

**TECHNICAL APPENDIX T-2
HISTORIC RESEARCH AND CULTURAL
RESOURCES EVALUATION**

**Historic Research and Cultural Resources Evaluation for the 3rd and
B Street Area of the City of Davis**

Prepared for
The City of Davis

Prepared by
Sheila McElroy
Circa: Historic Property Development
One Sutter St. # 910
San Francisco CA 94104
415 362 7711

Revised February 3, 2006

Historic Research and Cultural Resources Evaluation for the 3rd and B Street Area of the City of Davis

Historic Consultant:

Sheila McElroy, Principal
Circa: Historic Property Development
One Sutter Street, Suite # 910
San Francisco, CA 94104

415 362 7711

Completion Date:

Revised February 3, 2006

Table of Contents

1.0	Introduction	Page 3
	1.1 Identification of the Project Area	
	1.2 Purpose and Use of the Evaluation Report	
	Map of Study Area	
	1.3 Methodology	
2.0	Historical Background	Page 7
3.0	Description of the Area	Page 10
4.0	Resource Identification	Page 14
	4.1 The California Register Criteria for Evaluation	
	4.2 City of Davis Criteria for Evaluation	
	4.3 California Register Status Codes	
	4.4 Property Evaluations	
5.0	Findings	Page 22

Bibliography

Appendix A

Appendix B

1.0 Introduction

1.1 Identification of the Project Area

The overall project area includes the addresses from the 200 – 300 (odd numbers) of B Street, and the 200 blocks of Third Street and Fourth Streets, in the City of Davis, California. Not all properties are considered historic. Seventeen properties were considered potentially historic ranging from 1870s – 1940s, and were evaluated for this report.

1.2 Purpose and Use of the Evaluation Report

The need for the *Historic Research and Cultural Resources Evaluation for the 3rd and B Street Area* came out of the B Street and Third Street Visioning Process and will be the basis for a future environmental assessment. Three previous inventories (1996, 2000 and 2003) documented many of the properties within the project area and have been utilized as development proposals are presented to the city. These inventories however only complete the first step in the evaluation process. Because the properties within the project area are part of a larger conservation district which encompasses the entire Downtown and three adjoining traditional residential neighborhoods it is important to better understand the specific historic status of the project area itself.

Through a community in-put process it was decided that the designation of a conservation district, rather than a preservation district, would be the preferred approach to preserve the character of the district while allowing compatible new construction. In this way new construction would reflect traditional building styles, in terms of mass, scale, rhythm, and materials, without duplicating character defining features of historic resources to avoid creating a false sense of history. According to the Davis Design Guidelines "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."¹ A conservation district is differentiated from an historic district by the fact that a property within a designated historic district, whether local, state or national, must follow the Secretary of the Interior Standards for the Treatment of Historic Properties.

This report was prepared to provide the City of Davis with information concerning the historical significance of individual properties within the project area. To this end the

¹ *Davis Downtown and Traditional Residential Neighborhoods and Design Guidelines*, July 2001 p.2.

specific character defining features and aspects of integrity for individual structures more than fifty years of age, as well as significance and context of the overall project area, needed to be identified. It is the goal of the report to facilitate informed decision-making that balances the need to preserve community character with the desire to facilitate reinvestment within the project area as outlined in the Downtown and Traditional Residential Neighborhood Overlay District and Design Guidelines.

**B & 3rd Street
Vision Process
Study Area**

Aerial Map



1.3 Methodology

Survey Methodology

The properties were surveyed on October 20, 2005. In addition to identifying the physical descriptions of the buildings, each property was evaluated for integrity. Integrity is the measure by which properties are evaluated. To retain integrity a property must have most of the seven aspects of integrity as defined by the National Register Criteria for Evaluation.

The seven aspects of integrity are quoted as follows:

- Location = Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design = Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting = Setting is the physical environment of the historic property.
- Materials = Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration form a historic property.
- Workmanship = Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling = Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association = "...is the direct link between an important historic event or person and a historic property"

Pre-survey activities included an initial meeting, an area site visit and the review of the following materials:

- *How to Apply National Register Criteria for Evaluation*. National Register Bulletin 15, 1991
- *Instructions for Nominating Historical Resources to the California Register of Historical Resources*, 1997
- City of Davis Ordinance Number 03795 Chapter 2.56 (Historic Resources)
- List of the State Historical Landmarks for City of Davis
- Review of surveys conducted in 1978-79, 1996, and 2003
- Review of published material
- Sanborn Insurance Maps collection
- Historic City of Davis Maps
- Historic Assessor's Property sheets

Research Procedures

Research was conducted during the month of October and November 2005 at the California Historical Society, University of California at Davis, Hattie Weber Museum, County Assessor's Office and various phone and electronic conversations with local historians. The Yolo County Archives was unavailable due to flooding. Sanborn Insurance Maps 1921, 1933 and 1953; City of Davis maps 1925, 1927, 1928, 1929, 1933 and 1940; City of Davis University and Rice Lane Historic Context Statement (included

in the Central Davis Historic Conservation District - City of Davis, Historical Resources Survey 2003) and 1933 Assessor Appraisal of Property Sheets were extensively utilized. Additional research materials, reports and inventory forms referenced in this report are included in the bibliography.

Survey Forms

State Department of Parks and Recreation (DPR) 523a Primary Record forms were completed for 4 properties in the project area, and 523b Building, Structure and Object Record forms were completed and evaluations completed for 13 properties in the project area. Important steps for the completion of the survey and evaluation forms are: 1) identify applicable criteria (national or California); 2) identify historic context and significance, and 3) assign applicable status codes. Ancillary buildings (such as garages and sheds) that do not warrant a separate evaluation are included as a related feature. All forms are included in Appendix A. The Primary Record forms for other project area properties completed as part of the City's previous historic inventories are also included in Appendix A.

2.0 Historical Background

The Historical Context of the Project Area falls within the Historic Context of the University/Rice Lane Neighborhood that is largely bound by A and B Streets, First Street and Russell Boulevard. The area is adjacent to the eastern limits of the University of California Davis campus (University Farm School) that was operating in 1908. Before the University this area was orchard land known as the Davisville Orchard originally planted in 1870, until 1879. It was annexed into the city in 1888 and was primarily agricultural with large tracts of land belonging to a few property owners². The campus itself grew rapidly in the first decades with additional buildings and additional land. By 1930, the campus had grown to 1,000 acres and by 1951 it had expanded to 3,000 acres.

On early Sanborn Maps the farm at 232 Third Street contained a single story dwelling, water tank, windmill, a stable and chicken house. The farm contained an almond orchard and extended from Third Street south to more than half way to what is now 218 University Avenue. The property belonged to Lucy Eggleston. The second significant property holding in the project area was 337 B Street which covered the entire block from B Street to A Street (formerly Beech Street) between Third and Fourth Streets, except for the parcel at the southwest corner of the block that belonged to Alice Haines. This property contained a single story dwelling, a small single story building with an open porch or trellis, and a garage at the northeast corner of the parcel. The property belonged to the McDonald family from about 1894. Mary McDonald also co-owned properties with Alice Haines and Alice Dodge, who may or may not be one in the same. The Central Park that borders the east side of B Street was historically two separate blocks with Fourth Street dividing the land. The northern block was residential and the southern block was occupied with an elementary school. Between 1933 and 1945 the residences

² Larkey, Joann. *Davisville '68: The History and Heritage of the City of Davis, Yolo County, California* (Davis: The Printer, 1969) p. 61.

were removed for the city park. The elementary school was removed after 1953 and the two blocks were combined to enlarge the Central Park.

During the 1910s and 1920s subdivision of properties occurred and the construction of residences and an alley way were concentrated on the 200 block of B Street. This area was identified as the *Farmview* subdivision. It was comprised of seven 43' by 150' lots on the north half of the block, six 50' by 129' lots along Second Street and one 70' by 150' lot at the northeast parcel. A 13' wide alley ran north and south bisecting the parcel. University Avenue was installed between the blocks that originally extended from B to A Streets, however it did not cut through the McDonald land until sometime between 1925 and 1927 leaving no road access between Third and Fourth Street on University for approximately fifteen years. McDonald continued to own the property west of University Avenue.

The University farm also significantly affected the property uses in this area. Boarding houses, rooms-to-let, and fraternity houses were predominately located on the 200 blocks of B and Third Streets, but were more concentrated along the 200 block of University. Three properties along B Street were rentals.

Between 1921 and 1933 the lots along the 200 block of B Street were developed and a fraternity was housed at 241 B Street. Along Third Street lots at 235 and 247 were added with 232 Third Street remaining the same. Lots at 301, 305 and 311 B Street were developed with an alleyway that ran along the rear of the properties north from Third Street. Between 1933 and 1940 the alley behind the 300 block of B Street cut through to Fourth Street and McDonald sold her lots west of the alleyway. 241 B Street was again identified as a single-family dwelling. Also between 1933-1940 McDonald sold two of the southern most lots (315 and 319) on B Street to Alice Dodge. John Ruane sold his double lot on Third and 239 Third Street was constructed next to 235. Eggleston divided and sold her property on Third Street and two residences, 206 and 240 Third Street were constructed. 246 Fourth Street was constructed on the McDonald farmhouse parcel sometime between 1940 and 1945. Sometime after 1945 but before 1953 a duplex was constructed at 325-327 B Street and a residence was constructed on 333 B Street on the same McDonald owned parcel.

The following matrix indicates the known and documented dates of property ownership and construction dates of buildings in the project area.

Property Address	Owner (known dates of ownership)	Year Built
225 B	George and Olive E. Fissel (1917-1940)	1917
229 B	CS Bisson (1925-1940)	1925
233 B	Olive E. Fissel (1925-1940) Geo. T. Fissell (1933)	c. 1920
241 B	JB Anderson (1925-1933) JD & [?]Polson Long (1940)	1920
301 B	WH and Kathryn Scott (1922-1940)	1922
305 B	Mary McDonald (1927) Vacant (1925 - 1929) Alice H Dodge (1933-1940)	1932
311 B	Mary McDonald & Alice Haines (1925-1928) George A. Bender (1929) CF Dixon (1940)	1931
315 B	Mary McDonald until (1929 - 1933) Alice Dodge (1933-1940)	c. 1935
319 B	Mary McDonald (1925-1929) Alice M Dodge & Hilda J Howes (1932-1940)	1933-1940
337 B	Mary McDonald & Alice Haines (1925-1940) JW McDonald (1933)	1894
246 Fourth	Mary McDonald (1913-1928) Alice Haines (1928-1940)	1933-1940
232 Third	Lucy Eggleston (1925-1940) Kate E. Harlsen (1940)	1870 est.
235 Third	John Rudne (1925-1933) Elizabeth B. Clancy (1940)	1922
236 Third	Lucy Eggleston (1925-1940) Willis E. Harlsen (1940)	1933-1940
239 Third	John Rudne (1925-1933) Irene M. Clancy (1940)	1933-1940
240 Third	Lucy Eggleston (1925-1940) Dorothy Pugh (1940)	1933-1940
247 Third	Alice Haines (1925) Mary McDonald (1927) Alice Dodge (1933)	1932

3.0 Description of the Project Area

The project area is comprised of the 200 – 300 (odd numbers) of B Street, and the 200 blocks of Third Street and Fourth Streets. The 300 block of B Street is notable particularly for the Central Park bordering along the east side of B Street, the deep set-back of the residences, front yards and a canopy of mature trees that line B Street. The residences along B are primarily single story ranging from 1894 to circa 1935 and retain a high level of integrity, thereby creating a distinctive sense of place.

Third and Fourth Streets are narrower in this area than on the other side of Central Park and create concentrated pedestrian activities between the project area and the University. The alleyways are underutilized and poorly maintained. However the alleys are an important character-defining feature of the project area and help to define the area as an early 20th century neighborhood.

Property Descriptions

225 B Street:

The Craftsman bungalow is one of two of the remaining intact early twentieth century residences on the 200 block of B Street and was once part of the *Farmview* subdivision. It was constructed in 1917 for the Fissel family. George Fissel was a farmer until being appointed postmaster in 1914. Olive Fissel, his wife, was the daughter of Henry Johnson, a Yolo Co. farmer. The Fissels also owned the property at 233 B St. and used it as a rental.

229 B Street:

The Colonial Revival is second of two of the remaining intact early twentieth century residences on the 200 block of B Street and was once part of the *Farmview* subdivision. It was constructed in 1925 for C. S. Bisson.

233 B Street:

This simple cottage was constructed about 1921 and was owned by George and Olive Fissel who resided at 225 B Street. It was leased to Mrs. Ada Chase in 1933. At a demolition review for this building in April of 2004 the Historic Resources Management Commission determined that the property did not have enough potential (to become a designated historic resource) for a public hearing but the house should be offered for relocation.

241 B Street:

The Craftsman bungalow was constructed in 1920 for J. B. Anderson. J. B. Anderson was listed as an officer of the Businessmen's Association in 1916. In 1933 the bungalow was used by the Beta Phi Fraternity and in 1940 J. D. Long owned the property. The bungalow was altered and used as offices since the 1970s. It has a modern two-story glass and concrete addition and is now used as a live/work property.

301 B Street:

The Craftsman bungalow is one of the intact twentieth century residences on the 300 block of B Street and was once part of the McDonald subdivision. It was constructed in 1922 for Judge William Scott and his wife Kathryn King Scott. Scott served as Justice of the Peace until 1942. Scott was the editor and publisher of the Davis Enterprise newspaper (established in 1897 as the Davisville Enterprise) from 1900 to 1935. The "ville" was dropped from the name in 1906 after Davisville was selected for the site for the University Farm. In his editorial's Scott was instrumental in developing civic pride and calling for community involvement. Scott also ran several other business ventures in Davis including W. H. Scott Printing and W. H. Scott Real Estate and Insurance. Both the Judge and Kathryn were children of Yolo County pioneer farmers.³ Although the residence has been converted to commercial use it is an excellent example of the Craftsman bungalow. It is featured in a 1944 photograph of the 300 block of B Street in the Eastman collection at the University of California at Davis

305 B Street:

The residence is one of the intact twentieth century residences on the 300 block of B Street and was once part of the McDonald subdivision. The parcel was owned by McDonald until sometime between 1929 and 1933 when it was purchased by Alice Dodge. The residence was constructed in 1932 and was continued to be owned by Dodge at least until 1940. It was rented to Forrest Fissel in 1933 who later purchased 229 B Street. The residence is a near duplicate of 315 B Street.

