

Dresbach-Hunt-Boyer House

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The front of the house

The Dresbach-Hunt-Boyer House (also known as the Boyer House, after it's last owner Mary Hunt Boyer) is located at 604 [2nd Street](#) next to the [Varsity Theatre](#). The house or 'mansion', together with its important auxiliary features (tank house, cistern, century old orange trees, gardens) was listed on the National Register of Historic Places as a [Historical Building](#) in 1976 (Building #76000540). It is also a Davis city 'Landmark' on the city list of designated historic resources (1984)

The 12 room, 3500 square foot main house and 340 square foot tank house (water tower) were built between 1871 and 1875 by **William Fredrich Dresbach**, a Prussian immigrant and Davisville's first postmaster. Mr. Dresbach is credited with naming the town after rancher [Jerome C. Davis](#). The land on which the mansion sits is likely some of the first residential land purchased (1870 & 1871) in Davisville. (The house itself sits on Lots 9 & 10 of Block 1, Range D of the original Davisville plat; Dresbach later acquired the adjacent lot to the south, Lot 11; the final piece of the quarter block property, Lot 12 was added in 1884 by the Enos family.)

The mansion is said to have been built by carpenters Patricio Vaca and Cirilo Zuniga, relations of the pioneer Vaca (Baca) and **Pena** families. According to an early Davisville resident, Elijah William Brown, who had been Dresbach's book-keeper, and owned a hardware store at the time the house was probably built, the original cost of the house was some \$12-14,000.

Mr. Dresbach, one of Davisville's wealthiest citizens, also owned a livery stable, general store, hotel and saloon, and a grain warehouse. Dresbach, who married a local dentist's daughter, Isabell Pearce in May 1870, moved to San Francisco around 1878, where he continued his business as a grain

merchant, trading on the San Francisco Exchange and becoming a major player in a number of speculative attempts to "corner" the grain markets, resulting in a number of bankruptcies. In the first of these in 1879, a Sacramento bank foreclosed on the Mansion property. (He lost the rest of his Davisville properties as well.) His speculative ups and downs continued until his death at home in San Francisco in 1901.

[Dreisbach Family Website](#)

The bank sold the property in 1880 for \$5,000 to **Sessions M. Enos** (1823-1884), a Davisville dairy farmer and his son William, who had married Cornelia Ellen Russell, daughter of the prominent local **Russell family** [Avenue of Trees](#), [Russell Boulevard](#). S.M. Enos died in 1884; his widow apparently continued to live in the Davis area until her death, although not in the mansion. The younger Enos family left Davisville in 1888 for Inyo County, after selling the property in late 1887 to Henry Stelling, a German born farmer from the Solano County side of Putah Creek (Tremont township) with a large family.

By the time he bought the property for \$2,000, **Henry Stelling** had become a grain merchant like Dresbach. He purchased the huge Granger's grain warehouse and scales in town in 1891, and maintained an office on Main Street (Olive St., now G St.). He was also apparently engaged in the insurance business, one of four agents who certified the earliest Sanborn fire insurance map of Davisville in 1888.

His much younger third wife, also German born, not only looked after the younger children still at home, but reportedly kept the books and operated the scales of at the grain warehouse. Stelling's older son by his first marriage, Henry Jr. became a well known area marksman whose shooting exploits were noted in the local press, starting with a bag of "three dozen robins" and moving up to trap and duck shooting competitions. (In the early 1900's he became active in shooting clubs in the Bay Area after moving to San Francisco.)

A spectacular family dispute in late 1896 involving the young third wife Bertha, the adult children, and most of the neighbors (meaning most of the then still compact town) may have precipitated the family's decision to leave Davisville. At any rate, like Dresbach, Stelling moved to San Francisco around 1896 to pursue his grain merchant business, but continued to own the Davisville properties. In 1899, he advertised a desire "to leave town" entirely and offered his properties, at "50 cents on the dollar," stating that the house had originally cost \$10,000 dollars. Among the features of the house noted in the ad were "large outbuildings, a windmill" and "water pipes throughout the house and grounds". In March **Frank Hunt**, the brother of John Hunt,

bought the house for \$2250.

A native of County Mayo, Ireland who immigrated to America as a young boy, **John Hunt** had previously farmed near Davis in the 1870's with a brother and sister, but had moved back to his original home in Wisconsin in the 1880's, where he still owned property. A widower with four grown children, he returned to Davisville about 1900, having bought the property from his brother Frank in mid-1899.

John Hunt lived there with his three eldest children, Thomas, Mary and Josephine until his death in August 1919. Thomas, the only son, who would have inherited all the Hunt farming properties, suddenly died of influenza at age 35, shortly after his father's death. The two eldest daughters inherited the mansion, appraised at \$3,500, from their father's estate, which was reported as one of the largest ever probated in Yolo county. The oldest Hunt daughter Mary wed a Sacramento physician, J.B. Boyer in 1920. Widowed in 1937, **Mary Hunt Boyer** resided in the mansion with her unmarried sister Josephine (died 1950) until 1973 when the property passed to her nephew, John Lillard, son of the youngest Hunt daughter, Irene, wife of L. C. Lillard, a Davisville grain farmer.

In 1976 the essentially intact house and gardens, valued at \$160,000, were threatened with demolition for commercial development. Both a private fund raising attempt to raise the purchase price, and a city bond issue ballot measure failed. The bond measure was opposed by the chamber of commerce and other opinion makers because in addition to the \$300,000 needed to buy and restore the property (for use as a museum primarily), the bond issue included a deal breaking \$600,000 more to build city offices on the south part of the grounds, and reliance on income from sale of the city owned "Mayfair" lot (now the south end of Central Park) to retire part of the bond issue.

In 1978 an option to buy the property was obtained by UCD professor **Lawrence and Nancy Shepherd**, who hoped to use it for a residence, originally intending restore it after moving it to a new location on 8th Street to allow development of the whole lot. When City permission to move it was denied on grounds of impact to nationally listed landmark (loss of original context and site), economics eventually led to the decision to find separate commercial uses for the tank house and mansion, while the back (south) half of the Mansion grounds were developed as the Mansion Square retail/commercial building.

The mansion interior underwent some alteration (walls removed primarily), restoration of woodwork and plaster, updated plumbing and electrical systems, and new interior decoration. Damaged exterior features were expertly restored. The [Tank House](#) was moved north to its present location on the east side of the mansion among the 10 of the original 35 orange trees, where it was 'adapted' for a variety of enterprises - with mixed success - including a cafe and a small office in an added 2nd floor. (Shepherd laid the brick patio area now surrounding the tank house using a cache of old bricks found on the grounds near the Tank House.)



The sign listing the occupants as of January 2006

Since 1978 the Mansion has been leased to various business operations, including the Golden One Credit Union and the UC Davis Development Office. The City of Davis finally bought the Mansion, tank house and remaining gardens in 1994 for \$250,000, and the mansion itself is now used as part of the Parks & Community Services offices for the City of Davis.

Perhaps it should be known as the **Dresbach-Enos-Stelling-Hunt-Boyer Mansion**, but the granite marker was already made years ago.

For more about the Mansion's gardens and state-of-the-art water supply system, see [Dresbach-Hunt-Boyer Mansion Tank House](#). More information about the Stelling family, tank houses in Davis and other topics in Davis history can be found at [Website of the Davis Historical Society](#)

To learn more about [Davis](#) history, please visit our pages of [Historic Places](#), [Town History](#) and [Davis Timeline](#).



A marker stone on the sidewalk in front of the house

Mansion Exterior Views



Upper Front Bay Window



Front Door - the stained glass is recent, from Golden One Credit Union era



Gingerbread - Porch Post and Cornice Bracket



The Front Porch - Tank House Cornice visible beyond



The Brick Soft Water Cistern - E Street side of mansion near back door & ADA ramp, Mansion Square in background



The Tank House - Upper Decorations & cornice under the tank deck. See also the [Tank House](#)

Mansion Interior Views



Marble Fireplace with cast iron stove insert - One of Four



Another Fireplace in Room used as Office



Front Parlor - with Dining table for use as Conference Rm



Comments:

Add Comment

2005-12-25 15:20:01 My references show that Cafe Cinema used to operate from this address. Did a restaurant operate from the front of the house? — [SteveDavison](#)

2005-12-27 14:29:29 No— the house itself has either housed City or UCD offices, or been otherwise vacant. Cafe Cinema's operations would have been in the [Tank House](#), currently vacant. —[CentralDavisite](#)

Tank House

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The term "Tank House" refers to three different structures in Davis. The first Tank House (in recent years sometimes called "the pump house," a misnomer) refers to the somewhat pyramid-looking building in the little grove of [orange trees](#) between the [Dresbach-Hunt-Boyer House](#) and the [Varsity Theatre downtown](#). The second is the brown wooden structure by [Ricci Farm](#) in [South Davis](#). The third is the Barovetto tank house (209 2nd Street).

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Dresbach-Hunt-Boyer-Mansion Tank House

The Mansion Tank House, also known as the "Downtown Tank House" is located on [2nd Street](#) between the [Varsity Theatre](#) and the [Dresbach-Hunt-Boyer House](#). As part of the [city-owned](#) Dresbach-Hunt-Boyer Mansion Landmark complex, the Mansion Tank House is over [120 years old](#). It is part of the original infrastructure of the Mansion property, which included fruit trees (35 orange trees plus other varieties), gardens, a corral and stable for horses, a cistern for soft water (rain water) collection, and the tank house for [well water](#).

The building is sometimes referred to as the "pump house," but this is a misnomer: the Tank House never housed a pump or a tank inside. It was built as a "tank house," that is, a specialized structure engineered to support a water tank on top, which was removed when Davis built a regular city water system. What now looks like a flat roof is actually a tank deck constructed of heavy timbers (4x12's) designed to support several tons of water in a round redwood tank. The water was pumped to the tank on top by a windmill attached to the side of the structure. (Wind power! The windmill may even have been made locally, as there was a Sinclair Windmill Company located on the east side of the [railroad](#).) The tank may have had a roof over it and something like open latticed walls around it, or it may have been simply enclosed by at most a railing around the edge of the deck, probably the latter. The water pipe from the tank usually ran down inside the tank house, and sometimes a stove was installed inside a tank house to keep the pipes from freezing in winter, although perhaps not necessary in Davis.



