the Tank House to ensure that treatments will maintain the authenticity and integrity of historical features.

*Significance after Mitigation*

For A1, A2, A3, and A6: Less than significant.

For PP, A4, and A5: ***Significant and unavoidable.***

***Impact 5.2-3 Loss or alteration of the historic setting of a National Register Property***

The Mansion retains a high degree of integrity with respect to location, workmanship, design, materials, feeling, and association. The Mansion complex, as a residential setting, has been diminished in recent decades through construction of Mansion Square on the back half of the original parcel, and by new buildings on surrounding blocks. Once set on a large lot with a water tower and other agricultural outbuildings, it is now part of a commercial area. The Tank House has been relocated, although its orientation and relative location in relationship to the main structure remain somewhat consistent with the original. In the 1979 development, the

feeling of open space was retained on the Second Street and on the E Street elevations by concentrating the development to the rear of the lot. The open space around the Tank House provides an important separation between it and the Mansion and prominently sets off the Mansion. The applicable guidance regarding setting in the *Secretary's Standards* and each alternative's compliance with that standard are summarized in **Table 5.2-34**.

**TABLE 5.2-3  
COMPARISON OF PROJECT AND ALTERNATIVES WITH THE SECRETARY OF THE INTERIOR'S  
STANDARDS REGARDING SETTING**

Applicable Standard	PP	A1	A2	A3	A4	A5	A6
<b>Setting</b>							
1. New work should be compatible with the historic character of the setting in terms size, scale, design, material, color, and texture.	NO	N/A	NO	NO	NO	NO	YES
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationship that characterize a property will be avoided.	NO	YES	NO	NO	NO	NO	YES
3. Identify, retain, and preserve building and landscape features which are important in defining the historic character of the setting. Such features can include ... gardens and yards... and important views or visual relationships.	NO	YES	NO	NO	NO	YES	N/A
4. Retain the historic relationship between buildings and landscape features of the setting.	NO	YES	NO	NO	NO	YES	YES
5. Maintains features of the setting which are important in defining the historic character	NO	YES	NO	NO	NO	YES	YES

Source: Roland-Nawi Associates and Historic Environment Consultants, May 2007

Although the residential setting has diminished, the complex still articulates a historic sense and feel of its original residential use. Historically the house was set on a very large lot surrounded by trees and other landscaping. The trees and the space between the Mansion and the Varsity Theatre are part of the historic setting for the Mansion. They provide a sense of a residential dwelling with small orchards and lots of plants and vegetation around them, which has been gradually lost over time. Although there is disagreement in the preservation community regarding the eligibility of the previous orchard's remaining orange trees as a contributing resource, for purposes of this analysis they are considered a potentially contributing resource to the historic setting.

However, the relationship between the interior of the Mansion and the exterior gardens has been degraded over time by the relocation of the Tank House and construction of Mansion Square in 1979, and earlier with the construction of the Varsity Theatre to the east in 1950. The remaining orange trees on the brick patio visible through the east bow window provide minimal sense of the previous garden and orchard; the current view is of a deteriorated tank house, tree trunks laced with lights on a brick patio, and the Varsity wall.

PP The placement of a building of the proposed height and massing in the proposed location will further reduce the open space around the Mansion. The insertion of a

three-story building with a two-story elevation directly on the sidewalk will replace the open space on the east side of the house and will place the house in a much more urban context. Visually the streetscape would read as one of closely abutting buildings lined up side-by-side in a continuous commercial row. It will alter the historic setting and feeling that has traditionally set the Mansion apart as the city's largest and most palatial 19<sup>th</sup>-century downtown residence and as a reminder of the city's more open and semi-rural 19<sup>th</sup>-century character. The construction of an in-fill building between the Varsity Theatre and the Mansion would alter the historic relationship between the two buildings and lessen the open quality of the space around the Mansion. Removal of the tank house and orange trees and loss of open space around the Mansion would result in a **significant impact** on the historic setting, even though it would not remove the Mansion from the National Register.

- A1 Alternative 1 would result in no change in open space on the site. The Tank House would be stabilized and the orange trees would remain, resulting in no change in the setting. This would be a **less-than-significant impact**.
- A2 Alternative 2 would be identical to the Proposed Project, except that the Tank House would be relocated to the west side of the Mansion. Although the Tank House would remain in a historic context with the Mansion, removal of the orange trees and loss of open space around the Mansion would result in a **significant impact** on the historic setting, even though it would not remove the Mansion from the National Register.
- A3 Although Alternative 3 would construct a building with a smaller profile than the Proposed Project, placement of a two-story building in the proposed location and relocation of the Tank House will further reduce the open space around the Mansion. The insertion of a two-story building will replace the open space on the east side of the house and will place the house in a more urban context. Visually the streetscape would read as one of closely abutting buildings lined up side-by-side in a continuous commercial row. It will alter the historic setting and feeling that has traditionally set the Mansion apart as the city's largest and most palatial 19<sup>th</sup>-century downtown residence and as a reminder of the city's more open and semi-rural 19<sup>th</sup>-century character. The construction of an in-fill building between the Varsity and the Mansion would alter the historic relationship between the two buildings and lessen the open quality of the space around the Mansion. Although the Tank House would remain in a historic context with the Mansion, removal of the orange trees and loss of open space around the Mansion would result in a **significant impact** on the historic setting, even though it would not remove the Mansion from the National Register.
- A4 Alternative 4 would have effects similar to Alternative 3 with the additional loss of the Tank House, and would result in a **significant impact** on the historic setting.
- A5 Alternative 5 would relocate the Tank House forward and to the west property line, and add a greenhouse-type structure abutting the Varsity Theatre, preserving about half of the existing open space between the Theatre and the Mansion. This alternative would be visually softened by ~~barely visible through~~ the street trees and orange trees from Second Street, and mostly maintain a setback from Second Street similar to the Mansion. The impact to the historic residential setting would be **less than significant**.