311 B Street:

The revival style residence is one of the intact early twentieth century residences on the 300 block of B Street and was once part of the McDonald subdivision. The parcel was owned by M. McDonald and Alice Haines until 1928, and George Bender in 1929. It was constructed in 1931 for Clement Frederick Dixon who was involved in community service organizations. Dixon lived in the residence until about 1943 and his daughter Clair Hunting rented the property until the 1970s.

315 B Street:

The residence is one of the intact twentieth century residences on the 300 block of B Street and was once part of the McDonald subdivision. The parcel was owned by Mary McDonald until sometime between 1929 and 1933 when it was purchased by Alice Dodge. It was constructed about 1935 and was still owned by Dodge in 1940. This residence was reviewed by the Historic Resources Management Commission in May of 2004 and found not to be eligible for designation, but would contribute to a district if one existed.

³ Larkey, p. 111.

319 B Street:

The revival style residence is one of the intact early twentieth century residences on the 300 block of B Street and was once part of the McDonald subdivision. The parcel was owned by M. McDonald until sometime between 1933 and 1940 when it sold to Alice Dodge and Hilda Howes. The dwelling was constructed between 1933-1940. It is unknown who resided in the house but was likely a rental property.

337 B Street:

The Victorian cottage was constructed in 1894 for the McDonald family who owned the entire area from B Street to A Street (formerly Beech Street) between Third and Fourth Streets except for the parcel at the southwest corner of the block that belonged to Alice Haines (231 Third St). The property was operated as a small farm until sometime between 1929 and 1933 when the family began subdividing the land. The Victorian dwelling is one of the two remaining Victorian farmhouses in the project area.

246 Fourth Street:

The cottage was once part of the McDonald subdivision and is on the original parcel behind the historic McDonald farmhouse at 337 B Street. It was constructed between 1933 and 1940. It is unknown who resided in the cottage or if it was a rental. The eyelid dormer was added in 1994.

232 Third Street:

The Victorian dwelling is one of the two remaining Victorian farmhouses in the project area. Lucy Eggleston owned the property from about 1870 to sometime between 1933 and 1940. The original parcel also contained a water tank, windmill, a stable and chicken house. The property has been designated a Merit Resource in the City of Davis.

235 Third Street:

The Craftsman bungalow is one of the intact early twentieth century residences on the 200 block of Third Street. The double parcel was owned John Rudne and the dwelling constructed in 1922 but rented to EH Hughes by 1933. The property was owned by Elizabeth Clancy in 1940.

236 Third Street:

The Colonial Revival residence is one of the intact early twentieth century residences on the 200 block of Third Street. The double wide parcel was owned by Lucy Eggleston until at least 1933, and owned by Willis Harlsen in 1940. The dwelling was constructed between 1933-1940.

239 Third Street:

The Minimal Traditional residence is one of the intact early twentieth century residences on the 200 block of Third Street. The double wide parcel was owned by John Ruane until at least 1933, and owned by Irene M. Clancy in 1940. The dwelling was constructed between 1933-1940.

240 Third Street:

The residence is one of the intact early twentieth century residences on the 200 block of Third Street. It was constructed between 1933-1940 and is sited where the stable stood on the parcel owned by Lucy Eggleston until at least 1933. It was owned by Dorothy Pugh in 1940 and appears to have remained in the family and used as a rental.

247 Third Street:

The residence is one of the intact early twentieth century residences on the 200 block of Third Street and was once part of the McDonald subdivision. The parcel was owned by McDonald until 1933 when it was purchased by Alice Dodge. The dwelling was constructed in 1933 and was rented to G. W. Scott and is sited behind the Scott House at 301 B Street.

The project area retains a high level of integrity (see property evaluations) with mostly single story residential-type properties dating from the 1870s to the 1940s. Stylistically the residences are primarily Craftsman bungalows and Revival styles popular at the major period of development of the neighborhood. Following the historical development patterns the project area was greatly affected by the construction of the University in 1908, and the students and employees of such. Intrusions of multi-story complexes and inappropriate adaptive-use projects along the 200 block of B Street and the large apartment complex at Fourth and B Streets do detract from the traditional, university-oriented neighborhood.

4.0 Resource Identification

4.1 The California Register Criteria for Evaluation

The California Register of Historic Places is the official list of properties, structures, districts, and objects significant at the local, state or national level. California Register properties must have significance under one of the four following criteria. Properties that are eligible for the National Register are automatically eligible for the California Register. Properties that do not meet the threshold for the National Register may meet the California Register criteria.

1. Associated with events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;
2. Associated with the lives of persons important to the local, California or national history
3. Embodies the distinctive characteristics of a design-type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value; or
4. Yields important information about prehistory or history of the local area, California or the nation.

Eligibility for the California Register does not assign any property to the register. To be listed on the California Register a formal application must be completed and sent to the State Historic Resources Commission (SHRC) for consideration. Consent of the property owner is not required, but a resource cannot be listed if the owner objects. The SHRC can, however, formally determine a property eligible for the California Register if the resource owner objects.

4.2 City of Davis Criteria for Evaluation

The City of Davis Municipal Code section 40.23.060 outlines the Davis Register of Historical Resources designation criteria for evaluating properties in the City of Davis. There are two types of resources identified "Landmarks" and "Merit Resources". The City defines a "Landmark" as "...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 Davis " and "...so important to the historical and architectural fabric of the community that its loss would be deemed a major loss to the community." The City also defines a "Merit Resource" as "...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 Davis."⁴

⁴ City of Davis Designated Historical Resources: The Davis Register

Landmark properties are considered eligible for the California Register on the national, state or local level and Merit Resources are considered not eligible for the California Register but of importance to the community.

The code is quoted as follows:

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

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

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

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

4.3 California Register Status Codes

In addition to identifying the most applicable criteria to be used for evaluation a status code is assigned to each property that has been evaluated. The California Historical Resource Status Code identifies if the property is listed on the California Register, is eligible for listing on the register, might become eligible, is ineligible, or none of the above. The Status Code is entered on the NRHP Status Code field in the header of the Primary Record and Building, Structure and Object Record once an evaluation has been conducted using the Building, Structure and Object form. Status code identification is for informational purposes only. Determination of eligibility for the California Register does not assign any property to the register. Listing for the California Register is through a formal application process

In the City of Davis Landmark properties are considered eligible for the California Register as a Status Code 3 or higher (could be eligible for the National Register). Merit Resources that are not considered eligible for the California Register, but only significant for the city register are assigned a Status Code of 5 or lower, meaning that their highest significance is on the local level.

4.4 Property Evaluations

In addition to identifying the physical descriptions of properties each building was evaluated for integrity. Integrity is the measure by which properties are evaluated. To retain integrity a property must have most of the seven aspects of integrity as defined by the National Register Criteria for Evaluation. The seven aspects of integrity are a professional standard utilized for evaluating properties for local, state or national significance.

The seven aspects of integrity are quoted as follows:

- "Location = Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design = Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting = Setting is the physical environment of the historic property.
- Materials = Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration form a historic property.
- Workmanship = Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling = Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association = ...is the direct link between an important historic event or person and a historic property"

Property Evaluations

200 Block B Street

225 B Street:

The property is an excellent example of the Craftsman bungalow. It retains a high level of integrity and contributes to the character of the B Street corridor.

Evaluation: The property is an important contributor to the area neighborhood although the surrounding new construction and alterations of neighboring properties on the 200 Block of B Street has greatly compromised the setting and feeling of an early twentieth century residential neighborhood. It does not meet the City of Davis Criteria however it is a 6L under the California Status Code as "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.

229 B Street:

The property is an excellent example of the Colonial Revival style, retains a high level of integrity and contributes to the character of the B Street corridor.

Evaluation: The property is an important contributor to the area neighborhood although the surrounding new construction and alterations of neighboring properties on the 200 Block of B Street has greatly compromised the setting and feeling of an early twentieth century residential neighborhood. It does not meet the City of Davis Criteria however it is a 6L under the California Status Code as "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.

233 B Street:

This simple cottage was constructed about 1921 and has had minor alterations. At a demolition review for this building in April of 2004 the Historic Resources Management Commission determined that the property did not have enough potential (to become a designated historic resource) for a public hearing but the house should be offer for relocation.

241 B Street:

The bungalow was altered and used as offices since the 1970s. The property has been significantly altered and no longer retains its integrity.

Evaluation: The property is not a contributor to the area neighborhood and has greatly compromised the setting and feeling of an early twentieth century residential neighborhood. It does not meet the City of Davis Criteria therefore is a 6Z under the California Criteria as "Found ineligible for NR, CR or Local designation through survey evaluation".

The 200 block of B Street contains two properties that are important contributors to the area neighborhood. As these two properties retain a high level of integrity the

surrounding new construction and alterations of neighboring properties on the 200 Block of B Street has greatly compromised the setting and feeling of the 200 block of B Street. 233 B Street was previously determined to not be historic. The new construction and alterations have interrupted the continuity of scale, massing, set back, and materials that are associated with this early twentieth century neighborhood.

300 Block B Street

301 B Street:

The bungalow retains a high level of integrity and contributes to the character of the 300 block of the B Street corridor.

Evaluation: The property is an important individually and as a contributor to the area neighborhood. It is eligible as a Landmark under the City of Davis Criteria and therefore is a 3CS under the California Status Code as an "Individual property that is eligible for local listing or designation." It meets the California Register Criterion 3 for architectural development and Criterion 2 for its association to Judge Scott.

305 B Street:

Although the windows have been replaced the residence has a good example of a revival style. It retains a high level of integrity and contributes to the character of the 300 block of the B Street corridor. It is included in a 1944 photograph of the 300 block of B Street in the Eastman collection at the University of California at Davis.

Evaluation: The property does not meet the City of Davis Criteria. However it is a 6L under the California Status Code as "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.". The property however would contribute to a historic district if one existed.

311 B Street:

It is an excellent example of an uncommon Medieval revival style and retains a high level of integrity and contributes to the character of the 300 block of the B Street corridor. It is included in a 1944 photograph of the 300 block of B St. in the Eastman collection at UCD.

Evaluation: The property meets the City of Davis Criteria for a "Merit Resource" under criterion 3, for distinctive architecture, and for its an important contributor to the area neighborhood. It therefore is a 5S2 under the California Status Code as an "Individual property that is eligible for listing or designation."

315 B Street:

The revival style residence is almost identical to the property at 305 B Street and was surveyed in 2003.

Evaluation: The residence was reviewed by the Historic Resources Management Commission in May of 2004 and found not to be eligible for designation, but would contribute to a district if one existed.

319 B Street:

The property is a good example of the revival style and retains a high level of integrity and contributes to the character of the 300 block of the B Street corridor.

Evaluation: The property does not meet the City of Davis Criteria however it is a 6L under the California Status Code as "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning." The property however would contribute to a historic district if one existed.

337 B Street:

The Victorian cottage was constructed in 1894 for the McDonald family who owned the entire area from B Street to A Street (formerly Beech Street) between Third and Fourth Streets except for the parcel at the southwest corner of the block that belonged to Alice Haines (231 Third St). It has been designated as a City of Davis Merit Resource.

Evaluation: The property is significant for its association with Mary McDonald, a member of the early Davisville community. The McDonald Tract was one of the early subdivisions of the now B and Third Street neighborhood. The property has been designated as a City of Davis Merit Resource.

246 Fourth Street:

The cottage eyelid dormer was added in 1994 however it is a good example of a cottage residence and retains a high level of integrity and contributes to the area character.

Evaluation: The property does not meet the City of Davis Criteria however it is a 6L under the California Status Code as "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning." The property however would contribute to a historic district if one existed.

The 300 block of B Street (including 246 Fourth Street that continues the integrity of the block around to Fourth and the alleyway) contains four properties, 305 and 319 B and 246 Fourth (plus 315 B Street that was previously designated as not historic) that are very important contributors to the area neighborhood but do not meet the City of Davis Criteria as a Merit Resource. 311 B Street meets the City of Davis Criteria as a Merit

Resource and 337 B was previously recognized as a Merit Resource. Both properties retain a high level of integrity. 301 B Street is also individually significant as historic resource and potentially eligible as a City of Davis Landmark.

The continuity of scale, massing, set back, and materials that are associated with this early twentieth century neighborhood retain a high level of integrity. Even the remaining properties on the 300 block of B Street while not considered historic, they do not diminish the historic integrity of the block. Other important aspects are the spatial relationship between the buildings, and the relationship of the front yards to the boulevard feeling of B Street itself. The 300 block of B Street is featured in a 1944 photograph in the Eastman collection at the University of California at Davis. Behind 337 B Street is a cottage residence (246 Fourth Street).

The early twentieth century grouping of residential-type properties represents the subdivision and transition of the McDonald farm tract to University-influenced housing development.

200 Block Third Street

232 Third Street:

The residence is a good example of the vernacular Victorian farmhouse style and retains a high level of integrity and contributes to the character of the 200 block of the neighborhood.

Evaluation: The property is significant for its association with Lucy Eggleston, a member of the early Davisville community. Eggleston was active in community affairs including the Woman's Christian Temperance Union. The Eggleston Tract was one of the early subdivisions of the now B and Third Street neighborhood. The property has been designated as a City of Davis Merit Resource.

235 Third Street:

The residence is a good example of the Craftsman Style and retains a high level of integrity and contributes to the character of the 200 block of the neighborhood.

Evaluation: The property does not meet the City of Davis Criteria however it is a 6L under the California Status Code as "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning." The property however would contribute to a historic district if one existed.

236 Third Street:

The property is a good example of the Colonial Revival and retains a high level of integrity and contributes to the character of the 200 block of the neighborhood.

Evaluation: The property does not meet the City of Davis Criteria however it is a 6L under the California Status Code as "determined ineligible for local listing or designation through local government review process; may warrant special

consideration in local planning." The property however would contribute to a historic district if one existed.

239 Third Street:

The property is a good example of the Minimal Traditional style and retains a high level of integrity and contributes to the character of the 200 block of the neighborhood.

Evaluation: The property does not meet the City of Davis Criteria however it is a 6L under the California Status Code as "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning." The property however would contribute to a historic district if one existed.

240 Third Street:

The residence is a good example of the Minimal Traditional style and retains a high level of integrity and contributes to the character of the 200 block of the neighborhood.