Bottom of the front of the DHB Mansion Tank House. The orange trees surrounding the tank house are over 100 years old.

The pyramidal shape of the Tank House is part of the structural design that enabled it to support the weight of the water tank and to resist the consequent overturning moment produced by having a high center of gravity because most of the weight was on top when the tank was full. The construction is of the type common to the period known as 'balloon framing', with full height vertical 4x4 studs and 1x10 bevel-channel shiplap siding similar to that used on the Mansion. The board siding is not just to fill in the open sides, it is essential to the strength of the structure, as there is no cross bracing such as is used with an open tower tank support. About 3600 board feet of virgin redwood was used to build the structure, which originally had at most only three openings in the sides: a door, a window and an exit hole for a stovepipe.

Originally located near the corral, some 75 ft south of its present location (it was moved north so the south half of the original Mansion grounds could be developed into the [Mansion Square](#) retail building), the Tank House water system served the entire Mansion property as was typical of large urban properties. Unlike

utilitarian rural or farm tank houses, it was decorated with Gothic medallions on each of the four sides (one has been destroyed, and a second one damaged by cutting part of it away to put in an air conditioner during the first "adaptive reuse"), and given a fancy cornice to match the Italianate house. Since tank houses were enclosed structures, the lower level especially was convenient for use for storage or sometimes even for basic housing for a servant.



Tank House Decorations

The Mansion Grounds

Originally the Mansion property occupied four lots of the [original Davisville](#) town layout, or nearly a quarter block. The main rooms of the Mansion, including the two front parlors, were oriented toward 2nd Street and eastward toward the orange trees in the form of two bay windows - unusual for even a house of that size- to enjoy the gardens. The house turns its back on [E Street](#); the "back porch" faces that way, where the cistern (the round brick thingy) for storing rain water runoff from the house roof is located (even early Davisville had some environmentally friendly or "sustainable" ways of doing things!). The cistern would have had a large hand pump mounted on top. (Soft rain water was preferred to hard well water for laundering fine linens, washing glassware, etc., the water would have been screened but also usually boiled first, since it came off the roof - think "[pigeons](#)".)

Water for the trees & gardens were supplied from the Tank House by two [hydrants](#), one on each side of the Mansion. Having the tank mounted on top of the two-story high structure provided enough water pressure for the system to be capable of supplying water to the 2nd floor of the house as well. A 1899 ad for the property described the "water pipes throughout grounds and house" as a prominent feature; it short, a state-of-the-art Victorian era water supply system.



Adaptive Re-Use of a historic structure: How Not to Do It

Before the city water system was built, the residential areas of old downtown Davis at one time had about a dozen such urban tank houses with windmill pumps. (In 1911 there were 32 elevated tanks, 18 tank houses, 15 of them at residences, the remainder of the tanks on open frame tank stands.) Although all the largest Davis residences had a tank house, only one other besides the Mansion Tank House remains in town proper, the much later (c. 1925) rather plain Barovetto tank house (209 2nd Street), which has been significantly altered and remodeled into a residence (see below).

When moved from its original location in 1978, the Tank House was essentially intact except for some damage of the lower edge due to rot from bad drainage. About 1-1/2 to 2 rows of siding and the bottom of the studs were removed when it was installed on a raised concrete slab at the present site. The current lamentable state of the Mansion Tank House is the result of badly executed 'adaptive reuse' projects that allowed water to seep into the walls, causing rot to the lower parts of the studs and siding, followed by ten years of neglect and lack of maintenance or repair while owned by the [City of Davis](#). The 2000 city condemnation "for occupancy" was based on

on a structural engineers' report that principally addressed the potential hazard of occupying the second floor (added in 1978, not part of the original structure or use) as an office. Ironically, Davis City Code 40.23.180 requires the owner or person in charge of a designated historical resource to keep it in good repair to prevent deterioration or decay that threatens the structural or historical integrity of the resource.

Construction of the Mansion Square retail building south of the Mansion required clearing over half of the original grounds, including removal of 34 trees (walnut, almond, lime, cherry, orange, fig). A city Landmark Tree, the huge Digger Pine near the Mansion Square entry sign on E Street was saved.

The parcel of land the Tank House currently sits on is not a separate parcel from the Mansion, it is an integral part of the Mansion property and grounds, which also includes ten of the 13 remaining over-100-year-old orange trees (the trees were part of the gardens, not an agricultural operation; the oldest 25 were probably planted by the Stelling family around 1888, additional ones were planted by the Hunt family sometime before 1906.)

It is a false distinction to say that the Tank House and orange trees are 'not listed,' as is sometimes recently asserted by those who have perhaps failed to investigate the history of the landmark designation. The fruit trees, tank house, cistern and gardens were cited as important parts of the significance and setting of the Mansion in the documentation that was submitted to qualify the complex for listing on the National Register of Historic Places (Building #76000540), for the State database, and accepted as the description for the City designation as a Landmark Historic Resource. Consequently, these auxiliary and supporting features are integral features of the Landmark, specifically of the supporting historical context and site for the Mansion building which add to the ability of the Landmark as a whole to convey its importance, i.e. why it was worth designation as a landmark.

What does the Future hold for the Tank House?

The City of Davis Request for Proposals for use of the [Varsity Theatre](#) included an option to submit a project proposal for the brick patio area occupied by the orange trees and Tank House and/or the Mansion itself. The winning proposal for the Theatre, by Novakovic and Fenske, included a proposal by [Mishka's Cafe](#) owner Sinisa Novakovic to build a new 3-story building occupying the brick patio where the Tank House is located (essentially the whole area inside the green metal fence, from the west wall of the Varsity to the brick walkway next to the Mansion.) The Mansion itself and the rest of the gardens were not included in this proposal.

The proposed building would house a new Mishka's Cafe on the ground floor and two floors of office space. The City had entered an exclusive negotiating agreement with Novakovic for this project.

The Davis [Historical Resources Management Commission](#) ruled that the proposed building project, which would require the removal or relocation on or off site of the Tank House (among other probable impacts) was likely to cause a significant impact on the Mansion Landmark, by removing contributing auxiliary features and eliminating a substantial part of the original "context" (open space, landscaping, siting). This required that an EIR be prepared. The EIR will also assess possible impact to the Varsity (also a city Landmark, and eligible for national listing) of the proposed 3 story building project, which would directly abut and be as high as the west wall of the theatre, which has been the tallest structure on the block for 50 years.

An Initial Study, historic review, and public scoping meeting for the project EIR were completed on July 14, 2006. The next stage will be the Draft EIR, which will include alternative projects in addition to the proposed office building. On July 25, 2006 the [City Council](#) voted 4-1 to renew the negotiating agreement for the proposed building project, and to add to the EIR a more complete evaluation (than that technically required by CEQA) of some of the alternative projects developed in the Initial Study, mainly as concerning possibilities of rehabilitating the Tank House on site, either in its present location, or moving it on site to the west side of the Mansion. The Draft EIR is currently being developed, to be followed by a 45 day comment period. Interested parties can contact Ken Hiatt at the City Planning Dept., who is in charge of EIR preparation.

Some Facts

The Tank House 'patio' area is not now and has never been a separate parcel from the rest of the Mansion property. Source: official Parcel Map and public records back to 1868.

The Tank House was moved to its present location before the Davis Historical Ordinance was adopted. Therefore, the fact that moving a historic structure OFF site (which the Tank House wasn't) now constitutes the equivalent of demolition under CEQA (because of the local ordinance) was not applicable at the time. Further, the local City of Davis Landmark designation of the Mansion property took place with the Tank House in its present location (and incidentally, the same number of orange trees now existing, or possibly just one more). As recognized by the Historical Evaluation consultant report, this constituted recognition that the prior move of the Tank House did not affect its significance as a component of the Landmark. (The consultant's opinion that the orange trees do not retain their significance does not substantially affect the overall possible impact of the project for other reasons. The consultant report also stated that the trees might retain significance of some type due to local ordinance, new information, etc.)

In addition, the Davis Historical Resources Commission has twice ruled that the Tank House in its present location is a significant contributing element of the Mansion Landmark, hence for the purposes of the EIR, under CEQA, the prior move of the Tank House is irrelevant. The only questions for the EIR concerning the Tank House itself (on which the Historical Evaluation study has already commented) are 1) whether moving the Tank House on site would have significant impact on the Landmark property, or 2) whether moving the Tank House off site would. (The answer was 1. possibly, required analysis of specific alternate project and 2. yes, it would; it would also impact the significance of the Tank House itself, and if moved to another historic property - as has been suggested previously - it would impact and/or impair the integrity of that site.)

However, the EIR is not primarily about the Tank House and what to do or not do to it. It is to evaluate the impacts of the proposed cafe/office building on the Dresbach-Hunt-Boyer Mansion Landmark (which legally, under CEQA, includes its context, site, auxiliary/supporting structures and features: this is an established fact, not an opinion), and the adjacent City ('local') Landmark Varsity Theatre (its site, context, etc.) Had it not been already formally established (in a public hearing before the HRMC, and in the Initial Study, etc.) that the proposed project would likely have a significant impact under CEQA on both of the Landmark properties (the Varsity Theatre and the Mansion Complex), both by inserting a new building between the two major landmark structures, and by removing significant contributing components of the latter, there would be no necessity for an EIR to evaluate those impact(s) and impacts of alternative projects (including moving the Tank House on site). The Draft EIR (DEIR) on the project is expected to be released in July 2007, followed by a 45 day public comment period and a hearing before the Historic Resources Management Commission. (Check the City web site for news or contact Ken Hiatt at Community Development.) A final EIR (FEIR) will then be prepared, with more hearings, with a final decision by the City Council at the end of the process.

Sources & More info.

- 2006-07-26 Davis Enterprise, "Tankhouse will get a fuller EIR"
- Better sources: the EIR Initial Study, the Historical Evaluation, the comments submitted on the Scoping and Initial Study, and the records of the various public hearings and decisions on this matter, back to 1976.

Ricci Tank House



Nearby sign about the Tank House

This tank house once supplied water for the animals and crops of the [Ricci Farm](#) in [South Davis](#). It would have drawn water (probably by windmill power) from the adjacent north fork of [Putah Creek](#), which used to be the main flow of the creek until it was diverted in 1948.

Today it stands watch over the [Putah Creek Greenbelt](#).