- A6 Alternative 6 would disassemble/reassemble and rehabilitate the Tank House in situ and preserve the orange trees on site. This would be a ***less-than-significant impact*** on the historic setting.

Mitigation Measures

A1, A5, and A6: None required

PP, A2, A3, and A4: None available

Significance after Mitigation

For A1, A5, and A6: Less than significant

For PP, A2, A3, and A4: ***Significant and unavoidable.***

***Impact 5.2-4 Cumulative loss of cultural resources***

As urban development increases throughout the City of Davis and the region, archaeological resources could be unearthed and damaged or destroyed, and historic resources could be significantly altered or destroyed. Their removal, destruction, or significant alteration from their place of origin would destroy their value as a resource and thus be a significant impact on the environment. In addition, any loss of historic resources associated with the Proposed Project or an alternative would contribute to a region-wide impact that cannot be remedied.

- PP The Proposed Project would demolish the Tank House and 10 historic orange trees, contributing resources to the Mansion, and would potentially disturb archaeological resources when trenching for the foundation and utilities for a new three-story building. This would be a ***significant cumulative impact.***
- A1 The No Project Alternative would stabilize the Tank House in situ, and would result in no trenching on the property. If a new foundation is required to stabilize the Tank House to keep it from falling into the Mansion, trenching for the foundation would potentially disturb archaeological resources. This could result in a ***significant cumulative impact.***
- A2 Alternative 2 would remove the contributing 10 historic orange trees, and would potentially disturb archaeological resources when trenching for the foundation and utilities for a new three-story building. This would be a ***significant cumulative impact.***
- A3 Alternative 3 would remove the contributing 10 historic orange trees, and would potentially disturb archaeological resources when trenching for the foundation and utilities for a new two-story building and adaptive reuse of the Tank House. This would be a ***significant cumulative impact.***
- A4 Alternative 4 would demolish the Tank House and 10 historic orange trees, contributing resources to the Mansion, and would potentially disturb archaeological resources when trenching for the foundation and utilities for a new two-story building. This would be a ***significant cumulative impact.***
- A5 Alternative 5 would remove five Landmark orange trees, and would potentially disturb archaeological resources when trenching for the foundation and utilities for a relocated

and rehabilitated Tank House and greenhouse-type addition. This would be a **significant cumulative impact**.

A6 Alternative 6 would potentially disturb archaeological resources when trenching for the foundation and utilities for a rehabilitated Tank House. This would be a **significant cumulative impact**.

Mitigation

For the PP and all alternatives, implement Mitigation Measures 5.2-1a through 5.2-1d, and 5.2-2a and 5.2-2b

Significance after Mitigation

For A1 and A6: Less than significant

For PP, A2, A3, A4, and A5, these mitigation measures would reduce the magnitude of potential cumulative impacts to cultural and historic resources, but not to a less-than-significant level. This impact remains **significant and unavoidable**.

**Impact 5.2-5 Cumulative impact on preliminarily identified historic district**

As part of the 2003 City of Davis Historical Resources Survey it was determined that there is potential for a grouping of properties to be designated as a Downtown Davis Historic District comprised primarily of pre-World War II commercial buildings, but also with historic-era residences as contributing resources. However, it was the author's opinion that further loss of historic-era commercial buildings in the area, through demolition or inappropriate remodel, would render the potential historic district ineligible such that it would no longer physically convey its previously identified significance. The City therefore commissioned a Multiple Project Cumulative Impact Analysis (CIA) to consider the potential cumulative impact of the Anderson Bank Building Window Installation project, and removal or relocation of the Tank House.

The CIA determined that the two projects, if implemented as proposed, would not cumulatively result in a significant loss of integrity on the potentially identified Downtown Davis Historic District. The potential loss of integrity to individually significant buildings that serve as the contributing anchors to the preliminarily identified historic district would not remove the potential district's eligibility for a local or state-level historic sites register.

The individual impacts identified for each of these respective projects would not appear to cumulatively cause a significant reduction in the amount of historic building stock in the Downtown/Commercial sub-area, and would not appear to eliminate the possibility of a future Downtown Davis Historic District comprised of a mix of commercial and residential buildings constructed in Downtown Davis between circa 1900 and 1945. However, the proposed projects and related new construction would likely cause a potential adjustment of the previously identified historic district boundaries. The boundaries would likely change from a strictly geographically definable area comprising the entire Downtown Core Commercial & Mixed use area to a thematically defined district comprised of groupings of properties associated under unifying historical contexts and located within the Downtown Core.

Therefore, the Proposed Project and all alternatives would result in a **less-than-significant cumulative impact** on the potential Downtown Historic District.

Mitigation

None required