Evaluation: The does not meet the City of Davis Criteria however it is a 6L under the California Status Code as "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning". The property however would contribute to a historic district if one existed.

247 Third Street:

The cottage has been somewhat altered but is a good example of a modest Craftsman cottage and retains a moderate level of integrity and contributes to the character of the 200 block of the neighborhood.

Evaluation: The property does not meet the City of Davis Criteria however it is a 6L under the California Status Code as "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning." The property however would contribute to a historic district if one existed.

The 200 block of Third Street contains five properties that are important contributors to the area neighborhood. Four of the properties surveyed for this report (235, 236, 239, 240 and 247 Third Street) plus 232 Third Street, which was previously recognized as a Merit Resource, retain a high level of integrity. While more modest than the properties on B Street, the Third Street group contributes to the continuity of scale, massing, and materials that are associated with this early twentieth century neighborhood. The early twentieth century grouping of residential-type properties represents the subdivision and transition of two small farm tracts (Eggleston and McDonald) to University-influenced housing development.

5.0 Findings

Of the seventeen properties considered potentially historic: two were previously designated as "Merit" resources (232 Third Street and 337 B Street); two were previously determined to not to be eligible for designation as historic resources (233 B Street, c. 1920 and 315 B Street, 1933-1940); one was determined to no longer retain enough integrity to be considered historic (241 B Street); one was determined to be eligible as a City of Davis Landmark (301 B Street); and one was determined to be eligible as a City of Davis Merit Resource (311 B Street). Ten were determined not to meet the City of Davis Criteria, but may warrant special consideration in local planning and would contribute to a historic district if one existed.

The 6L properties are:

<u>Street Address</u>	<u>Date of Construction</u>
225 B St.	1917
229 B St.	1925
235 Third St.	1922
236 Third St.	1933-1940
239 Third St.	1933-1940
240 Third St.	1933-1940
246 Fourth St.	1933-1940
247 Third St.	1932
305 B St.	1932
319 B St.	1933-1940

The project area consists of the addresses from the 200 – 300 (odd numbers) of B Street, and the 200 blocks of Third and Fourth Streets. The spatial relationship between the buildings, the relationship of the front yards along B Street to the street, and the alleyways create a very solid environment comprised of three groupings of residential building-types.

This is seen particularly so in the grouping of the 300 block of B Street and 246 Fourth Street, and the grouping of properties in the 200 block of Third Street. This L-shaped area retains a high level of integrity even though a few residential properties are used as commercial and lack of maintenance threatens some of the rental properties. Its primary association as an early twentieth century neighborhood that developed from two farm tracts as the University grew and expanded, is intact. The project area offers a genuine sense of place that is as pedestrian-friendly and University-oriented as it was seventy-five years ago.

The 200 block of B Street, though it contains a small cluster of historic properties, does not rise to the level of the rest of the properties within the project area.

Although most of the properties in the B Street cluster or the Third Street cluster do not meet the City of Davis Criteria but are noted as contributors to a district if one existed. All ten properties with the 6L Status Code, particularly in the B Street cluster and the Third Street cluster, should be carefully considered in the planning process. Extensive removal or inappropriate alterations of these properties will diminish the integrity of the project area as they contribute to the setting of the identified Landmarks and Merit Resources. In addition, they contribute to the understanding of the historical development from Eggleston and McDonald farm tracts to University-influenced housing development.

Bibliography and Sources

Architectural Resources Group. *City of Davis Cultural Resources Inventory and Context Statement*. San Francisco: Firm, 1996.

City of Davis. *Davis B Street and 3rd Street Visions Summary Report*, April 2005.

City of Davis, maps 1925, 1927, 1929, 1933, 1940

City of Davis. *Davis Downtown and Traditional Residential Neighborhoods and Design Guidelines*, July 2001.

Cole Stevenson, Catherine and H. Ward Jandl, *Houses By Mail: A Guide to Houses from Sear, Roebuck and Company*. New York: John Wiley & Sons, Inc. 1986.

Historic Environment Consultants. *Cultural Resources Inventory, City of Davis*. Sacramento: Firm, 1980.

Larkey, Joann Leach. *Davisville '68; The History and Heritage of the City of Davis Yolo County, California*. Davis CA: The Davis Historical and Landmarks Commission, 1969, reprint 1980.

Larkey, Joann Leach and Shipley Walters. *Yolo County: Land of Changing Patterns*. Northridge CA: Windsor Publications, 1987.

Lofland, John, and Phyllis Haig. *Davis California 1920s-1940s*. Charleston, NC: Arcadia Publishing, 2000.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc. 1984.

Rowland-Nawi Associates. *Historical Survey and Evaluations*, 2003.

Rifkin, Carol, A. *A Field Guide to American Architecture*. New York: Bonanza Books, 1984.

Sanborn Fire Insurance Maps 1921, 1933, 1945, 1953.

U.S. Department of Interior, National Park Service. "How to Apply National Register Criteria for Evaluation." *National Register Bulletin* 15. Washington, D.C.: U.S Government Printing Office, 1991.

U.S. Department of Interior, National Park Service. *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Washington, D.C.: U.S Government Printing Office, 1995.

Yolo County Property Assessment Forms, 1933.

Appendix A

17 Properties of this Area Evaluation

Map Key	PropertyAddress	Status Code	Year Built	DPR Forms Page #
A	225 B	CR6L	1917	1
B	229 B	CR6L	1925	3
C	233 B	CR6L	c. 1920	5
D	241 B	CR6Z	1920	7
E	301 B	CR3CS	1922	9
F	305 B	CR6L	1932	11
G	311 B	CR552	1931	13
H	315 B		c. 1935	15
I	319 B	CR6L	1933-1940	16
J	337 B	City of Davis Merit	1894	18
K	246 Fourth	CR6L	1933-1940	20
L	232 Third	City of Davis Merit	1870 est.	22
M	235 Third	CR6L	1922	24
N	236 Third	CR6L	1933-1940	26
O	239 Third	CR6L	1933-1940	28
P	240 Third	CR6L	1933-1940	30
Q	247 Third	CR6L	1932	32



Location Map

**B & 3rd Street
Vision Process
Study Area**

Note: 239 Second Street
added to the project area

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
 HRI # _____
 Trinomial _____
NRHP Status Code: 5D3 _____
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

- *Resource Name or Address 225 B Street
- P1. Other Identifier: None
- *P2. Location: *a. County Yolo
- b. Address 225 B Street
- *c. City Davis Zip 95616
- d. UTM: N/A
- e. USGS Quad: Davis Quadrangle
- *f. Other Locational Data (APN #): 070-065-011

*P3a. Description:
 This Craftsman Bungalow exhibits Prairie Style influences in its low horizontal massing and porch treatment. The house is associated with the Fissel family, early residents of Davis. From 1914 to 1927 George Fissel served as the postmaster for the City. The house was identified in the 1980 and 1996 surveys and retains its integrity of design, materials, workmanship, setting, location, feeling and association. It contributes to the historic character of the neighborhood.

- *P3b. Resource Attributes: HP2
- *P4. Resources Present: Building Structure Object Site District Element of District
- P5b. Description of Photo:
View north
- *P6. Date Constructed/Age:
1917 86 years old documented
 Prehistoric Historic
 Both
- *P7. Owner and Address:

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



- James Kidd
140 B Street #3
Davis, CA 95616
- *P8. Recorded by:
Carol Roland
Roland-Nawi Associates
4829 Crestwood Way
Sacramento, CA 95822
- *P9. Date Recorded: 04/07-10/2003
- *P10. Type of Survey: Intensive
 Reconnaissance Other
 Describe: Determination of Local District Eligibility
- *P11. Report Citation: none
- *Attachments: NONE Map Sheet
 Continuation Sheet Building, Structure, and Object Record Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

Page 2 of 2

*NRHP Status Code CR 6L

*Resource Name or # (Assigned by recorder) 225 B Street

- B1. Historic Name: Fissel House
B2. Common Name:
B3. Original Use: Single family residence
B4. Present Use: Same

*B5. **Architectural Style:** Craftsman bungalow

*B6. **Construction History:** (Construction date, alterations, and date of alterations) 1917

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

*B8. **Related Features:**
Garage

B9a. Architect: Unknown

b. Builder: Jensen and McGuire

*B10. **Significance: Theme:** Housing development

Area: Yolo County

Period of Significance: 1917-1953

Property Type: Residential

Applicable Criteria: CA Registry

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

The Craftsman bungalow is one of the remaining intact early twentieth century residences on the 200 block of B Street and was once part of the *Farmview* subdivision. It was constructed for the Fissel family. George Fissel was a farmer until being appointed postmaster in 1914. Olive Fissel was the daughter of Henry Johnson, a Yolo Co. farmer. The Fissels also owned the property at 233 B St. and used it as a rental. The property is an excellent example of the Craftsman bungalow, retains a high level of integrity and contributes to the character of the B Street corridor. Significance: The property is an important contributor to the area neighborhood although the surrounding new construction and alterations of neighboring properties on the 200 Block of B Street has greatly compromised the setting and feeling of a early twentieth century residential neighborhood.

B11. Additional Resource Attributes: (List attributes and codes) HP2, Single Family Residence

*B12. **References:**

Surveys 2003, 1996, 1978, 1979; Sanborn Insurance Maps 1921, 1933, 1953; City of Davis maps 1925, 1927, 1929, 1933, 1940; City of Davis University and Rice Lane Historic Context Statement, 1933 Assessors Sheets, *Davisville '68*, Larkey 1969, *Field Guide to American Houses*, McAlester & McAlester, 1997

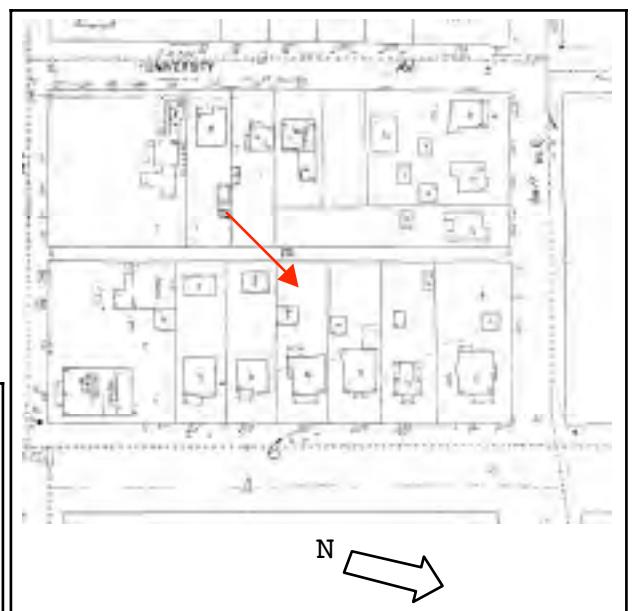
B13. Remarks:

*B14. **Evaluator:**

Sheila McElroy
Circa: Historic Property Development
One Sutter Street, Suite 910
San Francisco, CA 94104

*Date of Evaluation: 10/20/05

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
 HRI # _____
 Trinomial _____
NRHP Status Code: 5D3 _____
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

*Resource Name or Address 229 B Street

- P1. Other Identifier: None
- *P2. Location: *a. County Yolo
 - b. Address 229 B Street
 - *c. City Davis Zip 95616
 - d. UTM: N/A
 - e. USGS Quad: Davis Quadrangle
 - *f. Other Locational Data (APN #): 070-065-012

*P3a. Description:
 This Colonial Revival style house was identified in the 1996 survey. It is a good example of its style type and retains its integrity of design, materials, workmanship, setting, location, feeling and association. It contributes to the historic character of the neighborhood.

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

P5b. Description of Photo:
 View west

- *P6. Date Constructed/Age:
 1925 78 years old documented
 - Prehistoric Historic
 - Both

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



- *P7. Owner and Address:
 James Kidd
 140 B Street #3
 Davis, CA 95616
- *P8. Recorded by:
 Carol Roland
 Roland-Nawi Associates
 4829 Crestwood Way
 Sacramento, CA 95822
- *P9. Date Recorded: 04/07-10/2003
- *P10. Type of Survey: Intensive
 - Reconnaissance Other
 - Describe: Determination of Local District Eligibility
- *P11. Report Citation: none
- *Attachments: NONE Map Sheet Continuation Sheet Building, Structure, and Object Record Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI#

Page 1 of 1

*NRHP Status Code CR 6L

*Resource Name or # (Assigned by recorder) 229 B Street

- B1. Historic Name: CS Bisson residence
 B2. Common Name:
 B3. Original Use: Residence
 B4. Present Use: Same

*B5. **Architectural Style:** Colonial Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
 1925

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

*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Housing development

Area: City of Davis

Period of Significance: 1925-1953

Property Type: Residential

Applicable Criteria: CA Reg

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

The Colonial Revival is one of the remaining intact early twentieth century residences on the 200 block of B Street and was once part of the *Farmview* subdivision. It was constructed for CS Bisson. The property is an excellent example of the Colonial Revival style, retains a high level of integrity and contributes to the character of the B Street corridor. Significance: The property is an important contributor to the area neighborhood although the surrounding new construction and alterations of neighboring properties on the 200 Block of B Street has greatly compromised the setting and feeling of a early twentieth century residential neighborhood.

B11. Additional Resource Attributes: (List attributes and codes) HP 2, Single Family Residence

*B12. **References:**

Surveys 2003, 1996, 1978, 1979; Sanborn Insurance Maps 1921, 1933, 1953; City of Davis maps 1925, 1927, 1929, 1933, 1940; City of Davis University and Rice Lane Historic Context Statement, 1933 Assessors Sheets, *Davisville '68*, Larkey 1969, *Field Guide to American Houses*, McAlester & McAlester, 1997.