The Tank House

Barovetto Tank House - 209 2nd Street

This plain tank house has been remodeled into small house. Unlike the Dresbach-Hunt-Boyer tank house, where the tank probably sat on an open deck, the top level where the tank was located in this tank house may have had a roof and been enclosed originally, or or it may have completely enclosed at some later time to make a room. Davis had both styles. The heavy timber 'tank deck' supporting the tank would have been where the profile of the sides goes from sloping to straight up, where the floor of the third story is now. The windmill (the 'pump') could have either been attached to the side of the top story or located on its own open timber tower beside it, with the water line running overhead from the windmill tower to the tank. The Barovetto Tank House is a City of Davis designated Historic Merit Resource [Historic Place](#). The Tank House and adjacent residence (also a Historic Merit Resource) is associated with Giovanni Barovetto, an early employee of the University Viticultural Department.



See also

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THE DAVIS HISTORICAL SOCIETY

PAPERS ON DAVIS HISTORY

Paper Number 6

*The Henry Stelling Family of Davisville
A Dresbach-Hunt-Boyer Mansion Family*

Valerie Vann

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The Henry Stelling Family of Davisville A Dresbach-Hunt-Boyer Mansion Family

Valerie Vann

Biographical Note: Valerie Vann is a 50-year resident of the Old North Davis Neighborhood of Davis, California. Her interest in the historical resources of Davis dates back to her high school years, when she admired the diverse architectural styles of Old North, and later watched the clearing of much of the original downtown residential stock in the 60s, followed by the stirrings of historic preservation with the first landmark designations and the efforts to save the Hunt-Boyer Mansion in the late 70s and 80s. She received a BA in Geography from U.C. Berkeley in 1965.

The Henry Stelling family was the third Davisville family associated with the twelve room Italianate Victorian house located at Second and E Streets (now 604 E Street) in Davis, California known as the Dresbach-Hunt-Boyer Mansion¹, 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.

Oddly, the Stellings' association with the Mansion as owner-residents in the period 1887-1899 is largely unknown, figuring in none of the published accounts of the landmark or the standard Davis histories.² This lacuna in the mansion history is perhaps to some extent owing to the absence of a local Davisville newspaper for most of that period³, a problem for all Davisville historians, since information has had to be gleaned from the newspapers of adjacent communities and various public records.

The most extensive coverage of the Stelling family is contained in two long articles from the *Woodland Daily Democrat* newspaper in October 1896, prompted by a family dispute that drew the attention and speculation of their neighbors in the then still small, compact village of Davisville. (The two articles are appended below in their entirety.)⁴

Henry Stelling (c.1841?-??) was a native of Baden in Germany. He and his first wife Maria, or Mary (1852-1886), also a native of Baden, were farmers in the Tremont township of Solano County in 1870. They had a baby daughter, Henrietta. According to the 1870 census, Stelling owned real estate worth \$3000 and personal property of \$1500.⁵

When the 1870 census was conducted in August, the "Dresbach-Hunt-Boyer Mansion" hadn't been built yet. William Dresbach, the Davisville grain and general goods merchant credited with naming the town, had married Isabel Pearce, the daughter of a local British born dentist in May 1870.⁶ Later that year Dresbach bought the first town lot of the four eventually comprising the Mansion property, the second in 1871 and the third lot in 1874.⁷ The Mansion is generally supposed to have been built around 1875.

Dresbachs moved to San Francisco sometime late in 1877, where Dresbach continued his grain merchant business, trading on the San Francisco exchange.⁸ As a result of his speculations in

the grain markets, Dresbach went bankrupt for the first time in 1878, and most of his Davisville properties became tied up in the bankruptcy proceedings. Some of the Davisville properties, including the Mansion, eventually ended up belonging to the Capital Savings Bank of Sacramento after a mortgage foreclosure and forced sale.⁹

By 1880, the Henry Stellings had five children:

| | | |
|------------|----|---|
| Henrietta, | 10 | (the married daughter of the 1896 family dispute, age 26 in 1896) |
| Mary | 8 | (the “Miss May” of 1896, then age 24, still living at home in 1896) |
| Henry Jr. | 4 | (age 20 in 1896, possibly not still at home) |
| Hugo | 3 | (age 19 in 1896, also possibly not still at home) |
| Rosa | 1 | (aka Rosie; age 17 in 1896, probably still at home) ¹⁰ |

According to the census in June 1880, three generations of the Sessions M. Enos family were apparently already living in the Mansion, along with a live-in servant, although the deed from the Sacramento Capital Savings Bank to S.M. Enos and his son William S. Enos was dated July 29, 1880.¹¹ S.M. Enos was a dairy farmer with property north east of Davisville (the “Tule House”); his son William was a western Yolo county sheep rancher whose wife Cornelia was the daughter of Francis Russell of the eponymous Russell Boulevard in Davis. The younger Enos’ had two young children by 1880.¹²

At this time the Stelling family were still living on the Solano County farm in the Tremont district south of Davis. In addition to the five Stelling children listed above, there were three more girls born after the June 1880 census: Katie (b. 1881 or 82?), Clara (b. Mar. 1884) and Hilda (b. Dec. 1886). Henry Stelling’s first wife Mary died Dec. 1, 1886, and she is buried in Davis cemetery¹³. The dates suggest that Mary Stelling died in childbirth. These last three girls were probably the “three youngest children” of the 1896 articles.

Henry Stelling apparently married again after Mary’s death, but exactly when is unknown. Henry would have been left with eight children under 18, including a newborn. The only other Stelling buried in Davis cemetery besides Mary is a Sophia Stelling, born 1864¹⁴ (hence 20 years younger than Henry). If Henry married her shortly after Mary’s death, Sophia would have been 23 years old, Henry Sr. about 46, the two oldest Stelling daughters 17 and 15, and the eldest son Henry Jr. about 11 years old when their father married again.

It seems likely that soon after Stelling’s second marriage, the family left the farm and moved into town. On November 23, 1887 Henry Stelling bought the DHBM property (which by then consisted of four of the original Davisville plat “lots”, or one quarter of the block bounded by Front, First, Oak and Laurel streets¹⁵) for \$2000 from William S. Enos and his widowed mother, Mrs. S. M. Enos. William Enos had added the southernmost fourth lot (Lot 12) to the property in 1884; Dresbach had only owned the northern three lots.¹⁶ The elder Enos had died in 1884 and the son’s family (William & Cornelia Russel Enos) moved to a ranch in Inyo County near Independence shortly after selling the DHBM property to Stelling and disposing of most of the remaining Enos Yolo County properties.

In 1888 the DHBM property on the earliest Sanborn insurance map¹⁷ is shown with the northern three lots developed, the Mansion occupying the northern two Lots 9 & 10. The tank house with windmill (the main well pump) was located near the south side of Lot 11, with an

outbuilding, possibly a combination storage and outhouse at the southeast corner of the property. Lot 12 was still undeveloped. The map also shows two hydrants in the surrounding grounds, one on each side of the house, presumably to supply the gardens and extensively planted grounds it was notable for in the late 1890s and 1900s. (A 1913 biography of John Hunt implies that the oldest twenty orange trees — of 35 total in 1913 — on the property were planted about 1888, when the Stellings would have been resident.)¹⁸

The 1888 Sanborn map also has a “certificate” attesting to its accuracy¹⁹, signed by four “Ins. agents”; H. Stelling is one of them. This is interesting because a comparison of the improvements on the DHBM property with other properties in town suggests that the water supply system of the Mansion in 1888 probably made it better equipped in case of fire than most of Davisville, including the major commercial buildings and churches.²⁰ By 1891 the Sanborn map shows that the southernmost Lot 12 had been developed as a corral with stable and other outbuildings, along with the brick rainwater cistern near the back porch of the house, indicating essentially a “state of the art” Victorian residential water supply system during the Stelling period.²¹

Beginning in April of 1891, the *Woodland Democrat* newspaper carried a series of articles describing Henry Stelling as a grain buyer, reporting that he had purchased a lot in north Davisville along the railroad, intending to erect a large (60 x 200 feet) iron warehouse, and other property. (The population of Davis was also “guessed” at 625 souls in the article.) For some reason Stelling was unable to build the new warehouse, but by July 1891 he had bought the “old Granger” warehouse and scales, and was making improvements to them, including roofing the scales and adding a 50-foot extension on to the warehouse, making it capable of storing 6,000 tons of grain.²²

In April 1883 Stelling also purchased an office in a prime location on Davisville’s main business block,²³ Olive (G) Street between First and Second (now 2nd and 3rd Streets).

The Stelling children figured in various news reports from 1893; e.g. two of the younger girls completed exams at the Davisville Public School in May, and teenagers Henry Jr. and Hugo and friends went bicycling up to Knights Landing that summer.²⁴ (The article and ads in the paper called the bicycles “wheels.” The ads show the modern style of bicycle with the wheels the same size.)

Sophia Stelling (presumably Henry Stelling’s second wife) died Aug. 25 1895, and was buried in the Davisville cemetery. There were apparently no children from this second marriage.

Beginning in December 1895 with a report that Henry Jr. had “killed about three dozen robins yesterday,” the *Woodland Daily Democrat* regularly carried articles of the elder Stelling son’s exploits as a local marksman, entering competitions and issuing challenges to other area trap shooters and hunters.²⁵ (Henry Jr. was the son said to have threatened his father in the family dispute of 1896; his reputation as the local sharpshooter would have added spice to the local gossip.)

By 1896 Henry Jr. (age 20) and brother Hugo (19) apparently worked in, or were frequently around their father’s grain warehouse, since they testified in February 1896 about details of the warehouse business in a criminal case involving a theft of sacks from the warehouse.²⁶ (The

thieves had been spotted by the local constable loitering around the warehouse, and had attempted to sell the stolen sacks in Woodland.)

