

*CENTRAL DAVIS HISTORIC CONSERVATION DISTRICT –
POTENTIAL DOWNTOWN DAVIS HISTORIC DISTRICT*

MULTIPLE PROJECT CUMULATIVE IMPACT ANALYSIS

Prepared For:
City of Davis
Community Development Department
23 Russell Boulevard
Davis, CA 95616

Prepared By:
Wendy L. Tinsley, Principal
Urbana Preservation & Planning
248 3rd Street #841, Oakland, CA 94607
510-663-7443/Phone – 510-288-1320/Fax
+
1518 Myrtle Avenue
San Diego, CA 92103
619-543-0693/Phone – 619-374-1987/Fax

www.urbanapreservation.com

October 2006

TABLE OF CONTENTS

I. Introduction / Methodology1
II. CEQA Framework1
III. Central Davis Historic Conservation District2
IV. Potential For A Downtown Davis Historic District.....7
V. Current / Future Projects Proposed Within the Central District / Potential Historic District.....8
VI. Potential Cumulative Impacts Identified10
VII. Summary / Conclusions10

Tables

Table 1: Historic / Potentially Historic Properties in the Downtown/Commercial Area.....5

I. INTRODUCTION / METHODOLOGY

In August 2006 the City of Davis Community Development Department retained Urbana Preservation & Planning (Urbana) to prepare a Cumulative Impact Analysis (CIA) in order to examine the potential effects three proposed planning and development projects may have on the Central Davis Historic Conservation District / potentially identified Downtown Davis Historic District. The three proposed projects considered as part of this CIA are the:

- proposed Anderson Bank Building Window Installation Project,
- proposed Dresbach-Hunt-Boyer Tankhouse Removal/Relocation Project, and
- City of Davis B & 3rd Streets Visioning Project.

Each of the above-listed projects has been previously reviewed, or is currently under separate review for individual impacts to Historical Resources pursuant to the language of the California Environmental Quality Act contained within Division 13 §21084.1 of the California Public Resources Code. The initial study for the proposed Anderson Bank Building Window Installation project was prepared by Urbana Preservation & Planning in September 2005, with an updated final report presented in January 2006. The proposed Dresbach-Hunt-Boyer Tankhouse CEQA Historical Resource review was prepared in June 2006 by Rowland-Nawi Associates. The B & 3rd Streets Visioning project documents provided to Urbana as part of this review are comprised of the draft document Section 4.3 entitled ‘Historic Resources’ and dated August 2006; the preparer of the B & 3rd Streets Visioning documents is not discernible based on the information provided.

The methodological approach for this CIA consisted of a review of the three above-listed project documents, as well as the *Context Statement for the Central Davis Historic Conservation District* contained within the August 2003 City of Davis Historical Resources Survey. Each document was reviewed to understand the previous determinations regarding the individual impacts to Historical Resources associated with each specific project. These individual determinations were then considered comprehensively to determine whether the existing recognized Central Davis Historic Conservation District / potentially identified Downtown Davis Historic District would be materially or visually impaired such that it would no longer appear potentially eligible for recognition or designation as a Historic District, and would no longer be regarded as a Historical Resources for the purposes of CEQA. No field survey work was conducted as part of this CIA. Those properties identified in this CIA as potential contributors to the preliminarily identified Downtown Davis Historic District were included in the August 2003 City of Davis Historical Resources Survey, specifically in the *Context Statement for the Central Davis Historic Conservation District*.

II. CEQA FRAMEWORK

The regulatory framework for this CIA is contained within §15355 of the *CEQA Guidelines*, which defines a cumulative impact as two or more individual effects, which, when considered together, are considerable or which compound or increase other environmental impacts. Under *CEQA Guidelines* §15355(a) the individual effects may be changes resulting from a single project or a number of separate projects. Under *CEQA Guidelines* §15355(b) the cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

CEQA Guidelines §15130(b) requires that cumulative impacts must reflect the severity of the impacts and their likelihood of occurrence, and that the cumulative discussion need not provide as much detail as provided by impacts of the project alone, and should be guided by the standards of practicality and reasonableness.

Additionally §15130(b) identifies the following three elements are necessary for a CIA to be considered adequate.

1. A list of past, present, and reasonably anticipated future projects producing related or cumulative impacts, including those projects outside the control of the agency, or summary of projections contained within an adopted general plan or related planning document which is designed to evaluate regional or area-wide conditions. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.
2. A summary of expected environmental effects to be produced by the subject projects with specific references to additional information stating where that information is available; and
3. A reasonable analysis of the cumulative impacts of relevant projects. An EIR shall examine reasonable project options for mitigating or avoiding and significant cumulative effects of a proposed project.