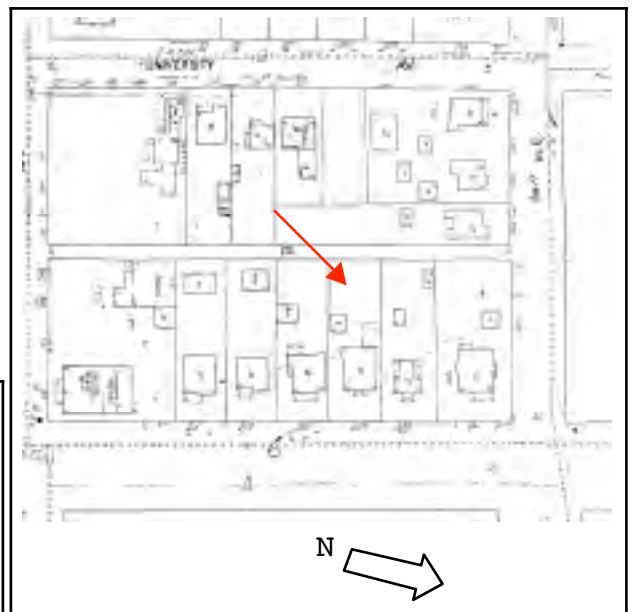
B13. Remarks:

*B14. **Evaluator:**

Sheila McElroy
 Circa: Historic Property Development
 One Sutter Street, Suite 910
 San Francisco, CA 94104

*Date of Evaluation: 10/20/05

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
 HRI # _____
 Trinomial _____
NRHP Status Code: 5D3 _____
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

*Resource Name or Address 233 B Street

- P1. Other Identifier: None
- *P2. Location: *a. County Yolo
 - b. Address 233 B Street
- *c. City Davis Zip 95616
- d. UTM: N/A
- e. USGS Quad: Davis Quadrangle
- *f. Other Locational Data (APN #): 070-065-013

*P3a. Description:
 This is a highly simplified rectangular plan bungalow, a house form that appears numerous times throughout Davis. The small building is symmetrically arranged with a central entry door, in this case a replacement. The door is flanked by single windows. Other fenestration is double hung windows display six-over-one glazing. The entry is covered with a gabled porch roof slightly wider than the doorway. It is trimmed with a plain fascia and supported on knee brace brackets. There is an open cement stoop. Cladding is clapboard. The house retains its integrity of design, materials, workmanship, setting, location, feeling and association. It contributes to the historic character of the neighborhood.

- *P3b. Resource Attributes: HP2
- *P4. Resources Present: Building Structure Object Site District Element of District
- P5b. Description of Photo:
View east
- *P6. Date Constructed/Age:
c 1920 93 years old estimated
 Prehistoric Historic

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



- Both
- *P7. Owner and Address:
Nino Pusateri
240 Palm Drive #71
Woodland, CA 95616
- *P8. Recorded by:
Carol Roland
Roland-Nawi Associates
4829 Crestwood Way
Sacramento, CA 95822
- *P9. Date Recorded: 04/07-10/2003
- *P10. Type of Survey: Intensive
 Reconnaissance Other
Describe: Determination of
Local District Eligibility
- *P11. Report Citation: none
- *Attachments: NONE Map Sheet
 Continuation Sheet Building,
Structure, and Object Record Linear
Resource Record Archaeological
Record District Record Milling
Station Record Rock Art Record
 Artifact Record Photograph Record
 Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

Page 1 of 1

*NRHP Status Code CR 6L

*Resource Name or # (Assigned by recorder) 233 B Street

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residence
B4. Present Use: Same

*B5. **Architectural Style:** Minimal Traditional

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
c. 1920

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

*B8. **Related Features:**
Garage

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Housing development

Area: City of Davis

Period of Significance: 1920-1953

Property Type: Residential

Applicable Criteria: CA Reg

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

The modest bungalow is one of the remaining intact early twentieth century residences on the 200 block of B Street and was once part of the *Farmview* subdivision. It was constructed for the Fissel family about 1920 who lived at 225 B Street used 233 B St. as a rental. In 1933 it was rented to a Mrs. Ada Chase. The residence has been recently been re-sided and the front entry door is not original, however its simple plan and modest scale contribute to the character of the B Street corridor. Significance: The property is a minor contributor to the area neighborhood although the surrounding new construction and alterations of neighboring properties on the 200 Block of B Street has greatly compromised the setting and feeling of a early twentieth century residential neighborhood.

B11. Additional Resource Attributes: (List attributes and codes) HP2, Single Family Residence

*B12. **References:**

Surveys 2003, 1996, 1978, 1979; Sanborn Insurance Maps 1921, 1933, 1953; City of Davis maps 1925, 1927, 1929, 1933, 1940; City of Davis University and Rice Lane Historic Context Statement, 1933 Assessors Sheets, *Davisville '68*, Larkey 1969, *Field Guide to American Houses*, McAlester & McAlester, 1997.

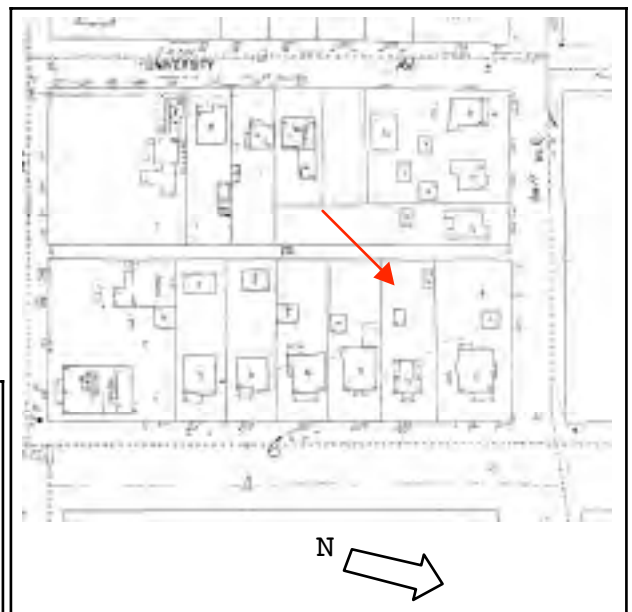
B13. Remarks:

*B14. **Evaluator:**

Sheila McElroy
Circa: Historic Property Development
One Sutter Street, Suite 910
San Francisco, CA 94104

*Date of Evaluation: 10/20/05

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 241 B Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Yolo County and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Davis Quadrangle Date: T ; R ; _ of _ of Sec ; M.D. B.M.

c. Address: 241 B Street City: Davis Zip: 95616

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 070-065-14-1

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 Two story Craftsman bungalow, square in plan, side gable with extended gable porch roof. The original gable dormer retains the open eaves, chiseled rafter tails, knee brackets and shingles. The original shingles on the body of the residence have been removed and the building is now clad in stucco. All windows have been replaced and the front porch significantly altered. The front door appears to be original. A 2 story concrete and glass addition has been added on the south and west elevations. The residence is sited on a level lot with recent landscaping and backs onto the rear alley.

*P3b. **Resource Attributes:** (List attributes and codes) HP2, Single Family Residence / HP 6, Commercial

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

P5a. Photo or Drawing



P5b. Description of Photo: (View, date, accession #) Front view 10/20/05

*P6. **Date Constructed/Age and Sources:** Historic Prehistoric Both

1920 assessor records

*P7. **Owner and Address:**
 David and Maria Ogrydziak
 241 B Street
 Davis, CA 95613

*P8. **Recorded by:** (Name, affiliation, and address)
 Sheila McElroy
 Circa: Historic Property Development
 One Sutter St. # 910
 San Francisco, CA 94104

*P9. **Date Recorded:** 10/20/05

*P10. **Survey Type:** (Describe)
 Area Evaluation

*P11. **Report Citation:**

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

Page 2 of 2

*NRHP Status Code CA 6Z

*Resource Name or # (Assigned by recorder) 241 B Street

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential
B4. Present Use: Offices

*B5. **Architectural Style:** Craftsman

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
1920; alterations 1970s

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

*B8. **Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

*B10. **Significance: Theme:** Housing development

Area: City of Davis

Period of Significance: 1920-1953

Property Type: Residential/offices

Applicable Criteria: CA Reg.

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

The Craftsman bungalow was constructed for the J. B. Anderson in 1920 but was used by the Beta Phi Fraternity in 1933. J. B. Anderson was listed as an officer on the Businessmen's Association in 1916. The property was owned by J.D. Long in 1940. The bungalow was altered and converted into offices since the 1970s. The property has been significantly altered and no longer retains its integrity. Significance: The property is not a contributor to the area neighborhood and has greatly compromised the setting and feeling of a early twentieth century residential neighborhood.

B11. Additional Resource Attributes: (List attributes and codes) HP 2, Single Family Residence/HP 6, Commercial

*B12. **References:**

Surveys 2003, 1996, 1978, 1979; Sanborn Insurance Maps 1921, 1933, 1953; City of Davis maps 1925, 1927, 1929, 1933, 1940; City of Davis University and Rice Lane Historic Context Statement, 1933 Assessors Sheets, *Davisville '68*, Larkey 1969, *Field Guide to American Houses*, McAlester & McAlester, 1997.

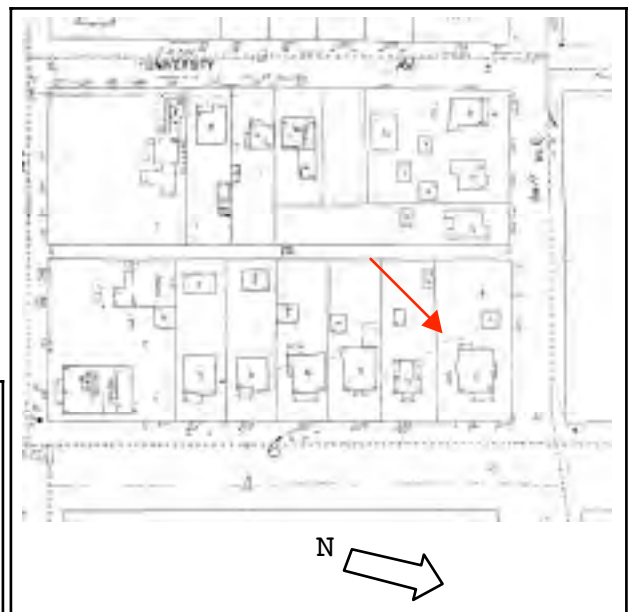
B13. Remarks:

*B14. **Evaluator:**

Sheila McElroy
Circa: Historic Property Development
One Sutter Street, Suite 910
San Francisco, CA 94104

*Date of Evaluation: 10/20/05

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
 HRI # _____
 Trinomial _____
NRHP Status Code: 5D3 _____
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

*Resource Name or Address 301 B Street
 P1. Other Identifier: None
 *P2. Location: *a. County Yolo
 b. Address 301 B Street
 *c. City Davis Zip 95616
 d. UTM: N/A
 e. USGS Quad: Davis Quadrangle
 *f. Other Locational Data (APN #): 070-073-009

*P3a. Description:
 This Craftsman Bungalow house has been converted to bakery/café use. The building was identified in the 1980 and 1996 surveys. Despite its conversion it remains a characteristic example of its style type and largely retains its integrity of materials, workmanship, setting, location, feeling and association. The spanning front porch has been retained, although the rail has been altered and a large deck has been added to the south side of the building. This intrudes on the residential character of the building, but its low profile and open quality helps to minimize its impact. Despite this addition, the building continues to contribute to the historic character of the neighborhood.

*P3b. Resource Attributes: HP2
 *P4. Resources Present: Building Structure Object Site District Element of District
 P5b. Description of Photo:
 View west
 *P6. Date Constructed/Age:
 1922 81 years old documented
 Prehistoric Historic

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Both
 *P7. Owner and Address:
 RB Hwang
 44345 S El Macero Drive
 El Macero, CA 95618
 *P8. Recorded by:
 Carol Roland
 Roland-Nawi Associates
 4829 Crestwood Way
 Sacramento, CA 95822
 *P9. Date Recorded: 04/07-10/2003
 *P10. Type of Survey: Intensive
 Reconnaissance Other
 Describe: Determination of
 Local District Eligibility
 *P11. Report Citation: none
 *Attachments: NONE Map Sheet
 Continuation Sheet Building,
 Structure, and Object Record Linear
 Resource Record Archaeological
 Record District Record Milling
 Station Record Rock Art Record
 Artifact Record Photograph Record
 Other (List):

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI#

Page 1 of 1

*NRHP Status Code CR 3CS

*Resource Name or # (Assigned by recorder) 301 B Street

- B1. Historic Name: Judge Scott House
 B2. Common Name:
 B3. Original Use: Residence
 B4. Present Use: Commercial

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)
 1922; Conversion/alterations 1970s

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

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Jake Jacobson

*B10. Significance: Theme: Architectural Development

Area: City of Davis

Period of Significance: 1922-1953

Property Type: Residence

Applicable Criteria: CA Reg

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

The Craftsman bungalow is one of the intact twentieth century residences on the 300 block of B Street and was once part of the McDonald subdivision. It was constructed in 1922 for Judge William Scott and his wife Kathryn King Scott. Scott served as Justice of the Peace until 1942. Scott was the editor and publisher of the Davis Enterprise newspaper (established in 1897 as the Davisville Enterprise) from 1900 to 1935. The "ville" was dropped from the name in 1906 after Davisville was selected as the site for the University Farm. In his editorial's Scott was instrumental in developing civic pride and calling for community involvement. Scott also ran several other business ventures in Davis including W.H. Scott Printing and, W.H. Scott Real Estate and Insurance. Both the Judge and Kathryn were children of Yolo County pioneer farmers. Although the residence has been converted to commercial use it is an excellent example of the Craftsman bungalow. It is featured in a 1944 photograph of the 300 block of B Street in the Eastman collection at the University of California at Davis. The bungalow retains a high level of integrity and contributes to the character of the 300 block of the B Street corridor. Evaluation: The property is important individually and as a contributor to the area neighborhood. It is eligible as a "Landmark" under the City of Davis Criteria and therefore is a 3CS under the California Status Code as an "Individual property that is eligible for local listing or designation." It meets the California Register Criterion 3 for architectural development and Criterion 2 for its association to Judge Scott.

B11. Additional Resource Attributes: (List attributes and codes) HP2, Single Family Residence / HP6, Commercial

*B12. References:

Surveys 2003, 1996, 1978, 1979; Sanborn Insurance Maps 1921, 1933, 1953; City of Davis maps 1925, 1927, 1929, 1933, 1940; City of Davis University and Rice Lane Historic Context Statement, 1933 Assessors Sheets, Davisville '68, Larkey 1969, Field Guide to American Houses, McAlester & McAlester, 1997; Davis Historical Society Newsletter Vol. 1, Issue 3.