Also in February 1896, Henry Stelling Sr. married for the third time, a young woman in her twenties named Bertha, like Stelling a native of Germany. The marriage may have taken place in San Francisco. (Certainty is complicated by Henry Sr.'s age being variously given in the available documents, and that the names were common among German immigrants.)²⁷

Stelling continued to make improvements to his warehouse that summer.²⁸

In late September and early October 1896, however, the *Democrat* "Davisville Doings" column reported a "startling" rumor that Stelling had sold out his entire properties, including "a fine residence built by Dresbach," the "Granger warehouse" and his Olive Street office, to one "Jno. Reith." The rumor of sale however turned out to be wrong. The articles mentioned that the Mansion had been built by William Dresbach at a cost of \$10-14,000.²⁹

The family dispute in October 1896 is the next report of the family (see Appendix). Note that in 1896 Davisville was still a very compact small town, and the Mansion was in the first residential area of town, just west of the tiny business district on Olive Street. The George Webers (Weber was the proprietor of a Davisville saloon) lived just across the street. The dispute occurred in early Fall, when people would still be using their porches and having their windows open in the mornings & evenings for ventilation. Consequently the neighbors and probably much of the town overheard or witnessed the goings on of the apparently noisy family dispute, taking sides and gossiping about it.

The exact facts of the matter can't be known, as only the senior Stelling couple (with Mrs. Bertha Stelling as the spokesperson) were afforded a rebuttal on the record. Her account may have been sympathetically colored by the newspaper, which by then – judging by the second report's somewhat self-serving tone – was either ashamed of its earlier lurid reporting, afraid of a libel action, or both.

The three "little" children in question were probably Katie (15 or 16), Clara (12) and Hilda (9). Rosie & Katie Stelling had attended the Davisville Public School in 1892-93, but Rosie would have been 17 or 18 in 1896 and probably would have no longer been in school.³⁰

As the proposed curriculum of arts and music at St. Josephs Academy in the articles indicates, it was a girls' school, one of the premier academies of Sacramento, operated by the Roman Catholic Sisters of Mercy, a far cry from an "asylum" as suggested in the 1896 articles.³¹ Nor was the \$65 tuition trivial for the time. The point made in the Stellings' rebuttal that the children were not to receive religious instruction indicates that the Stellings were not Roman Catholic. The idea that a "rich man" like Stelling should not send his children away to a boarding school rather than "care for them at home" is perhaps indicative of the parochial small town Davisville culture of the time.

In late November 1897, Stelling's Davisville properties apparently were briefly offered for sale, and Henry Sr. and Bertha Stelling moved to San Francisco about that time, where Stelling, like William Dresbach, was a speculative grain broker. He apparently continued to retain the Davisville properties for income, visiting town occasionally, until finally advertising

them for sale in early 1899 in an ad that expressed Stelling's desire "to leave the town," presumably meaning close out all connection with Davisville entirely, as he no longer resided there.³²

Who, if anyone, occupied the Mansion between 1897-99 is unknown, as is the part the family dispute between the adult children and the new young Mrs. Stelling may have played in the senior Stelling's move to San Francisco. At any rate, the family seems to have broken up shortly thereafter, with all the children remaining in the Davisville vicinity.

Henry Jr. stayed in Davisville, and Hugo apparently did also.³³ Perhaps the brothers occupied the Mansion and looked after the Davisville properties, including the grain warehouse. Henry Jr.'s shooting exploits continued to be reported in the Woodland paper until May 1898, when he also reportedly decided to move to San Francisco to further his marksman career, where he seems to have become something of a "pro" as a lieutenant and later captain of a team at one of the San Francisco shooting clubs. Although never seeming to reach really top rank, he was frequently listed in competition reports of the shooting clubs (*San Francisco Schuetzen Verein* and *Germania Schuetzen Club*) associated with the local German *Bunds*, and other East Bay groups through at least 1904.³⁴

The eldest daughter Henrietta had married a Davisville farmer, William Baker, around 1891; they had two sons: Godfrey (1892) and Hubert (1897). The Stelling daughter Clara (16) was living with her sister Henrietta Baker in Davisville in 1900 and attending school. Henrietta died between 1900 and 1910; her husband and sons continued running the farm through 1920 at least.³⁵

The other five girls seem to have stayed in the area as well after the senior Stellings moved to San Francisco, perhaps in the Mansion, or with their sister Henrietta. Possibly some of the younger girls did go to school in Sacramento after all, for in the 1900 census records, May (or Mary, then 27, still unmarried), the daughter who was still living at home in 1896, and two other Stelling girls, Rosie (21, also unmarried) and Hilda (13) were "lodgers" with the family of George and Nellie Manning on W Street in Sacramento. Hilda Stelling, the youngest child, was still attending school; the older girls had no listed occupation. Manning was an upholsterer; there seems to have been no family connection between Mannings and Stellings.³⁶

How these three girls were situated financially is unknown; however a January 1900 deed³⁷ suggests that they may have been supported by income from the Davisville Baker farm. In this deed, Henry and Bertha Stelling of San Francisco deeded to the Stelling children Etta (Henrietta, Mrs. William H. Baker), Mary (May), Henry Jr., Hugo, Rosie, Clara and Hilda joint ownership of farm land formerly belonging to W. W. Montgomery, with the stipulation that the land be leased by William Baker, the husband of the oldest daughter Henrietta. The implication is that the Baker farm and orchard operation would provide income for the other children. Daughter Katie is not listed, and was probably deceased by 1900.³⁸

At about the same time, Stelling, Sr. also transferred his Davisville Olive Street office property to the eldest son, Henry Jr.

The DHBM property was finally offered for sale in 1898 and 1899. The Enterprise display ad in March 1899 included a small figure of a two story house, that while not an actual depiction

of the Mansion, indicated an imposing structure. The description emphasized the amenities of the property:

“..1 two-story house with large out buildings, barn and windmill (water pipes throughout house and grounds) .. The dwelling is one of the finest in Davisville and cost originally \$10,000.”³⁹

On 25 March 1899 Henry and Bertha Stelling sold the DHBM property for \$2250 to Frank and Jennie Hunt, the proprietors of the Hunt Hotel on Olive Street.⁴⁰ The newspaper reports of the sale called it the “Stelling mansion on the corner of First and Laurel Sts.,” and mentioned that John Hunt was having the trees and shrubbery on the property trimmed, was “making improvements” and generally putting the property in order, implying that the grounds at least had not been well cared for after Stelling’s moved to San Francisco. It was however described as “a very fine two-story building” that “cost, with the lot and accessories \$10,000 some years ago.” The article speculated that the selling price had been between \$4-5,000.⁴¹ (The advertisement had stated that the properties were being offered for “50 cents on the dollar.”)

Frank Hunt, who apparently never lived in the DHBM, sold it to his widowed brother John Hunt that summer for a nominal \$10 “in gold coin” (a common convention of the time for intra-family property transfers).⁴²

In March 1901, John Hunt also purchased Stelling’s office between First and Second (now 2nd & 3rd) streets on Olive (G) Street for \$800, and J. H. Oeste bought Stelling’s 5 acre orchard north of his warehouse.⁴³ The John Hunt family became the last to use the Mansion as a residence; Hunt’s daughters Josephine Hunt and Mary Hunt Boyer occupied the house until their respective deaths in 1950 and 1973.

The San Francisco April 25, 1910 census lists a thirty-five year old woman who may have been Bertha Stelling (Mrs. Henry Sr.): German ancestry, immigrated 1889, speaking English language, able to read and write. Although the woman is reported as having been married for fourteen years (i.e. in 1896; childless), she was living alone at the time of the census, and is recorded as owning outright the home on Hyde Street in a middle class neighborhood; she had no listed occupation.

Thus the Stelling family faded from Davisville history, the last confirmed “sightings” being of the girls in the Sacramento and Davisville 1900 census, of Henry Jr. in the San Francisco sporting pages 1900-04, and the senior Stelling’s in the 1900 and 1910⁴⁴ land transfers. The family’s material contributions to the Davisville scene have also faded: the “Granger warehouse” and scales are gone,⁴⁵ and while much of the most important infrastructure of the Mansion remains, including the ornate tankhouse (“windmill”), brick cistern and citrus trees, it is not known with certainty which of these were developed during the Stelling era 1887-99. They, and perhaps the 10 remaining orange trees, are the only surviving witnesses of the spectacular 1896 family uproar; but unlike the Stelling’s Davisville neighbors, they’re not telling.

Appendix – The October 1896 Family Dispute

Woodland Daily Democrat

1896 Oct 19

DAVISVILLE SENSATION

The Citizens Threaten H. Stelling With Violent Treatment

The Trouble Has All Grown Out of Alleged Mistreatment of Children By His First Wife [sic].

At a late hour this afternoon word came to the Democrat office from Davisville, to the effect that one of the leading citizens of that place had been given a stated time in which to leave or else do better on pain of being treated to a coat of tar and feathers.

H. Stelling and family are responsible for this the latest sensation, and the trouble dates back for four or five months.

Mr. Stelling has been married three times, his latest venture being only a few months ago. By his first wife he had a large family of children some of which are grown.

There has been trouble in the family, the children alleging they have been mistreated by their father. These complaints have reached the ears of the people and much indignation has been expressed in consequence.

It is reported that a few weeks ago Stelling took three of his smallest children and put them in an asylum. There was considerable talk about this, people believing that as he is rich he ought to take care of his children at home.

Matters reached a climax today. A row occurred in the Stelling home, and all the family appeared to take a hand. The tumult became so loud that the whole neighborhood was attracted.

The streets were soon crowded with excited people, and a barrel of tar was procured and rolled out for use.

After the disturbance was temporarily quelled Stelling went to his office. There

he was waited upon by a crowd of citizens who informed him that unless he left or promised to do better in twelve hours, he would be treated to a coat of tar and feathers.

Henry Stelling, Jr. has threatened to kill his father unless he stopped his ill-treatment and came to some satisfactory terms.

Stelling told the citizens that he would bring the little children home from the asylum, and he and his wife took the afternoon train for Sacramento to get the children.

After his departure the crowd began to disperse, and there will be no further trouble tonight, but it is the general opinion that more trouble will follow within the next few days.

Woodland Daily Democrat

1896 Oct 21 p 3

The Other Side

Henry Stelling and Wife Deny Statements Made About Them.

A few days ago an article, based upon information furnished by citizens of Davisville, appeared in these columns, in which it was stated the people of that town had threatened Henry Stelling with violence unless he accorded better treatment to his children.

The information as it came to us contained intimation that Mr Stelling was influenced to mistreat his children by his young wife, and there was the further intimation that she has been using her absolute control over him to estrange him from his children and to compel them to seek an asylum among strangers.