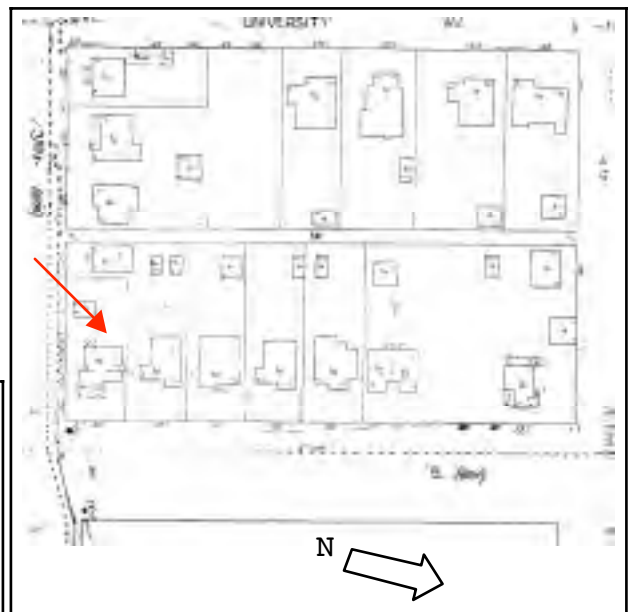
B13. Remarks:

*B14. Evaluator:

Sheila McElroy
 Circa: Historic Property Development
 One Sutter Street, Suite 910
 San Francisco, CA 94104

*Date of Evaluation: 10/20/05

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
 HRI # _____
 Trinomial _____
NRHP Status Code: 5D3 _____
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

*Resource Name or Address 305 B Street

- P1. Other Identifier: None
- *P2. Location: *a. County Yolo
 - b. Address 305 B Street
 - *c. City Davis Zip 95616
 - d. UTM: N/A
 - e. USGS Quad: Davis Quadrangle
 - *f. Other Locational Data (APN #): 070-073-010

*P3a. Description:
 This Minimalist Traditional house was identified in the 1996 survey. Constructed in 1932, it is similar in design to a number of other houses on Rice Lane, 2d Street and in the Old North area. It retains its integrity of materials, workmanship, setting, location, feeling and association. It contributes to the historic character of the neighborhood.

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

P5b. Description of Photo:
 View west

- *P6. Date Constructed/Age:
 1932 71 years old documented
 - Prehistoric Historic
 - Both

*P7. Owner and Address:
 RB Hwang

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



- 44345 S El Macero Drive
 El Macero, CA 95618
- *P8. Recorded by:
 Carol Roland
 Roland-Nawi Associates
 4829 Crestwood Way
 Sacramento, CA 95822
- *P9. Date Recorded: 04/07-10/2003
- *P10. Type of Survey: Intensive
 - Reconnaissance Other
 Describe: Determination of Local District Eligibility
- *P11. Report Citation: none
- *Attachments: NONE Map Sheet
 - Continuation Sheet Building, Structure, and Object Record
 - Linear Resource Record Archaeological Record
 - District Record Milling Station Record Rock Art Record
 - Artifact Record Photograph Record
 - Other (List):

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI#

Page 1 of 1

*NRHP Status Code CR 6L

*Resource Name or # (Assigned by recorder) 305 B Street

- B1. Historic Name:
 B2. Common Name:
 B3. Original Use: Residence
 B4. Present Use: Same

- *B5. **Architectural Style:** Minimal Traditional/ Revival Style
 *B6. **Construction History:** (Construction date, alterations, and date of alterations)
 1932

- *B7. **Moved?** No Yes Unknown **Date:** **Original Location:**
 *B8. **Related Features:**

B9a. Architect: Unknown
 b. Builder: Unknown

- *B10. **Significance: Theme:** Housing development **Area:** City of Davis
Period of Significance: 1932-1953 **Property Type:** Residential **Applicable Criteria:** CA Reg.
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residence is one of the intact twentieth century residences on the 300 block of B Street and was once part of the McDonald subdivision. The parcel was owned by McDonald until sometime between 1929 and 1933 when it was purchased by Alice Dodge. The residence was constructed in 1932 and was continued to be owned by Dodge at least until 1940. It was rented to Forrest Fissell in 1933 who later purchased 229 B St. Forrest Fissell was most probably related to Olive and George Fissell. The residence is a near duplicate of 315 B St. Although the windows have been replaced, it is a good example of a revival style and retains a high level of integrity and contributes to the character of the 300 block of the B Street corridor. It is included in a 1944 photograph of the 300 block of B St. in the Eastman collection at UCD. Significance: The property is an important contributor to the area neighborhood.

B11. Additional Resource Attributes: (List attributes and codes) HP2, Single Family Residence

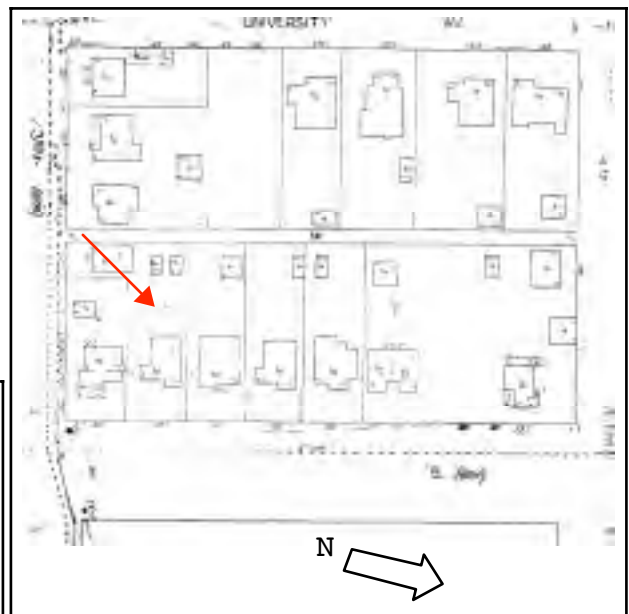
- *B12. **References:**
Surveys 2003, 1996, 1978, 1979; Sanborn Insurance Maps 1921, 1933, 1953; City of Davis maps 1925, 1927, 1929, 1933, 1940; City of Davis University and Rice Lane Historic Context Statement, 1933 Assessors Sheets, Davisville '68, Larkey 1969, Field Guide to American Houses, McAlester & McAlester, 1997.

B13. Remarks:

- *B14. **Evaluator:**
 Sheila McElroy
 Circa: Historic Property Development
 One Sutter Street, Suite 910
 San Francisco, CA 94104

*Date of Evaluation: 10/20/05

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
 HRI # _____
 Trinomial _____
NRHP Status Code: 5D3 _____
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

*Resource Name or Address 311 B Street
 P1. Other Identifier: None
 *P2. Location: *a. County Yolo
 b. Address 311 B Street
 *c. City Davis Zip 95616
 d. UTM: N/A
 e. USGS Quad: Davis Quadrangle
 *f. Other Locational Data (APN #): 070-073-011

*P3a. Description:
 This period revival cottage was identified in the 1982 and 1996 surveys. The house is a unique design from the period of the 1930s and is an example of the range and diversity of the revival style. The house retains its integrity of design, materials, workmanship, setting, location, feeling and association. It contributes to the historic character of the neighborhood.

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

P5b. Description of Photo:
 View west

*P6. Date Constructed/Age:
 1931 72 years old documented
 Prehistoric Historic
 Both

*P7. Owner and Address:
 Paul Aikin

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



1107 Ovejas Avenue
 Davis, CA 95616
 *P8. Recorded by:
 Carol Roland
 Roland-Nawi Associates
 4829 Crestwood Way
 Sacramento, CA 95822
 *P9. Date Recorded: 04/07-10/2003
 *P10. Type of Survey: Intensive
 Reconnaissance Other
Describe: Determination of
 Local District Eligibility
 *P11. Report Citation: none
 *Attachments: NONE Map Sheet
 Continuation Sheet Building,
 Structure, and Object Record Linear
 Resource Record Archaeological
 Record District Record Milling
 Station Record Rock Art Record
 Artifact Record Photograph Record
 Other (List):

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI#

Page 1 of 1

*NRHP Status Code CR 5S2

*Resource Name or # (Assigned by recorder) 311 B Street

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Residence
- B4. Present Use: Same

*B5. **Architectural Style:** Medieval Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
 1931

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

*B8. **Related Features:**
 Garage

B9a. Architect: Unknown

b. Builder: City of Davis

*B10. **Significance: Theme:** Housing Development

Area: Yolo County

Period of Significance: 1931-1953

Property Type: Residence

Applicable Criteria: CA Reg

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

The revival style residence is one of the intact early twentieth century residences on the 300 block of B Street and was once part of the McDonald subdivision. The parcel was owned by M. McDonald and Alice Haines until 1928, and George Bender in 1929. It was constructed for Clement Frederick Dixon who was involved in community service organizations. Dixon lived in the residence until about 1943 and his daughter Clair Hunting rented the property until the 1970s. It is an excellent example of an uncommon Medieval revival style and retains a high level of integrity and contributes to the character of the 300 block of the B Street corridor. It is included in a 1944 photograph of the 300 block of B St. in the Eastman collection at UCD. Significance: The property is an important contributor to the area neighborhood. The property meets the City of Davis Criteria for a "Merit Resource" under criterion 3, for distinctive architecture, and as an important contributor to the area neighborhood. It therefore is a 5S2 under the California Status Code as an "Individual property that is eligible for listing or designation."

B11. Additional Resource Attributes: (List attributes and codes) HP2, Single Family Residence

*B12. **References:**

Surveys 2003, 1996, 1978, 1979; Sanborn Insurance Maps 1921, 1933, 1953; City of Davis maps 1925, 1927, 1929, 1933, 1940; City of Davis University and Rice Lane Historic Context Statement, 1933 Assessors Sheets, Davisville '68, Larkey 1969, Field Guide to American Houses, McAlester & McAlester, 1997.

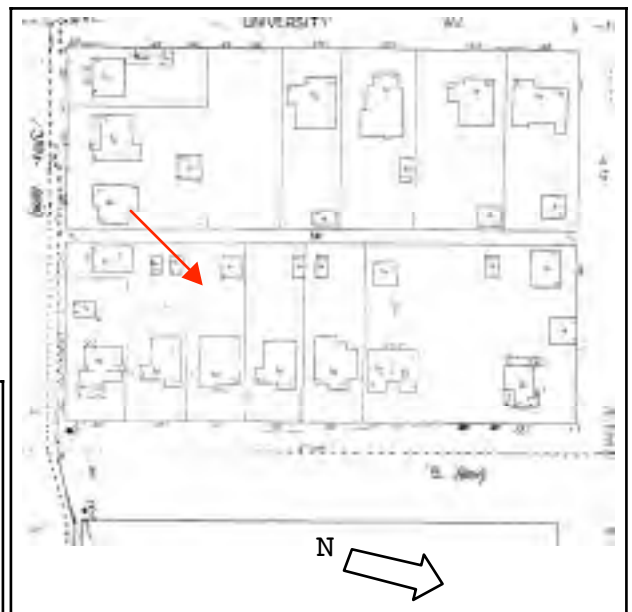
B13. Remarks:

*B14. **Evaluator:**

Sheila McElroy
 Circa: Historic Property Development
 One Sutter Street, Suite 910
 San Francisco, CA 94104

*Date of Evaluation: 10/20/05

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
 HRI # _____
 Trinomial _____
NRHP Status Code: 5D3 _____
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

- *Resource Name or Address 315 B Street
- P1. Other Identifier: None
- *P2. Location: *a. County Yolo
- b. Address 315 B Street
- *c. City Davis Zip 95616
- d. UTM: N/A
- e. USGS Quad: Davis Quadrangle
- *f. Other Locational Data (APN #): 070-073-012

*P3a. Description:

This house, almost identical to the one at 305 B Street, is clad in stucco with wood clapboard gable ends and window trim. It features a steep pitched roof with an intersecting front gable. A tall brick masonry chimney is located on the south side of the house. Fenestration consists of six-over-one double hung sash. The front porch is offset and has a modern wood rail. Decorative terra cotta pipe gable end vents and wood shutters on the front (street-facing) façade windows add detail and charm to this otherwise modest home. The house retains its integrity of materials, workmanship, setting, location, feeling and association. It contributes to the historic character of the neighborhood.

*P3b. Resource Attributes: HP2

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

P5b. Description of Photo:

View west

*P6. Date Constructed/Age:

- c. 1935 68 years old documented
- Prehistoric Historic

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



- Both
- *P7. Owner and Address:
Paul Aikin
1107 Ovejas Avenue
Davis, CA 95616
- *P8. Recorded by:
Carol Roland
Roland-Nawi Associates
4829 Crestwood Way
Sacramento, CA 95822
- *P9. Date Recorded: 04/07-10/2003
- *P10. Type of Survey: Intensive
 Reconnaissance Other
Describe: Determination of
Local District Eligibility
- *P11. Report Citation: none
- *Attachments: NONE Map Sheet
 Continuation Sheet Building,
Structure, and Object Record Linear
Resource Record Archaeological
Record District Record Milling
Station Record Rock Art Record
 Artifact Record Photograph Record
 Other (List):

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 319 B Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Yolo County and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Davis Quadrangle Date: T ; R ; _ of _ of Sec ; M.D. B.M.

c. Address: 319 B Street City: Davis Zip: 95616

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 APN 070-073-13-1

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Single story residence in the Tudor revival style, irregular plan with intersecting gables with raked wood trim on the double front gables, stucco cladding and a brick chimney on the north elevation. Corner entry porch with 2 wood square posts, triple four-over-one wood sash windows, wood panel entry door and concrete step. Front gable end has attic vent, double four-over-one wood sash window and circular window. Other windows six-over-one wood sash. Generally in good condition with some deferred maintenance. The residence is sited on a level lot with mature trees and plantings, a free-standing garage and backs onto the rear alley. The property retains a high level of integrity and contributes to the strong character of the 300 block of the B Street corridor.

*P3b. **Resource Attributes:** (List attributes and codes) HP2, Single Family Residence

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

P5a. Photo or Drawing



P5b. Description of Photo: (View, date, accession #) Front view
 10/20/05

*P6. **Date Constructed/Age and Sources:** Historic Prehistoric
 Both

1938 assessor records

*P7. **Owner and Address:**

Eric P. Andrews
 P.O. Box 903
 Mill Valley, CA 94942

*P8. **Recorded by:** (Name, affiliation, and address)
 Sheila McElroy
 Circa: Historic Property Development
 One Sutter St. # 910
 San Francisco, CA 94104

*P9. **Date Recorded:** 10/20/05

*P10. **Survey Type:** (Describe)
 Area Evaluation

*P11. **Report Citation:**

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

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI#

Page 2 of 2

*NRHP Status Code CR 6L

*Resource Name or # (Assigned by recorder) 319 B Street

- B1. Historic Name:
 B2. Common Name:
 B3. Original Use: Residence
 B4. Present Use: Same

*B5. **Architectural Style:** Tudor revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
 Between 1933 and 1940

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

*B8. **Related Features:**
 garage

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Housing Development

Area: City of Davis

Period of Significance: 1933-1953

Property Type: Residence

Applicable Criteria: CA Reg

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

The revival style residence is one of the intact early twentieth century residences on the 300 block of B Street and was once part of the McDonald subdivision. The parcel was owned by M. McDonald until sometime between 1933 and 1940 when it sold to Alice Dodge and Hilda Howes. It is unknown who resided in the house, but was likely a rental property. It is a good example of the revival style and retains a high level of integrity and contributes to the character of the 300 block of the B Street corridor. Significance: The property is an important contributor to the area neighborhood.

B11. Additional Resource Attributes: (List attributes and codes) HP2, Single Family Residence

*B12. **References:**

Surveys 2003, 1996, 1978, 1979; Sanborn Insurance Maps 1921, 1933, 1953; City of Davis maps 1925, 1927, 1929, 1933, 1940; City of Davis University and Rice Lane Historic Context Statement, 1933 Assessors Sheets, Davisville '68, Larkey 1969, Field Guide to American Houses, McAlester & McAlester, 1997.

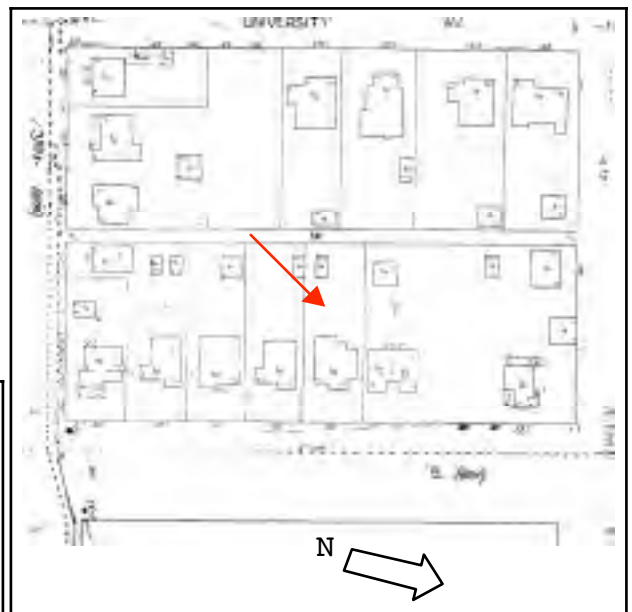
B13. Remarks:

*B14. **Evaluator:**

Sheila McElroy
 Circa: Historic Property Development
 One Sutter Street, Suite 910
 San Francisco, CA 94104

*Date of Evaluation: 10/31/05

(This space reserved for official comments.)



PRIMARY RECORD

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

Other Listings LOCAL
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: McDonald House

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted a. County Yolo

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

c. Address 337 B Street City Davis Zip 95616

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as appropriate)

Assessor's Parcel Number: 109-70-073-17

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one story house has a hipped roof with a gabled projection towards the street. The house is sheathed in shiplap, with corner boards and with frieze boards at the eave line. There are transome windows over the two entry doors. A turned porch column, a dentil course at the porch eave and fishscale shingles in the gable are the only ornament of this otherwise vernacular and somewhat austere dwelling. Three stairs lead to the front porch and entry. A pair of one over one double hung windows is present on the front elevation.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

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



P5b. Description of Photo: (View, date, etc.)
Front Facade
Looking West

*P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1904

*P7. Owner and Address:
Scott E. Gordon & Leslie
150 Monticello Ave. #4
Piedmont, CA 94611
P--Private

*P8. Recorded by: (Name, affiliation, address)
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, Ca 94111
Bridget Maley, Project Manager

*P9. Date Recorded: 09/04/1996

*P10. Survey Type: (Describe)
Cultural Resources Inventory
by Certified Local Government
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Davis Updated Cultural Resources Inventory and Context Statement September 1996 Architectural Resources Group, San Francisco

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

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date / / _____

Page 1 of 2

*Resource Name or #: 246 Fourth Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted a. County Yolo

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

c. Address 246 Fourth Street City Davis Zip 95616

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 109-70-073-16

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This small clapboard cottage style house has an attic eyelid dormer. The overall composition of the house is symmetrical. Two four over four double hung windows are on either side of the main entry. The front door is of wood and has an arched door surround. The roof is of irregular wood shakes. The house is painted grey with green trim. The house is in good condition, including the landscape. It was renovated in 1994 and the eyelid dormer and roof are new.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

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



P5b. Description of Photo: (View, date, etc.)

Front Elevation

Looking south

*P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

c. 1940 to 45

*P7. Owner and Address:

Kane, D & K

246 Fourth Street

Davis, Ca 95616

P--Private

*P8. Recorded by: (Name, affiliation, address)

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

Bridget Maley, Project Manager

*P9. Date Recorded: 09/09/1996

*P10. Survey Type: (Describe)

Cultural Resources Inventory

by Certified Local Government

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Davis Updated Cultural Resources Inventory and Context Statement September 1996 Architectural Resources Group

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record

Photograph Record Other: (List) _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

Page 1 of 1

*NRHP Status Code CR 6L

*Resource Name or # (Assigned by recorder) 246 Fourth Street

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residence
B4. Present Use: Same

*B5. **Architectural Style:** Cottage

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Between 1940 and 1945; 1994 dormer

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

*B8. **Related Features:**
Garage

B9a. Architect: Unknown

b. Builder: Unknow

*B10. **Significance: Theme:** Housing Development

Area: City of Davis

Period of Significance: 1940-1953

Property Type: Residence

Applicable Criteria: CA Reg

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

The cottage was once part of the McDonald subdivision and is on the original parcel behind the historic McDonald farmhouse at 337 B Street. It is unknown who resided in the cottage or if it was a rental. The eyelid dormer was added in 1994. However, it is a good example of a cottage and retains a high level of integrity and contributes to the area character. Significance: The property is an important contributor to the area neighborhood.

B11. Additional Resource Attributes: (List attributes and codes) HP2, Single Family Residence

*B12. **References:**

Surveys 2003, 1996, 1978, 1979; Sanborn Insurance Maps 1921, 1933, 1953; City of Davis maps 1925, 1927, 1929, 1933, 1940; City of Davis University and Rice Lane Historic Context Statement, 1933 Assessors Sheets, Davisville '68, Larkey 1969, Field Guide to American Houses, McAlester & McAlester, 1997.

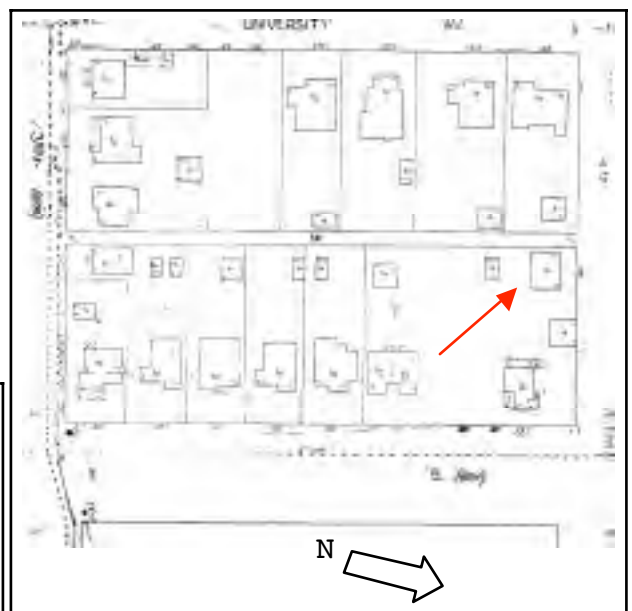
B13. Remarks:

*B14. **Evaluator:**

Sheila McElroy
Circa: Historic Property Development
One Sutter Street, Suite 910
San Francisco, CA 94104

*Date of Evaluation: 10/31/05

(This space reserved for official comments.)



PRIMARY RECORD

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

Other Listings LOCAL
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: Eggleston House

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted a. County Yolo

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

c. Address 232 Third Street City Davis Zip 95616

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as appropriate)

Assessor's Parcel Number: 109-70-065-01

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one story, vernacular, wood frame house is a simple rectangle in plan. The house has a gable roof with the ridge perpendicular to the street. The gable, which is pierced by a rectangular vent opening, is surfaced with shingles. The front porch, which runs across the length of the entire facade, is supported by simple turned columns. A set of stairs on the west side of the porch accesses the front entrance. Two sets of windows look out onto the porch. The house is painted white.

*P3b. Resources Attributes: (List attributes and codes) HP2. Single Family Property

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



P5b. Description of Photo: (View, date, etc.)

Front Facade

Looking south

*P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

*P7. Owner and Address:

Dorothy M. Pugh

909 Sonoma Way

Sacramento, CA 95819

P--Private

*P8. Recorded by: (Name, affiliation, address)

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

Bridget Maley Project Manager

*P9. Date Recorded: 09/09/1996

*P10. Survey Type: (Describe)

Cultural Resources Inventory

by Certified Local Government

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Davis Updated Cultural Resources Inventory and Context

Statement September 1996 Architectural Resources Group

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record

Photograph Record Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: Eggleston House

B1. Historic Name: Eggleston House

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: R--Residential

*B5. Architectural Style: Victorian Vernacular

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

Estimated date of construction is 1870

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

none

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme Residential Architecture Area Davis

Period of Significance 1870-90 Property Type Residential Applicable Criteria N/A

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

This modest house is significant because of its association with a member of the early Davisville community, Lucy Eggleston. She was active in community affairs and attended the Community Church regularly. Eggleston was the secretary of the Women's Christian Temperance Union for over twenty years. She is a good example of how Davisville Residents maintained a close connection with farming even while living in town. The area around her house was filled with almond trees and she harvested and hulled the almonds to help pay her taxes. She raised chickens and sold eggs in addition to her almond sales. A barn and windmill once stood on the property. This simple house is a fine example of vernacular design in Davis. It contributes to the streetscape and is one of the older houses in this part of town.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Davis Cultural Resources Inventory 1980

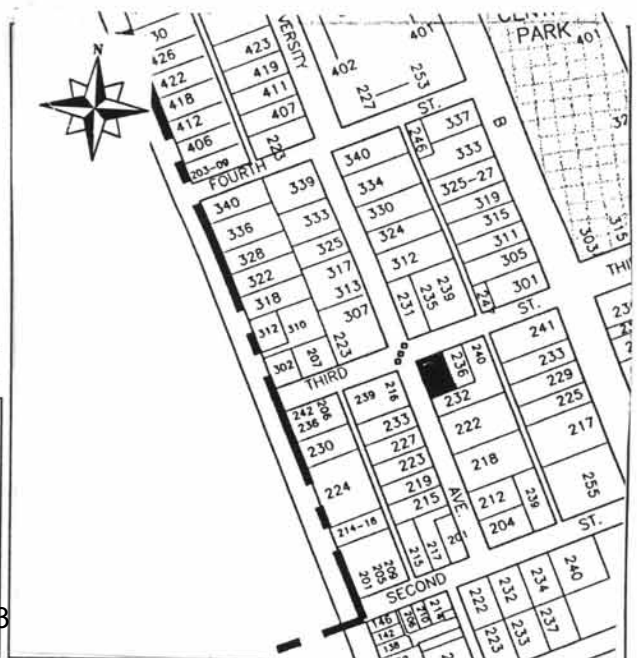
Sanborn Insurance Co. Maps

B13. Remarks:

*B14. Evaluator: Bridget Maley

Date of Evaluation: 07/15/1996

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
 HRI # _____
 Trinomial _____
NRHP Status Code: 5D3
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

*Resource Name or Address 235 3rd Street
 P1. Other Identifier: None
 *P2. Location: *a. County Yolo
 b. Address 235 3rd Street
 *c. City Davis Zip 95616
 d. UTM: N/A
 e. USGS Quad: Davis Quadrangle
 *f. Other Locational Data (APN #): 070-073-007

*P3a. Description:
 This horizontally emphasized Craftsman Bungalow was identified in 1996 survey. It is a good example of its style type, and although not maintained in excellent condition, it retains its integrity of materials, workmanship, setting, location, feeling and association. It continues to contribute to the historic character of the neighborhood.

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

P5b. Description of Photo:
 View north

*P6. Date Constructed/Age:
 1922 81 years old documented
 Prehistoric Historic
 Both

*P7. Owner and Address:
 IMC Properties

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



401 2nd Street
 Davis, CA 95616
 *P8. Recorded by:
 Carol Roland
 Roland-Nawi Associates
 4829 Crestwood Way
 Sacramento, CA 95822
 *P9. Date Recorded: 04/07-10/2003
 *P10. Type of Survey: Intensive
 Reconnaissance Other
 Describe: Determination of
 Local District Eligibility
 *P11. Report Citation: none
 *Attachments: NONE Map Sheet
 Continuation Sheet Building,
 Structure, and Object Record Linear
 Resource Record Archaeological
 Record District Record Milling
 Station Record Rock Art Record
 Artifact Record Photograph Record
 Other (List):

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI#

Page 1 of 1

*NRHP Status Code CR 6L

*Resource Name or # (Assigned by recorder) 235 Third

- B1. Historic Name:
 B2. Common Name:
 B3. Original Use: Residence
 B4. Present Use: Same

*B5. **Architectural Style:** Craftsman Bungalow

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
 1922

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

*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Housing Development

Area: City of Davis

Period of Significance: 1922-1953

Property Type: Residence

Applicable Criteria: CA Reg

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

The Craftsman bungalow is one of the intact early twentieth century residences on the 200 block of Third Street. The double parcel was owned John Rudne until at least 1933, and owned by Elizabeth Clancy in 1940. It was constructed for John Rudne, but rented by E H Hughes in 1933. It was likely built as a rental property. It is a good example of the Craftsman Style and retains a moderate level of integrity and contributes to the character of the 200 block of the neighborhood. Significance: The property is a contributor to the area neighborhood.