Mr. and Mrs. Stelling called at the DEMOCRAT office today and requested the names of our informants, which, of

course, under rules recognized in all well-regulated newspaper offices, we could not divulge. They stated that the article contained many errors and was calculated to do them great injustice.

Mrs. Stelling, who did most of the talking, is a very bright and prepossessing young woman. She is a German by birth, has the air of a woman of culture and converses in a manner calculated to impress one with her sincerity.

She stated that the whole trouble has grown out of the opposition of Mr. Stelling's grown-up children by a former wife to her marriage to their father. One of his daughters is married to William Bakar [*sic. Baker*]. Another daughter, Miss May, is 25 years of age and was residing with her father at the time of his last marriage.

Mrs. Stelling says this daughter resented her appearance in the Steilling home the first day of her marriage, and offered her the grossest insults and indignities on the following morning. She charges that Miss May has lost no opportunity to poison the minds of the neighbors against her and that she has conceived a violent dislike to both of her parents. She also charges that she has so misrepresented and abused her in the presence of the little children that she finds it almost a hopeless task to win their love.

She says her only complaint against some of her neighbors is that they accept the words of prejudiced children and condemn her without giving her a hearing, or visiting her house to see if there is any foundation for their charges.

Since their marriage eight months ago, Mrs. Stelling insists that she has patiently borne insults, misrepresentations and indignities, hoping by forbearance, kindness and a spirit of forgiveness to win the love of the children, which she earnestly desires.

She says that when the eldest [sic] daughter charged that there was a desire to make a slave of her, she was told that a girl would be employed and she need not work. To this she demurred and asked that she be permitted to do the work and be paid the wages that would be paid to a girl, and that in accordance with her wishes was allowed \$18 a month.

She insists that she has made an earnest effort to become reconciled with Miss May, and that on the day of her marriage her husband made his daughter a present of \$100.

In reference to taking the three small children to Sacramento, she makes the following explanation. The daughter frequently reproached her father for not giving her a better education and she concluded that, in order that she might not be reproached with neglect of the smaller children, she would give them a good education. After consulting with her husband they decided to put them in the St. Joseph's school in Sacramento.

She agreed to pay \$65 a month and the conditions were that the children were to be taught two languages, music, painting and other accomplishments. Another condition was that they were not to receive any religious instruction. She thought she was doing the little children a great kindness and one that would please the older brothers and sisters.

The trouble occurred when they were arranging to ship the children's clothing to Sacramento. The two eldest daughters and one of the sons came along and the son requested to speak to the father. Mrs Stelling charges that the daughter (sic), without any provocation, rushed up and struck her in the back and also in the face. It was this collision that attracted the crowd that quickly gathered around them.

The neighbors threatened violence unless the children were brought home, and Mr. and Mrs. Stelling accordingly went after them. Both of them declare that there is no such feeling of the son toward the father as would influence him to resort to violence.

Mrs. Stelling declares that she is misunderstood, misrepresented and maligned because people will not come to her home and investigate for themselves. She has attended to her domestic duties, kept the books, attended to all the correspondence and weighed the grain, for three months, and at the same time found leisure to make the children fifteen dresses. She says she will overlook and forgive everything if she can only win the love and respect of her children, and she very earnestly desires a peaceful and happy home.

Notes

¹ Hereafter “the Mansion” or abbreviated “DHBM.” The five families are Dresbach, Enos, Stelling, Hunt & Boyer. The Mansion with about a fifth of the original grounds is currently owned by the City of Davis. The complete DHBM property consisted of Lots 9, 10, 11 & 12 of Block 1, Range D of the original Davisville 1868 town plat. The town lots were originally divided among the “founders”; John P. Jackson owned Lots 9-11, DWC Rice owned Lot 12.

² For example, Larkey’s classic *Davisville 1968* centennial history makes no mention of the Stelling family. City files from the Davis Historical and Landmarks Commission (now the Historical Resources Management Commission) from the late 1970s and 80s note the ownership transfers from Enos to Stelling, and Stelling to Hunt, based apparently on information from a title search, but seem to have been unaware that the Stelling family ever lived in the Mansion. A Mar. 29, 1992 *Davis Enterprise* article, when the house was used for UC Davis offices, noting that S. M. Enos sold it to “Henry Stelling of Solano Co.,” seems similarly unaware. Since the deeds and 1899 *Enterprise* notice of the sale to John Hunt were apparently the sole sources on the Stelling connection, perhaps researchers were misled by the fact that the Enos-Stelling deed identifies Stelling as a resident of Solano County, and in the Stelling-Hunt deed as a resident of San Francisco, implying absentee ownership.

³ *The Davisville Advertiser* expired May 7, 1870 (just before Wm. Dresbach’s marriage); the *Enterprise* commenced Nov. 18, 1898, after the Stellings had left Davisville. A second major handicap for researchers in this period is the loss of all the 1890 Census records in a National Archives fire.

⁴ *Woodland Daily Democrat* Oct 19 & 21, 1896. See Appendix for full text of the articles.

⁵ U. S. Census 1870, California, Solano County, Tremont District.

⁶ *The Western Shore Gazetteer and Commercial Directory, For the State of California, Yolo County*, C. P. Sprague & H. W. Atwell, Woodland, Yolo County, 1870. Marriages in Yolo County (1850 through 1870.)

⁷ Yolo County Archives, land records: Book L Page 102, Book L page 106, Book R page 7.

⁸ *San Francisco Call*, Jun. 29, 1901, front page. Dresbach obituary. Dresbach was also a “forwarding agent:” he purchased grain directly from farmers or on the Exchange, and contracted shipping from San Francisco Bay ports (Port Costa and San Francisco) to overseas markets (Cork, Liverpool, Antwerp, La Havre, Hamburg, Rotterdam). Along with the market reports of the price of grain paid, Dresbach’s shipping contracts were regularly reported in newspapers from Oregon and Reno, Nev. to Fresno.

⁹ In addition to the Dresbach bankruptcy, the DHBM Davisville lots were involved in legal disputes among the original founding owners of Davisville, including a couple of estate settlements, up through the mid 1880s. According to a February 1879 report on the first Dresbach bankruptcy in the *Fresno Republican*, Fresno, “The liabilities of Dresbach & Co., grain dealers, who recently failed, amounts to \$1,014,907.98, assets, \$600,441.37.”

¹⁰ U. S. Census 1880, California, Solano County, Tremont District.

¹¹ U. S. Census 1880, California, Yolo County, Putah District, Davisville town.

The Enos paid the bank \$5000 for the DHBM property (Lots 9, 10, 11). Wm. Enos, the son, bought the undeveloped Lot 12 in 1884 from the estate of DWC Rice, one of the original Davisville developers, for \$50. Yolo Co. archives, 28 Deeds 344; 37 Deeds 484.

On the 1880-81 tax rolls, the improvements on Lots 9-11 were assessed at \$3500, S.M. Enos, owner. (Yolo County archives; research by Virginia Isaacs, 2006)

¹² Gilbert, *Illustrated Atlas of Yolo Co.*, 1879. Biographical entry for William S. Enos, which indicates that the younger Enos family was still living on their sheep ranch northwest of Winters on the present day Enos Creek at the time the book was compiled in 1879; the infant Mallory (b. 1879) was listed.

¹³ Davis Cemetery records: Mary E. Stelling 1852/12/29 1886/12/01. The children's birth dates are from the 1900 Census, which reported month and year as well as age.

¹⁴ Davis Cemetery records: Sophia Stelling 1864/08/10 1895/08/25

¹⁵ Now called First, Second, E and F streets.

¹⁶ The mansion sits on the northernmost 2 lots (Lots 9 & 10); the southernmost Lot 12 became the corral with stable, etc.— mostly likely developed by Henry Stelling — and later a garage.

¹⁷ Sanborn Insurance Map Company, Davisville Map 1888, sheet 1 of 2.

¹⁸ Gregory, Thomas, *History of Yolo County with Biographical Sketches*. Historic Record Co., Los Angeles, 1913. The description of the DHBM house & grounds in the biography of John Hunt; states that the first 25 orange trees were planted circa 1888, implying that the Stelling's planted them.

¹⁹ Sanborn Map 1888, sheet 1 of 2: "*Certificate - We the undersigned Ins. Agents having examined this Sanborn Map of Davisville Cal. find it a correct Survey & worthy the support of our co's.* [signed] James O'Neal, H Stelling, W.G Bullard, Ligget Drummond"

²⁰ Valerie Vann, *Windmills, Tank Houses & Related in Davisville, 1888*. 2006. Web publication, <http://www.davishistoricalsociety.org> Folder 1.2.2. Farming, 1872-90

²¹ Sanborn Insurance Map Company, Davisville Map 1891 sheet 3 of 5.

²² *Woodland Daily Democrat*, April 9, 1891. *Winters Express* ("Davisville Notes" & "Real Estate Transfers"), May 9, 1891; June 20, July 11, 1891.

For comparison, an 1883 Fresno County tax assessment on Wm. Dresbach for stored grain – probably for shipment to San Francisco, valued 5783 tons of wheat at about \$115,000. *Fresno Republican*, Fresno, Feb. 3, 1883.

The "Granger Warehouse," as it continued to be called, remained in use for decades; known as the "A.J. Plant Warehouse" in the 1910s-40s, it was located south of Sixth Street where Sixth deadends at the railroad. The lot is now occupied by Hibbert's lumber yard.

²³ Yolo Co. records, 38 Deeds 278

²⁴ *Woodland Daily Democrat*, May 31, 1893; July 17, 1893

²⁵ Beginning with the report in the *Daily Democrat* of Dec. 9, 1895 and continuing until Henry, Jr. moved to San Francisco; e.g. *Daily Democrat*, Apr 10, 1896; Sep 20, 27, Nov 22, 28, Dec 6, 31, 1887; Jan 3, 1898. Why robins were considered a suitable game bird isn't explained; perhaps they were numerous enough to be considered a pest in the orchards.

²⁶ *Woodland Daily Democrat*, Feb. 1 & 5, 1896.

²⁷ *San Francisco Call*: marriage licenses 1896; Bertha Rossbach 23, and Henry Stelling 45. *Woodland Daily Democrat* Oct 21, 1896. The wife's name Bertha appears on later deeds with Henry Sr.

²⁸ *Woodland Daily Democrat*, Jun. 1, 1896

²⁹ *Woodland Daily Democrat*, Sep. 7 and Oct. 11, 1897

³⁰ *Woodland Daily Democrat* (“Davisville news”): “School Report Average of Final Examination in the Davisville Public School 1893.” May 31, 1893. Hilda, the youngest Stelling child would have been in first grade at most in 1892-93; perhaps only the upper grades had exams.

³¹ At least two of the “little children” of the Democrat article, Katie & Clara, were not “little” by today’s standards: St. Josephs Academy was a high school after 1875. *History of Sacramento Co., Willis, 1913*; Sacramento Roman Catholic Sisters of Mercy Congregational History <http://www.mercy150.org/history.htm>.

Resolution by California State Senate on the 150 anniversary of the Sisters of Mercy SCR 99 Amended, Feb. 24, 2006 (The original Sisters of Mercy school site in Sacramento was sold to the State of California in 1860 for the Capitol site; they then opened St. Josephs Academy at 7th & G streets in Sacramento.)

³² *Woodland Daily Democrat*, Nov. 29, Dec. 13, 1897.

³³ The author has found no trace of Katie Stelling beyond the 1893 school report unless she was, as assumed, one of the three girls sent to St. Josephs in 1896, as Rosie was probably out of school by 1896. Katie apparently died before January 1900. See note No. 38.

³⁴ *San Francisco Call*; numerous issues Mar. 1900 – Oct. 1904

³⁵ U.S. Census 1900, 1910, 1920, Yolo County, Davisville.

³⁶ U.S. Census 1900, 1910, Sacramento & Sonoma Counties. The Mannings had moved to Petaluma by 1910, where he is listed as a furniture salesman.

³⁷ Yolo Co. records, 59 Deeds 67; 58 Records 537.

³⁸ See note 33. This deed is also the last trace of Hugo Stelling the author has found.

³⁹ *Davisville Enterprise*, Mar. 31, 1899

⁴⁰ Yolo Co. records; 56 Deeds 37; \$1000 down payment, remaining in 18 payments. 58 Deeds 537 records that the balance of \$1250 was actually paid in full Nov. 23, 1899.

The census records for Davisville 1870-1900 indicate that the families of hotel keepers usually lived at the hotel, along with most of the service personnel, especially the single ones.

⁴¹ *Enterprise* article Mar. 31, 1899, p. 3, col. 1; ad on p. 2, col. 5.

Although the newspaper reports of the Mansion purchase and grounds work by John Hunt indicated that he intended to live in it, that appears to have been speculation, as the sale to his brother John followed shortly.

⁴² Yolo Co. records, 56 Deeds 368.

John Hunt had previously farmed west of Davisville in the 1870’s, but had returned to live in Bristol, Kenosha Co., Wisconsin some time before 1880, returning to Davisville with his four adult children around late 1899 or early 1900, where he purchased the 348 acre Oak Shade Orchard southeast of the railroad “Y” at Davisville. Gregory, *History of Yolo County with Biographical Sketches*, 1913. U.S. Census 1880, Wisconsin, Kenosha Co.; 1900, 10, 20, California, Yolo Co., Davis town.

⁴³ *Enterprise* Apr. 21, 1899. Letter from Stelling in San Francisco to the *Enterprise* editor discontinuing the orchard “for sale” ad because of the sale to Oeste. The office property sale is curious, because Henry Sr. transferred title to Henry Jr. in 1900, the deed to John Hunt is apparently from Henry Sr., and there is a quit claim from Henry Jr. in 1910 to his father, possibly in order to clear the Hunt title.

⁴⁴ Yolo Co. land records, Sep. 15, 1910, H. Stelling, Jr. to H. Stelling, Sr.

⁴⁵ See Note 22.

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| Chronology with Basic Chain of Title for Lots 9-12, Block 1, Range D, Davisville [Dresbach-Enos-Stelling-Hunt-Boyer] | | | | | |
|--|-------------|--------------------|--|---|---|
| | Book Ref. | Date | Who | What | |
| Davisville | H Deeds 242 | 24 Nov 1868 | Proprietors of Davisville, Roelofson, Rice, et al. Plat of Davisville | Lots 1-16, Block 1, Range D, Davisville | |
| Dresbach | | 10 May 1870 | William Dresbach marries Isabel Pearce | Dresbach marries daughter of Davisville dentist | |
| | L Deeds 102 | 22 Dec 1870 | Jackson & Roelofson to William Dresbach \$175 | Lot 9 Block 1 Range D of Davisville | |
| | | 1871 | Lulu Bell Dresbach | Dresbachs' first child born; possibly in San Francisco, listed in SF Call index of vitals. | |
| | 1870, 71 | L Deeds 106 | 5 Jun 1871 | Jackson & Roelofson to William Dresbach \$250 | Lot 10 Block 1 Range D of Davisville. The mansion occupies parts of Lots 9 & 10, so this is the earliest construction could have begun. |
| | 1873 | W Deeds 303 | 26 Dec 1873 | 6th Judicial Dist. John P. Jackson vs Henry K. Mitchell et al. (Estates of two of "Big Five", Rice & Roelofson, and a bankruptcy (David Gibson) | Jackson was President & part owner of CalPRR, and owned some of original Davisville lots. This action cleared titles to much of Davisville by distributing properties among plaintiff and defendants according to a referred settlement. See following 9 June 1877 for settlement. |
| | 1874 | | 7 Feb 1874 | Daisy Dell Dresbach | Dresbachs' second child born |
| | 1874 | R Deeds 7 | 1 Aug 1874 | J.P. Jackson to Wm. Dresbach \$250 | Lot 11, Block 1, Range D. Gardens, fruit trees & outbuildings, including the Tank House were on Lot 11. |
| | | | 14 May 1876 | William S. Enos marries Cornelia Ellen Russell | (Marriage: Gilbert 1879; also says living 4 1/2 miles NW of Winters, 2 children in 1879?) Family lore says W.S. & Cornelia Enos lived in the house as "newlyweds" and/or that the house was built for them when they wed. Could have been renting from Dresbach then from Bank until purchased July 1880? But see below: Gilbert 1879 |
| | 1876 | | 27 Dec 1876 | Florence Estell Dresbach | Dresbachs' third child born |
| | 1877 | | 1877 | Dresbach Family | Dresbach moves to San Francisco (according to SF Call obit) |
| | | P Mortgages 260-64 | 2 May 1877 | Capital Savings Bank loan to Wm. Dresbach | Dresbach borrows \$17,000 from Cap. Savings Bank, secured by Davisville real estate. (see 16 Oct 1877.) |
| | 1877 | W Deeds 303 | 9 Jun 1877 | Proprietors of Davisville, et al. ..in partition; J.P.Jackson vs Mitchell et al. settlement. Recorded at request of Wm. Dresbach, agent for Jackson | Jackson was affirmed in title to Lot 11, B1, Range D. Rice Estate was affirmed title to Lot 12, B1, RD. Lots 9 & 10, B1, RD were not part of the action. This cleared Dresbach's title to Lot 11. Lot 12 was bought from Rice Estate by W.S. Enos in 1884. |
| | | | Oct 1877 | Ora E. - eldest child of Wm. S. Enos born. | |

| Chronology with Basic Chain of Title for Lots 9-12, Block 1, Range D, Davisville [Dresbach-Enos-Stelling-Hunt-Boyer] | | | | |
|--|--|------------------------|--|--|
| | Book Ref. | Date | Who | What |
| 1877 | P Mortgages 260-64 | 16 Oct 1877 | Deed of Trust, Wm. Dresbach to L. Williams & Wetzler Trustees , as security for loan from Capital Savings Bank of Sacramento | 2 May 1877, Capital Saving Bank loaned Dresbach \$17,000 plus interest, secured by Deed of Trust on 18 Davisville Lots, including Lots 9, 10, 11, B1-RD , plus a half section of acreage. Upon default property to be sold at public auction by the trustees of the Deed of Trust, Williams & Wetzler. (Were Enos families renting from Dresbach? Was S.M. Enos a creditor of Dresbach?) |
| Cap Sav Bank 1879-80 | 3 D 522 | 28 Jul 1879 | L. Williams, surviving Trustee of Wm Dresbach to Capital Savings Bank , by virtue of deed of trust requiring sale in case of default | Foreclosure on Mortgage on Lots 9, 10, 11 as part of properties securing loan of \$17,000 by Capital Savings Bank. Dresbach defaulted, the surviving Trustee held the auction, at which the Bank bought the properties for \$17,300. See 2 May 1877 |
| | | <i>Feb 1879</i> | <i>Mallory E., 2nd child of Wm. S. Enos born.</i> | <i>W.S. Enos family living where?</i> |
| | | 1879? | <i>Wm. S Enos family living 4 1/2 mi. NW of Winters?</i> | <i>(Gilbert 1879) W.S. Enos, 2 children; living NW of Winters in 1879 (Gilbert Yolo Co. Atlas, pub. 1879) Wm. Enos was a sheep rancher: large property in west Yolo Co. nr present Enos Creek.</i> |
| | 1880 US Census Davisville (town), Yolo Co. | 14 June 1880 | <i>In Davisville, in one household, three generations of ENOS: S.M. & Wife; Wm. S. & wife, 2 children; also resident (live-in) servant (cook).</i> | <i>Large household with live-in servant; in town, along with Geo. Weber family, hotels, businesses. not in rural area adjacent (e.g. G.W. Pierce west of town, Schmeiser in east district areas not yet included in "Davisville" section of census, but were still in North or South Putah districts in 1880) Session M. Enos was a dairy farmer, owned "Tule House" property east of Davisville.</i> |
| Enos 1880-1887 | 28 Deeds 344 | 12 Jul 1880 | Capital Savings Bank to Sessions M. Enos & Son (William S. Enos was an only child) \$5000 | Lots 9, 10 & 11, Block 1, Range D |
| | 1880-81 Tax Rolls | 1880-81 | Sessions M. Enos assessed \$3500 | Assessment for improvements on Lots 9, 10 & 11, Block 1, Range D |
| | 37 Deeds 484 | 24 Nov 1884 | Estate of DWC Rice , No 3927 Probate Court; Lydia C Rice, executrix; to W.S. Enos | Estate settlement reporting sale of property, incl. Lot 12, Blk 1, R D |
| | 38 D 84-86 | 8 Mar 1884 | Rice executrix to W.S. Enos (Deed) \$50 | Lot 12, Blk 1, R D The corral & stables were here. |
| | | 18 May 1884 | Death of Sessions Mallory Enos | <i>Buried Davis cemetery.</i> |
| | Bk 38 of Pg 399 | 4 May 1885, 8 Jun 1885 | W.S. Enos to Eunice M. Enos (his mother) for nominal \$1; Settlement of estate of S.M. Enos, and quit claim | Wm. quit claimed all rights to the estate of S.M. Enos (his father) to his mother; i.e. his father's undivided 1/2 of the DHBM property became his mother's; Wm. retained his own half ownership of the property. |