B11. Additional Resource Attributes: (List attributes and codes) HP2, Single Family Residence

*B12. **References:**

Surveys 2003, 1996, 1978, 1979; Sanborn Insurance Maps 1921, 1933, 1953; City of Davis maps 1925, 1927, 1929, 1933, 1940; City of Davis University and Rice Lane Historic Context Statement, 1933 Assessors Sheets, Davisville '68, Larkey 1969, Field Guide to American Houses, McAlester & McAlester, 1997.

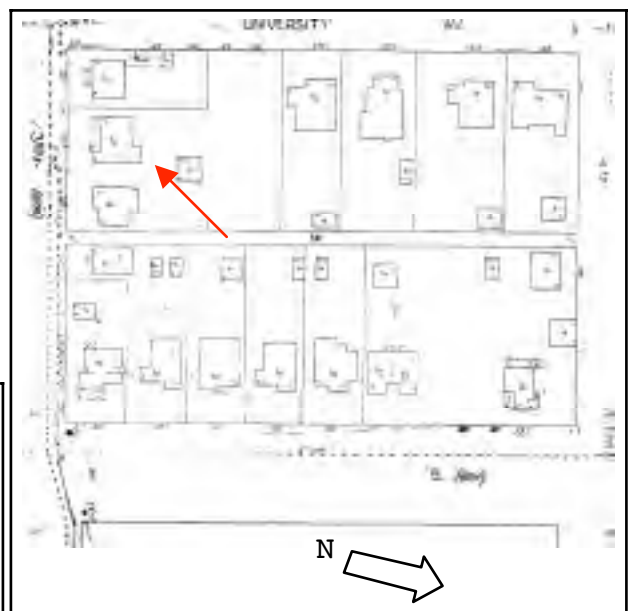
B13. Remarks:

*B14. **Evaluator:**

Sheila McElroy
 Circa: Historic Property Development
 One Sutter Street, Suite 910
 San Francisco, CA 94104

*Date of Evaluation: 10/31/05

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
 HRI # _____
 Trinomial _____
NRHP Status Code: 5D3 _____
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

*Resource Name or Address 236 3rd Street

- P1. Other Identifier: None
- *P2. Location: *a. County Yolo
 - b. Address 236 3rd Street
- *c. City Davis Zip 95616
- d. UTM: N/A
- e. USGS Quad: Davis Quadrangle
- *f. Other Locational Data (APN #): 070-065-001

*P3a. Description:
 This multiple gable, Colonial Revival house is two-story. It has a steeply pitched roof with a projecting, gable roofed vestibule. All of the gables and eaves are clipped and the gables on the front façade exhibit returns. Fenestration consists of one-over-one double hung windows arranged singly and in pairs. The entry door is partially glazed and is accessed via a small cement stoop. The house is clad with clapboard. The house retains its integrity of materials, workmanship, setting, location, feeling and association. It contributes to the historic character of the neighborhood.

- *P3b. Resource Attributes: HP2
- *P4. Resources Present: Building Structure Object Site District Element of District
- P5b. Description of Photo:
View southwest
- *P6. Date Constructed/Age:
c 1935 68 years old estimated
 Prehistoric Historic
 Both

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



- *P7. Owner and Address:
Willis Hansen
PO Box 11
Dixon, CA 95620
- *P8. Recorded by:
Carol Roland
Roland-Nawi Associates
4829 Crestwood Way
Sacramento, CA 95822
- *P9. Date Recorded: 04/07-10/2003
- *P10. Type of Survey: Intensive
 Reconnaissance Other
 Describe: Detemination of Local District Eligibility
- *P11. Report Citation: none
- *Attachments: NONE Map Sheet
 Continuation Sheet Building, Structure, and Object Record Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

Page 1 of 1

*NRHP Status Code CR 6L

*Resource Name or # (Assigned by recorder) 236 Third Street

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residence
B4. Present Use: Residence

*B5. **Architectural Style:** Colonial Revival Style

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
1933-1940

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

*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance:** Theme: Housing Development

Area: City of Davis

Period of Significance: 1933-1953

Property Type: Residence

Applicable Criteria: CA Reg

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

The Colonial Revival residence is one of the intact early twentieth century residences on the 200 block of Third Street. The double parcel was owned Lucy Eggleston until at least 1933, and owned by Willis Harlsen in 1940. It is a good example of the Colonial Revival and retains a high level of integrity and contributes to the character of the 200 block of the neighborhood. Significance: The property is a contributor to the area neighborhood.

B11. Additional Resource Attributes: (List attributes and codes) HP2, Single Family Residence

*B12. **References:**

Surveys 2003, 1996, 1978, 1979; Sanborn Insurance Maps 1921, 1933, 1953; City of Davis maps 1925, 1927, 1929, 1933, 1940; City of Davis University and Rice Lane Historic Context Statement, 1933 Assessors Sheets, Davisville '68, Larkey 1969, Field Guide to American Houses, McAlester & McAlester, 1997.

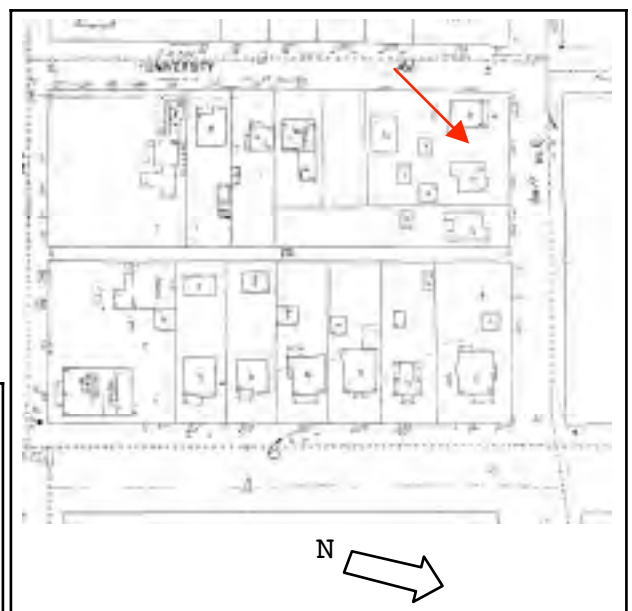
B13. Remarks:

*B14. **Evaluator:**

Sheila McElroy
Circa: Historic Property Development
One Sutter Street, Suite 910
San Francisco, CA 94104

*Date of Evaluation: 10/31/05

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 239 Third Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Yolo County and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Davis Quadrangle Date: T ; R ; _ of _ of Sec ; M.D. B.M.

c. Address: 239 Third Street City: Davis Zip: 95616

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 APN 070-073-07-7

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 Single story Minimal Traditional residence with L- plan, intersecting gables and closed eaves. Shiplap wood siding, corner entry with concrete step, paired six-over-one wood sash windows and a central brick chimney. The property is generally in good condition and is sited on a level corner lot that is shared with 235 Third Street.

*P3b. Resource Attributes: (List attributes and codes) HP2, Single Family Residence

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

P5a. Photo or Drawing



P5b. Description of Photo: (View, date, accession #) Front view
 10/20/05

*P6. Date Constructed/Age and Sources: Historic Prehistoric
 Both

Between 1933-1940

*P7. Owner and Address:
 IMC-Properties
 c/o Lyons- Michael Benedetti
 401 Second St.
 Davis, CA 95616

*P8. Recorded by: (Name, affiliation, and address)
 Sheila McElroy
 Circa: Historic Property Development
 One Sutter St. # 910
 San Francisco, CA 94104

*P9. Date Recorded: 10/20/05

*P10. Survey Type: (Describe)
 Area Evaluation

*P11. Report Citation:

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

Page 2 of 2

*NRHP Status Code CR 6L

*Resource Name or # (Assigned by recorder) 239 Third Street

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential
B4. Present Use: Same

*B5. **Architectural Style:** Minimal Traditional

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
1933-1940

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

*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Housing Development

Area: City of Davis

Period of Significance: 1933-1953

Property Type: Residence

Applicable Criteria: CA Reg

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

The residence is one of the intact early twentieth century residences on the 200 block of Third Street. The double parcel was owned John Ruane until at least 1933, and owned by Irene M. Clancy in 1940. The dwelling was constructed between 1933-1940. The property is a good example of the Minimal Traditional style and retains a high level of integrity and contributes to the character of the 200 block of the neighborhood. Significance: The property is a contributor to the area neighborhood.

B11. Additional Resource Attributes: (List attributes and codes) HP2, Single Family Residence

*B12. **References:**

Surveys 2003, 1996, 1978, 1979; Sanborn Insurance Maps 1921, 1933, 1953; City of Davis maps 1925, 1927, 1929, 1933, 1940; City of Davis University and Rice Lane Historic Context Statement, 1933 Assessors Sheets, Davisville '68, Larkey 1969, Field Guide to American Houses, McAlester & McAlester, 1997.

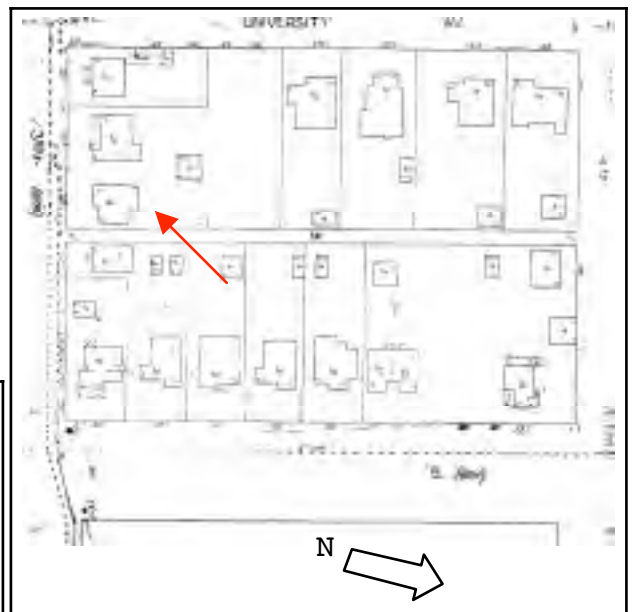
B13. Remarks:

*B14. **Evaluator:**

Sheila McElroy
Circa: Historic Property Development
One Sutter Street, Suite 910
San Francisco, CA 94104

*Date of Evaluation: 10/31/05

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
 HRI # _____
 Trinomial _____
NRHP Status Code: 5D3
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

*Resource Name or Address 240 3rd Street
 P1. Other Identifier: None
 *P2. Location: *a. County Yolo
 b. Address 240 3rd Street
 *c. City Davis Zip 95616
 d. UTM: N/A
 e. USGS Quad: Davis Quadrangle
 *f. Other Locational Data (APN #): 070-065-002

*P3a. Description:
 This modest Minimalist Traditional house is L-shape in plan. It has a cross gable, moderately pitched roof with clipped gables and eaves. The projecting wing gable exhibits a molded fascia and a small louvered attic vent. Fenestration consists of double hung and fixed windows, trimmed with vertical plank shutters. The shutters, along with the clapboard siding, give the house a slightly Colonial Revival appearance, although the form is not standard for that style. The house retains its integrity of materials, workmanship, setting, location, feeling and association. It contributes to the historic character of the neighborhood.

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

P5b. Description of Photo:
 View south
 *P6. Date Constructed/Age:
 c 1935 68 years old documented
 Prehistoric Historic
 Both

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P7. Owner and Address:
 William Pugh
 824 N Lincoln Street
 Stockton, CA 95903
 *P8. Recorded by:
 Carol Roland
 Roland-Nawi Associates
 4829 Crestwood Way
 Sacramento, CA 95822
 *P9. Date Recorded: 04/07-10/2003
 *P10. Type of Survey: Intensive
 Reconnaissance Other
 Describe: Determination of
 Local District Eligibility
 *P11. Report Citation: none
 *Attachments: NONE Map Sheet
 Continuation Sheet Building,
 Structure, and Object Record Linear
 Resource Record Archaeological
 Record District Record Milling
 Station Record Rock Art Record
 Artifact Record Photograph Record
 Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

Page 1 of 1

*NRHP Status Code CR 6L

*Resource Name or # (Assigned by recorder) 240 Third Street

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residence
B4. Present Use: Same

*B5. **Architectural Style:** Minimal Traditional

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Between 1933-1940

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

*B8. **Related Features:**
Garage

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Housing Development

Area: City of Davis

Period of Significance: 1933-1953

Property Type: Residence

Applicable Criteria: CA Reg

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

The residence is one of the intact early twentieth century residences on the 200 block of Third Street. It is sited where the stable stood on the parcel owned by Lucy Eggleston until at least 1933, and owned by Dorothy Pugh in 1940. It appears to have remained in the family and used as a rental. It is a good example of the traditional style and retains a high level of integrity and contributes to the character of the 200 block of the neighborhood. Significance: The property is a contributor to the area neighborhood.

B11. Additional Resource Attributes: (List attributes and codes) HP2, Single Family Residence

*B12. **References:**

Surveys 2003, 1996, 1978, 1979; Sanborn Insurance Maps 1921, 1933, 1953; City of Davis maps 1925, 1927, 1929, 1933, 1940; City of Davis University and Rice Lane Historic Context Statement, 1933 Assessors Sheets, Davisville '68, Larkey 1969, Field Guide to American Houses, McAlester & McAlester, 1997.