| Chronology with Basic Chain of Title for Lots 9-12, Block 1, Range D, Davisville [Dresbach-Enos-Stelling-Hunt-Boyer] | | | | |
|--|--------------|--------------------------|--|---|
| | Book Ref. | Date | Who | What |
| | | 1 Dec 1886 | Death of Mary E. Stelling , 1st wife of Henry Stelling | Buried Davis cemetery. Dates indicate she probably died at birth of youngest Stelling child, or shortly after. |
| Stelling | 42 Deeds 517 | 23 Nov 1887 | Mrs. E.M. Enos (widow S.M.Enos) & W.S. Enos to Henry Stelling Sr. \$2000 | Lots 9,10,11,12 Blk 1, R D |
| Stelling | | 1887? | Henry & Sophia? Stelling & family | <i>Henry Stelling, probably 2nd wife Sophia, & children by 1st wife Mary move into Davisville from Tremont District, Solano Co. Stelling changes from farming to grain merchant & apparently insurance agent.</i> |
| 1887-1899 | | Late 1887 or early 1888 | W.S. Enos & family move to Inyo County (Independence) | <i>Family lore (cousin) says "Indio", but newspaper articles and others indicate Independence, Inyo Co Wm. & mother sold off most of Enos agricultural properties by 1887 before Wm. left Davisville.</i> |
| | | 1888 | H. Stelling & 3 others, "Ins. Agents", certify correctness of first Davisville Sanborn Insurance Map 1888 | Map shows Lots 9, 10, 11 developed with house (in present configuration), tankhouse, windmill, well & pump (cistern location), out buildings, 2 hydrants in grounds, Lot 12 undeveloped. |
| | 46 Deeds 282 | 2 Apr 1890 | Eunice M Enos (widow S.M. Enos) and W.S. Enos (son) | W.S. Enos then living in Independence Inyo Co. A transaction between Wm. & his mother; DHBM property not involved. |
| | | 9 Apr 1891 - 11 Jul 1891 | Henry Stelling, Sr. buys Granger Warehouse, scales, other property in & near Davisville, expands & improves warehouse, acquires office on Main St. (=Olive=G St.) | |
| | | 1892? | Death of William S. Enos (Sr.) Note: W.S. Enos had a son W.S. Jr who died 1922 in Fresno | <i>W.S. Enos, Sr. dies in Inyo Co. ? Widow Cornelia Russell Enos moves to Sacramento? Living there 1900; adult children in Sacramento through 1930's. Cornelia dies Sacramento 1933, buried in Davis.</i> |
| | | 1893-Oct 1897 | Henry Stelling, Sr. family in Davisville | <i>Numerous reports in press (Woodland Daily Democrat) of Stelling family: children in school, sons Henry Jr. (marksman) & Hugo, robbery at warehouse, family dispute & town scandal, etc.</i> |

| Chronology with Basic Chain of Title for Lots 9-12, Block 1, Range D, Davisville [Dresbach-Enos-Stelling-Hunt-Boyer] | | | | |
|--|-----------|-----------------------------------|---|--|
| | Book Ref. | Date | Who | What |
| Stelling | | Sep 1894 | Death of Eunice M. Pratt Enos (widow S.M. Enos) | Funeral in Davisville 13 Sep 1894. Date or place of death not given. Not in Davis Cemetery records. Unverified report died in Napa Co. Had brother, E.D. Pratt, long time Winters area pioneer, sometime partner of S.M. Enos in 1860s, so possibly Eunice moved to Winters area after 1884? Survivors not listed in death notice. (Wm. S. Sr. was an only child, died c. 1892, widow & other children living in Sacramento area 1900-30's) |
| | | 25 Aug 1895 | Death of Sophia Stelling, (2nd wife ?) of Henry Stelling, Sr. | Buried Davis cemetery. |
| | | Feb 1896? | Marriage of Henry Stelling, Sr. & 3rd wife, Bertha | WDD reports married "8 months ago" young third wife in article 21 Oct 1896; "Bertha" is from deed of 1899. |
| | | Between 21 Oct 1896 and Oct 1897? | Henry Stelling, Sr. & wife Bertha move to San Francisco. | Senior Stellings move to San Francisco, where Henry, Sr. becomes grain merchant (like Dresbach). Older adult children may have stayed in town; one married daughter, Henrietta Baker lived in east Davisville; a sister was living with her in 1900. Henry, Jr (b: 1875) seems to have remained in the Davisville area until May 1898, when also reported to be moving to San Francisco; apparently pursued shooting vocation in SF according SF Call reports in 1900's. Henry Stelling Sr. reported to have continued to retain his Davisville properties for income after the move to S.F. |
| | | 11 Oct 1897 to March 1899 | Henry Stelling Sr. visits Davisville, advertises properties for sale periodically. Reports of son, Henry Jr. and shooting competitions | Articles in Woodland Daily Democrat under byline JON, identified by Larkey as Elijah Brown, author; was former Dresbach bookkeeper & Davisville hardware store proprietor during the period the house was built, so possibly a reliable source. |
| | | 11 Oct 1897 | Henry Stelling Sr. - report of property sale (erroneous) | Woodland Daily Democrat: Stelling erroneously reported to have sold Davisville properties; " fine residence built by Dresbach at a cost of \$14,000 ", property on Olive St., etc. |

| Chronology with Basic Chain of Title for Lots 9-12, Block 1, Range D, Davisville [Dresbach-Enos-Stelling-Hunt-Boyer] | | | | |
|--|--------------|---------------------|---|--|
| | Book Ref. | Date | Who | What |
| Stelling | | 29 Nov 1897 | Henry Stelling Sr. - report of property for sale | Woodland Daily Democrat: 29 Nov 1897, reports all Davisville properties offered at \$12,000, " embraces a fine residence erected by Wm. Dresbach at a cost of \$12,000. " (The form of the article, with the 2 numbers one above the other, suggests that the second "\$12,000", which is inconsistent with the Oct. 11 article, may be a result of typesetter error, i.e. parablepsis [dittography]) |
| | | 13 Dec 1897 | Henry Stelling Sr. visits Davisville (from out of town, idiom "up" indicates San Francisco) | Woodland Daily Democrat 13 Dec 1897, reports "Henry Stelling is up (i.e from SF) on a visit, and seems to be indifferent concerning the sale of his property here.. it is likely that he will conclude to keep it." (Henry Jr. or other adult children could have occupied the house, but Stelling Sr describes the Davisville properties as generating income.) |
| | | Mar 1899 | Henry Stelling Sr. - display ad for Davisville properties for sale | Davis Enterprise display ad with drawing of a house: "For Sale .. my property consisting of 1 two-story house with large out buildings, barn and windmill (water pipes throughout house and grounds), one store or office building on Main Street and 5 acres of land adjoining town, for sale at a bargain, as I wish to leave the town. ...The dwelling is on of the finest in Davisville and cost originally \$10,000. Will be sold at 50 cents on the dollar - a bargain." |
| Hunts | 56 Deeds 37 | 25 Mar 1899 | Henry & Bertha (wife) Stelling of San Francisco to Frank Hunt of Davisville - for \$2250 (in form of down payment and 18 installments) | Lots 9, 10, 11, 12 Blk 1, R D |
| 1899-1920 | | 30 Mar, 21 Apr 1899 | Notes in City files by P. Haig (?) | Davis Enterprise articles "Stelling residence lately purchased by Frank Hunt." |
| | 56 Deeds 368 | 7 Aug 1899 | Frank & Jennie (wife) Hunt to John Hunt; nominal \$10 | Lots 9, 10, 11, 12 Blk 1, R D |
| Hunt Boyer | CDD104 | 8 Oct 1920 | Will of John Hunt, settlement & distribution; To Mary A Hunt (dau) & Josephine A. Hunt (dau), the house & property; appraised at \$3,500 . | Lots 9 to 12 incl. Of Block 1, Range D |
| | | 26 Jun 1920 | Mary Ann Hunt of Davisville & Jephtha B. Boyer of Sacramento, marriage license issued | Dr. J. B. ("Fred") Boyer, Sacramento physician |
| | | 1920-1950 | Mary Hunt Boyer and Josephine Hunt | Mary Hunt Boyer & spouse, and Josephine Hunt (unmarried) jointly own and occupy the house. |

| Chronology with Basic Chain of Title for Lots 9-12, Block 1, Range D, Davisville [Dresbach-Enos-Stelling-Hunt-Boyer] | | | | |
|---|-------------------|--------------------|--|---|
| | Book Ref. | Date | Who | What |
| 1920-1973 | | <i>17 Aug 1937</i> | <i>Death of J. B. Boyer</i> | Buried Davis cemetery. |
| | 365 OR 490 | <i>5 May 1950</i> | <i>Settlement of Estate of Josephine A. Hunt. Mary Hunt Boyer, executrix, inherits Josephine's share of property.</i> | Josephine Hunt d: 20 Sep 1950. Buried Davis cemetery. |
| | 632 OR 182 | <i>3 Apr 1961</i> | <i>Bank of America & Mary Hunt Boyer, aka Mary A. Hunt. Deed of Trust</i> | Lots 9-12, Block 1, Range D (map of 1868) |
| | | <i>12 Apr 1973</i> | <i>Death of Mary Hunt Boyer. Nephew John Lillard, son of Irene Hunt Lillard, inherits property</i> | Mary H. Boyer is buried at Davis cemetery. The mansion property was valued at \$160,000 in 1976 when development first proposed by Lillard. |