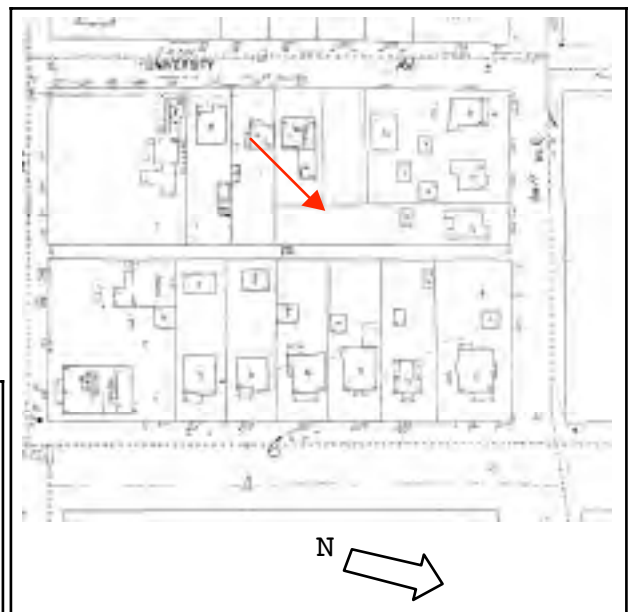
B13. Remarks:

*B14. **Evaluator:**

Sheila McElroy
Circa: Historic Property Development
One Sutter Street, Suite 910
San Francisco, CA 94104

*Date of Evaluation: 10/31/05

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 247 Third Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Yolo County and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Davis Quadrangle Date: T ; R ; _ of _ of Sec ; M.D. B.M.

c. Address: 247 Third Street City: Davis Zip: 95616

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 070-073-08-1

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 Single story residence, now used for commercial. Rectilinear plan with wood drop siding, front gable roof with attic vent, open eave on front gable, others closed, chiseled rafter tails. Front (south) elevation has 1 one-over-one wood sash and 1 single plate window, front entry door, concrete steps, detached ramp and canopies. West elevation has 3 six-over-six wood sash windows. East Elevation has no windows. The board and lattice wood fence screens the property from the alley way. The building is surrounded by concrete pavement, but retains integrity and contributes to the character of the 200 block of the Third Street corridor.

*P3b. Resource Attributes: (List attributes and codes) HP2, Single Family Residence / HP 6, Commercial

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

P5a. Photo or Drawing



P5b. Description of Photo: (View, date, accession #) Corner view, 10/20/05

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both

1932

*P7. Owner and Address:

RB/F-Y Hwang c/o
 Sam's Restaurant
 247 Third Street
 Davis, CA 95616

*P8. Recorded by: (Name, affiliation, and address)

Sheila McElroy
 Circa: Historic Property Development
 One Sutter St. # 910
 San Francisco, CA 94104

*P9. Date Recorded: 10/20/05

*P10. Survey Type: (Describe)
 Area Evaluation

*P11. Report Citation:

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

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI#

Page 2 of 2

*NRHP Status Code CR 6L

*Resource Name or # (Assigned by recorder) 247 Third Street

- B1. Historic Name:
 B2. Common Name:
 B3. Original Use: Residence
 B4. Present Use: Restaurant

*B5. **Architectural Style:** Craftsman cottage

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
 1932

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

*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Housing Development

Area: City of Davis

Period of Significance: 1932-1953

Property Type: Residence

Applicable Criteria: CA Reg

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

The residence is one of the intact early twentieth century residences on the 200 block of Third Street and was once part of the McDonald subdivision. The parcel was owned by McDonald until 1933 when it was purchased by Alice Dodge. In 1933 it was rented to G. W. Scott. The cottage is sited behind the Scott House at 301 B Street. It has been somewhat altered, but is a good example of a modest Craftsman cottage and retains a moderate level of integrity and contributes to the character of the 200 block of the neighborhood. Significance: The property is a contributor to the area neighborhood.

B11. Additional Resource Attributes: (List attributes and codes) HP2, Single Family Residence / HP6, Commercial

*B12. **References:**

Surveys 2003, 1996, 1978, 1979; Sanborn Insurance Maps 1921, 1933, 1953; City of Davis maps 1925, 1927, 1929, 1933, 1940; City of Davis University and Rice Lane Historic Context Statement, 1933 Assessors Sheets, Davisville '68, Larkey 1969, Field Guide to American Houses, McAlester & McAlester, 1997.

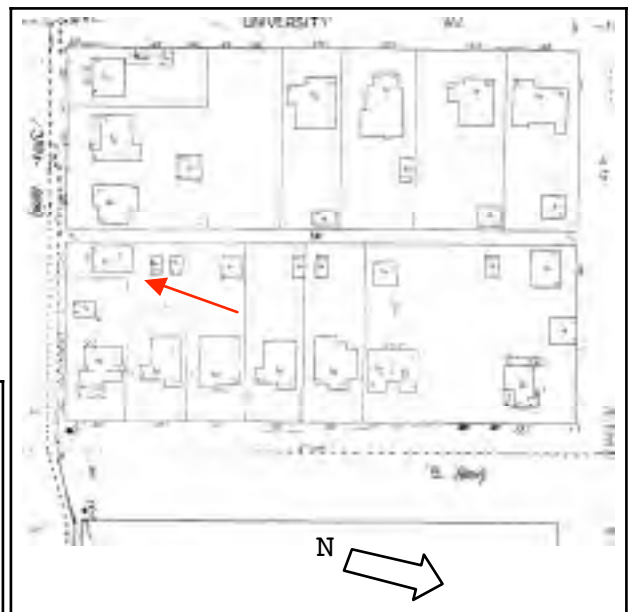
B13. Remarks:

*B14. **Evaluator:**

Sheila McElroy
 Circa: Historic Property Development
 One Sutter Street, Suite 910
 San Francisco, CA 94104

*Date of Evaluation: 10/31/05

(This space reserved for official comments.)



Appendix B

SHEILA MCELROY

ARCHITECTURAL HISTORIAN, PRINCIPAL

Exceeds Qualification for Secretary of the Interiors Standards - for Architectural History

Ms. McElroy is dedicated to historic resource preservation by facilitating the revitalization and development of historic properties and districts. She has over 15 years of historic preservation and architectural research, management and design-related experience with profit and non-profit corporations, including eight years of experience as an executive director for Main Street towns. Her responsibilities have included historic research, adaptive re-use, streetscape analysis, design assistance, and identification of funding resources. She works closely with local community development and planning departments, and historic commissions on issues of preservation planning, consistency with the Secretary of the Interior Standards, and historic resource development on a variety of projects.

Examples of such projects include:

- Glass Family House Museum, San Ramon
- Historic Resource Survey and Secretary of the Interior's Standards for Rehabilitation Review, Carmel-by-the-Sea
- Polo Ranch Feasibility Study, Scotts Valley
- Folsom Railroad Block Development Recommendations, Folsom
- Richardson Grove State Park Lodge and Theater, Garberville

Ms McElroy earned a Master of Science Degree in Historic Preservation from the University of Pennsylvania, Philadelphia, PA, in 1987, with a concentration in Research and Documentation. Additional course work included American Architectural History, American Material Culture, and Materials Conservation.

She had a dual summer internship at Cliveden, a National Trust property; researching the extensive Chew family papers to document a nineteenth century architectural addition to the eighteenth century home, and cataloguing the family's decorative arts collection.

Her Bachelor of Art Degree is from Roger Williams College, Bristol RI, (1980) which included an emphasis on Historic Preservation, American Art, and History of Architecture.

Supplemental studies included those at Columbia University, with classes in American Architectural History; Hunter College, History of American Art, and Museum Studies; The Cooper Hewitt Museum, classes in American Decorative Arts; the Main Street Certification Institute, National Main Street Center, National Trust for Historic Preservation, which included competitive sessions in design, economic restructuring, organization, and promotion.

Circa: Historic Property Development

Circa: Historic Property Development was established to help facilitate the protection and revitalization of historic properties and districts to be economically healthy and self-sustaining while maintaining their unique character. Projects have included feasibility studies, historic resource surveys, resource evaluations, and consistency review for CEQA and Secretary of the Interior, and identification of funding resources. The firm works closely with public agencies and private interests on issues of preservation planning, design-related issues, and downtown revitalization.

Circa: Historic Property Development is dedicated to the rehabilitation and adaptive use of historic structures, and downtown revitalization programs that reinvigorate the heart of a community. These goals are achieved by thoughtfully addressing historic preservation issues as identified in the following preservation projects:

Select Projects

- **Historic Context Statement & Survey Update (Watsonville)** – Circa is providing a Historic Context Framework and Report that will specifically identify areas of significance (prior to 1955) based on property types, architectural character-defining features, and local development and use patterns. Our evaluation approach will go beyond architectural design and include significance of place and cultural themes. The Statement will allow the City a means by which to properly survey, evaluate and complete the State of California (DPR) forms, and also provide the community with information to better understand a property's importance in the history, and future, of Watsonville.

Contact: Suzi Aratin – City of Watsonville
Address: 250 main Street Watsonville, CA 95077
Telephone Number: 831 728 6177

- **Historic Assessments Reports (Monterey County):** Circa provides on-going historic assessments throughout Monterey County for properties over fifty years of age. Phase One Assessments follow the County's Guidelines for Historic Assessments to determine if a property may be historic. When the County of Monterey has reviewed the preliminary findings the County may requested a Phase Two Assessment to determine impacts. These services are provided to a law firm for various property-types.

Contact: Miriam Schakat– Lombardo & Gilles, Attorneys at Law
Address: 318 Cayuga Street, Salinas, CA 93901
Telephone Number: 831 754 2444

- **Virginia Avenue Historic Resource Evaluation Report (HRER) (Modesto):** The Virginia Avenue Corridor rails-to-trails conversion project required the completion of an HRER regarding the proposed trail use of 4.2 miles of former Union Pacific Railroad right-of-way by the City of Modesto. The HRER as part of the Section 106 process and

California Environmental Quality Act (CEQA) included evaluations of 2 buildings, two wooden trestles, box culverts, an approximate 2200-foot length section of the Modesto Irrigation District (M.I.D.) Lateral #4, and 4.2 miles of rail bed.

Contact: Matthew Gerken or Randy Chafin– P&D Consultants
Address: 3840 Rosin Court, Suite # 130, Sacramento, CA 95834
Telephone Number: 916 649 0196

- **Courthouse Facade Reconstruction Environmental Impact Report** (Redwood City): Circa recently completed an EIR for a proposed project that involves the façade reconstruction of a significant civic landmark building and the development of an adjacent urban plaza. The 1910 Courthouse is listed on the National Register of Historic Places. The report addressed the Reconstruction Treatment per the Secretary of the Interior and potentially significant environmental impacts according to §15064.5 of the California Environmental Quality Act (CEQA) resulting from the demolition (per HABS) of the South Annex.

Contact: Charles Jany – City of Redwood City
Address: 1017 Middlefield Rd, Redwood City, CA, 94064
Telephone Number: 650 780 7239

- **Folsom Railroad Block Development** (Folsom): Circa serves as cultural resource and architectural historian to the City of Folsom regarding compatible and appropriate new, mixed-use construction project within the historic, railroad block that includes two historic railroad depots, a reconstructed turntable and rail line. The project requires sensitivity to both the needs and desires of the community, balanced with the criteria and requirements of the Secretary of the Interior’s Standard for Treatment of Historic Properties, CEQA and NEPA with future coordination with SHPO, Caltrans and FHWA.

Contact: Joe Luchi – City of Folsom
Address: 50 Natoma St. Folsom 95630
Telephone Number: 916 351 3589

- **Historic Reconnaissance Survey** (Live Oak): A Reconnaissance Survey was recently conducted for the County of Santa Cruz for the un-incorporated Live Oak neighborhood. The survey is intended to help evaluate historic resources and to update State of California Department of Parks and Recreation (DPR) 523 records for 27 properties. Additionally, approximately 75 new properties were surveyed for their potential inclusion on the County’s resource list. Property types ranged from poultry farms, residences, seasonal resorts, industrial sheds, and institutional.

Contact: Steve Guiney – Senior Planner, Santa Cruz County
Address: 701 Ocean St Santa Cruz 95060
Telephone Number: 831 454 3172

- **Determination of Significance and Historic Structures Report for the Empress Theatre** (Vallejo): The *Determination of Significance and Historic Structures Report* was developed as an initial study to help guide the rehabilitation of the Empress Theatre in downtown Vallejo. The theatre retains a high level of integrity and association with the progress of theatre development from 1912 through the 1950s. The report analyzed the structure's eligibility for inclusion on the California Register of Historic Resources. The HSR also provided documentation and analysis of the original materials, features and construction techniques, and a determination of architectural conditions. Recommendations for specific treatments based on the Secretary of the Interior's Standards were developed.

Contact: Curt Johansen or Debbie Egidio– Triad Communities
Address: 1095 Hiddenbrooke Parkway, Vallejo, CA 94591
Telephone Number: 707 557 1184

- **Polo Ranch Feasibility Study** (Scotts Valley): The Polo Ranch complex was designed in 1930 by William Wurster for the renowned sportswoman Marion Hollins. The Polo Ranch Feasibility Study discusses the feasibility and compatibility with the Secretary of the Interior Standards rehabilitation and re-use of the ranch complex. The Study provides a plan for the future of the Polo Ranch for use as a museum, community center or for expanded equestrian use in conjunction with the local land trust. The report analyzes program needs and community desires for the preservation and continued use of the complex while retaining important character defining elements.

Contact: Jerry Embree – Project Manager, Lennar Communities
Address: PO B1084, Lafayette, CA 94549
Telephone Number: 925 788 1513

- **Historic Reconnaissance Survey** (Live Oak): A Reconnaissance Survey was recently conducted for the County of Santa Cruz for the un-incorporated Live Oak neighborhood. The survey is intended to help evaluate historic resources and to update State of California Department of Parks and Recreation (DPR) 523 records for 27 properties. Additionally, approximately 75 new properties were surveyed for their potential inclusion on the County's resource list. Property types ranged from residences, industrial sheds, and institutional.

Contact: Steve Guiney – Senior Planner, Santa Cruz County
Address: 701 Ocean St Santa Cruz 95060
Telephone Number: 831 454 3172

- **Secretary of the Interior's Standards for Rehabilitation Review and Historic Resource Survey Consultation** (Carmel-by-the Sea): Contract historic preservation consultant for the City of Carmel to 1) review proposed rehabilitation projects for compliance with the Secretary of the Interior's Standards for Rehabilitation, the California Coastal Commission criteria, and compliance with CEQA, and 2) architectural

survey and research for completion of DPR forms, and National Register and California Register eligibility of historic structures. Material is developed on an as-needed basis.

Contact: Brian Roseth - City of Carmel Planning Dept.
Address: Monte Verde and Seventh, Carmel, CA 93921
Telephone Number: 831 620 2010

- **Historic Context & Reconnaissance Survey (Eureka)** Circa developed an amendment to the historic context for the City of Eureka to help evaluate historic resources constructed between c. 1935-1965 in the Core Area of downtown Eureka and to prepare State of California Department of Parks and Recreation (DPR) records for these properties. The project was coordinated with the Office of Historic Preservation (SHPO) CLG program.

Contact: Sidnie Olson – City of Eureka
Address: 531 K Street Eureka 95501-1146
Telephone Number: 707 441 4265