**Sanborn
1888**

Range V

| Block >> | | 5 (North side original Davisville) | | | | |
|----------------------|----------------|--|--|---|--|----------------|
| Street Names | | 1 | 2 | 3 | 4 | 5 |
| Range V | | 1st St FRONT | 2nd St FIRST | 3rd St SECOND | 4th St THIRD | 5th St FOURTH |
| A | ASH B St | | | | | |
| B | CHERRY C St | Davisville Brewery. 2 (?) Elev. T | | | | |
| C | ELM D St | 3 Dwellings. 8 misc. structures (barns, etc.) | 3 Dwellings; 8+ misc struc. (barns, etc.). 1 WMTH | | | |
| D | LAUREL E St | Chicken Ranch on Front St. 2 large Dwellings with misc. outbuildings on First St. DHBM with WMTH, two 1/2in H (1 ea. side of house) | 8 Dwellings & misc. structures. 2 WP. 1 WMTH | 2 Dwellings; 1 struc. 1 glass hot house. 1 WMTH | 5 Dwellings, 3 other structure, & Presbyterian Church. | |
| E | OAK F St | 1 Dwelling + sleeping room. Lillard Hotel. Skating Rink. Saloon. Wash House. | 5 Dwellings, living structures. 12 businesses on Olive. Gafford Hotel. 3 Pumps on Olive. 1 Dwg WP. 1 Dwg WMF, 1 TS | All on Olive: 3 Dwellings; 8 businesses in 3 structures. 1 Pump @ NE cor. | 7 Dwellings. Misc. Struc. | |
| F | OLIVE G St | RR Freight Sta. RR Depot. | Lumber Yard & sheds. Post Office. Jail. 10 businesses. Pump @ Saloon SW corner | Grain warehouses. Stable. 1WM, 2 tanks on TH | Three warehouses. Scales. WMTS | Large Hay Barn |
| G | RR | Gould's Fruit Dryer & 2 sheds. 1 WMTS. | Empty. RR. | 4 Dwellings. | 3 Dwellings. | |
| H | PINE I St | | | | | |
| (East Side original) | PLUM J St. | | | | | |

| | | | | | |
|---------------|----------------------|--------------|----------|-------|--|
| Totals | 1 WMTH, 1 WMTS 2H 2T | 2 WMT 3WP 4P | 2 WMT 1P | 1 WMT | |
|---------------|----------------------|--------------|----------|-------|--|

5 TH, 2 TS, (7 WM), 5P, 3WP, 2H

Block labeling: The original Davisville grid located blocks by range letters from West to East, block numbers South to North, e.g. the block at the SW corner of the original town plat is at grid coordinates A1 (range A, Block 1). This system was used on the earlier Sanborn maps to label the blocks. N-S streets were Tree Names, E-W streets numbered from south to north, starting with "Front" (common to the period, e.g. Sacramento), then First thru Fourth. The Tree streets became B thru J (as shown) and the number streets became 1st thru 5th. On the 1907 Sanborn maps the block numbering changed to numbers in both directions, i.e. a 2 digit number with the tens digit the W-E series and the ones digit the S-N series, so that the SW corner block is labeled 11. In the table the street names for rows & columns are the streets on the west & south sides of the block. So the block where the DHB Mansion is located, bounded by Laurel (E), Oak (F), Front (1st), First (2nd) Streets is labeled 41 (was D1) on the map. Davis had no street address (house numbers) until after home mail delivery began, so the street addresses are only shown on the later series of Sanborn maps.

| | |
|---|--|
| WMF Windmill on separate open frame/tower WM windmill (WMTH=windmill attached to TH) THI Tank House - Enclosed with Tank inside TH Tank House - closed structure (tank on top) | TS Tank Stand - Open frame with tank on top T Tank P Pump (Hand unless noted otherwise) H Hydrant |
| WMTS Tank Stand - Tank on open frame with WM attached Block with no marked water facilities (Pump, WM, Tank) | WP Well & Pump Block with no structures |

7 Tanks -- (5 tank houses) (2 tank stands), 7 windmills 5 pumps, 3 wells with pumps, 2 hydrants
5 Residential (house) tanks -- (4 tank houses) (1 tank stand)
5 Residential (house) windmills
20 blocks with structures
53 dwellings (incl 2 hotels)
Population in mapped area 300?

**Sanborn
1911**

Block >>
Street
Names

| | | 1 - SW | 2 | 3 | 4 | 5 (North side original Davisville) NW |
|------------------------------------|----------------|--|--|---|--|---|
| Range V | Street Names | 1st St FRONT | 2nd St FIRST | 3rd St SECOND | 4th St THIRD | 5th St FOURTH |
| A (1) | ASH B St | 5 Dwellings. 1 Cabin. 1 WP. | 4 Dwellings. 2 shed/barn. | 1 Dwelling. 1 Misc. 1 buggy shed. Public School, 2-story, furnace. | 8 Dwellings. 4 sheds/barns | 1 cabin, WMF & TS |
| B (2) | CHERRY C St | 5 Dwellings. 1 TS. 3 sm sheds. 1 Wagon shed. 1 huge hay barn, warehouse & wagon shed. | 6 Dwellings. 2 barns. 6 shed/garage. 1 WMTH. 1 THI (P?) | 5 Dwellings. 5 shed/barn. | 3 Dwellings. 3 shed/barn/garage. 1 THI(3 st). 1 WMTS | 1 Dwelling |
| C (3) | ELM D St | 4 Dwellings. 1 WMTH (Weber), 1 WMTS, 1 WMTHI (3story TH @ Anderson-Hamel). 5 shed/garage/stable? | 4 Dwellings. 4 shed/barn/garage. 1 greenhouse. 1 TS, 1WMTS, 1 THI(3st) | 5 Dwellings. 1 TH(!? abandoned?) | 6 Dwellings, 3 shed/barn/misc. 1 THI (3 st) | 1 Dwelling |
| D (4) | LAUREL E St | 2 large Dwellings with misc. outbuildings on First St., 1 sm Dwg on Oak. [DHBM with WMTH (2story), two 1-in. H at sides of house. Neighbor: WMTHI (3 story)] | 8 Dwellings; misc outbuildings. 1 WMTH, 1 WMTHI(3st), 1 WMF, 1 TS | 4 Dwellings. 1 shed/barn. 1 hothouse. 1 WMTH | Presbyterian Church (stoves). 6 Dwellings. 4 shed/barn/misc. 1 THI(?) | 1 Dwelling & shed. |
| E (5) | OAK F St | 1 Dwelling, Wash house, Justice Court & Jail. 4 businesses. Buenavista Hotel. 1 WMTS, 1 TS, 1 electric P, 1 P at NE cor. Block. On RR line TS & P house. | 5 Dwellings; outbdgs. 4 barns/warehouses. 19 Businesses on Olive, 2 P (ends of block); Hunts Hotel, Lg. THI-Gasoline P; Opera House TS-Gas P | 12 Dwellings, 1 WMTS, 1 TS(?). 5 business. | 6 Dwellings, 1 2-st TH (Brown House octangular). 1 WMTHI (3story) with attached sheds. | |
| F (6) | OLIVE G St | RR Depot. Freight Depot. Fire Bell Tower. | 15 business. Lumber Yard, 2 1-1/2in H, hoses | 1 Dwelling, 1 cabin. 5 businesses. Scales. Plant Grain Warehouse, Plant Produce Warehouse. | Miner & LaRue Warehouse. Scales & storage shed. 1 WMTS | |
| G (7) | RR | | Schmeiser Manuf & Warehouse, 1 H & hose | 3 Dwellings (east of alley). Reids Grain Mill & warehouse. Schmiesser Manuf. & Warehouse, 10,000gal TS (gas P?), 4 H, 1 P, sprinklers | 1 Dwelling. Ice House, 1 unknown. Reed's Warehouse. | Plant Warehouse. 1 large shed/barn. 1 shed. |
| H (8) | PINE I St | | | RC Church with stove heat. 4 Dwellings, 2 cabins, 3 garage/sheds. | 4 Dwellings, barns, wagon sheds. 1 WMTH | |
| (East Side original Davisville) SE | PLUM J St. | South of RR Tracks: Cohn's Raisin Drying & Packing Works. 1 WMF, 1 TH, 1 H. | | | | East of RR 1 lg, 1 sm shed. West of RR Plant's Grain Warehouse. |

| | | | | | |
|---------------|------------------|------------------|-------------------|------------------|-------------|
| Totals | 4 TH, 5TS, (7WM) | 6 TH, 4TS, (5WM) | 2 TH, 2 TS, (2WM) | 6 TH, 2TS, (4WM) | 1 TS (1 WM) |
|---------------|------------------|------------------|-------------------|------------------|-------------|

18 TH, 14 TS, (19WM) Block labeling: The original Davisville grid located blocks by range letters from West to East, block numbers South to North, e.g. the block at the SW corner of the original town plat is at grid coordinates A1 (range A, Block 1). This system was used on the earlier Sanborn maps to label the blocks. N-S streets were Tree Names, E-W streets numbered from south to north, starting with "Front" (common to the period, e.g. Sacramento), then First thru Fourth. The Tree streets became B thru J (as shown) and the number streets became 1st thru 5th. On the 1907 Sanborn maps the block numbering changed to numbers in both directions, i.e. a 2 digit number with the tens digit the W-E series and the ones digit the S-N series, so that the SW corner block is labeled 11. In the table the street names for rows & columns are the streets on the west & south sides of the block. So the block where the DHB Mansion is located, bounded by Laurel (E), Oak (F), Front (1st), First (2nd) Streets is labeled 41 (was D1) on the map. Davis had no street address (house numbers) until after home mail delivery began, so the street addresses are only shown on the later series of Sanborn maps.

| | |
|--|---|
| WMF Windmill on separate open frame/tower | TS Tank Stand - Open frame with tank on top |
| WM windmill | T Tank |
| THI Tank House - Enclosed with Tank inside | P Pump (Hand unless noted otherwise) |
| TH Tank House - closed structure (tank on top) | H Hydrant |
| WMTS Tank Stand - Tank on open frame with WM attached | WP Well & Pump |
| Block with no marked water facilities (Pump, WM, Tank) | Block with no structures |

32 Tanks -- (18 tank houses) (14 tank stands), 19 windmills
19 residential (house)tanks -- (15 tank houses) (4 tank stands)
14 residential (house) windmills
36 blocks with structures, nearly one tank per block.
122 dwellings (incl 2 hotels)
Population 700?