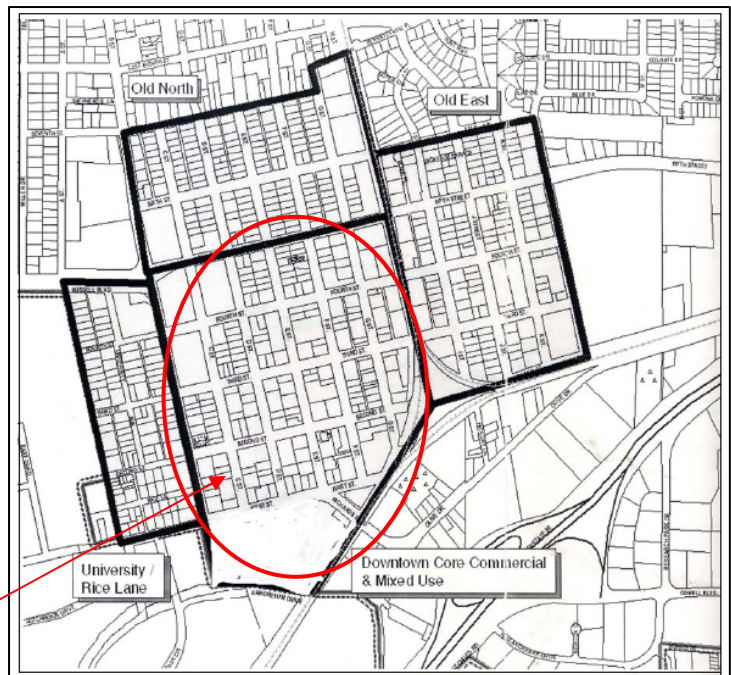
III. CENTRAL DAVIS HISTORIC CONSERVATION DISTRICT

The boundaries of the Central Davis Historic Conservation District / potentially identified Downtown Davis Historic District encompass the original City of Davis boundaries as it was incorporated in 1917. According to the *Context Statement for the Central Davis Historic Conservation District* contained within the City of Davis August 2003 Historical Resources Survey the purpose of the Historic Conservation District is to provide a sense of neighborhood stability for modest, well-maintained neighborhoods, such as those sited within Davis' 1917 boundaries. Conservation District designation provides increased flexibility for planning and development projects proposed within it's boundaries; it's basis is found in three key policy documents developed by the City of Davis over the last decade – *The Core Area Specific Plan*, *The Downtown Strategy Report*, and the *Davis Downtown and Traditional Residential Neighborhoods Design Guidelines*.¹

Four distinct neighborhoods or sub-areas are contained within the Central Davis Historic Conservation District; the Old North area, the Old East area, the University / Rice Lane area, and the Downtown Core Commercial & Mixed Use area, also known as the 'Downtown Commercial Area'. Of importance to this CIA is the 'Downtown Commercial Area' which may be potentially eligible for recognition and

designation as a Downtown Davis Historic District. In Davis, historic buildings play a vital role in establishing neighborhood identity and conveying community heritage. The Central Davis Historic Conservation District derives its historic character and significance from individual buildings as well as groupings of properties that are currently listed on, or appear eligible for listing to, the National Register of Historic Places, the California Register of Historical Resources, and/or the City of Davis Historic Resources Register. Similarly concentrations of other historic-era buildings in the area which have been previously determined to not possess individual historical or architectural significance but contribute to the overall physical and visual character observed throughout the district are considered 'corridors of historic interest' for planning purposes.²

Downtown Commercial Area / Potential Downtown Davis Historic District Boundaries.



¹ "Context Statement for the Central Davis Historic Conservation District," *City of Davis Historical Resources Survey*, August 2003, pg. 1, ¶1.

² *Ibid*, pg. 1, ¶2.

The Downtown Core Commercial & Mixed Use area / Downtown Commercial Core is bounded by the south side of Fifth Street to the north, the east side of B Street to the west, the west side of H Street to the east, and First Street to the south, as well as the portion of land between First Street and Arboretum Drive.

Historical Overview

According to the *Context Statement for the Central Davis Historic Conservation District*, the Downtown Commercial area represents the oldest developed portion of the city and is also the portion of the central core that has changed the most in the last forty years having experienced the most significant loss of historic building stock.³

The Downtown/Commercial area was historically, and remains today, the area with the most diverse built environment. As its name implies, it encompassed the city's historic industrial and commercial, as well as a substantial portion of its residential buildings. The physical organization of the downtown into industrial, commercial and residential zones fell into place very early and changed little for the first hundred years of the City's history. Agricultural-industrial structures stretched along either side of the railroad tracks from approximately three blocks. One block to the west, commercial establishments aligned themselves along G Street. Although today commercial establishments extend all the way to A Street at the edge of the University campus, the original G Street strip remains at the heart of an active office, retail and entertainment district. Like the early industrial district, the city's original commercial zone took a linear form, with buildings closely arrayed along G. Until 1891 the majority of this development was confined between 1st and 3rd Streets, with the densest development on the west of the street. In the last decade of the century, commercial buildings began to make inroads above 3rd Street, creating a mixed block of businesses and homes between 3rd and 4th Streets.⁴

Despite the ready availability of land, the early commercial district was densely built with closely abutting and joint side walls. Original buildings were wood, but by 1920 the commercial strip between 2nd and 3rd Streets had acquired its share of stately masonry buildings. This may have been due in part to the large fire of 1916 that destroyed many of the original wood framed commercial buildings, providing an impetus to build with more enduring fireproof materials. Whatever the reason for the shift, the preference for masonry construction lent an air of permanence and solidity to the business district. Important in creating this new environment of urbanity was the construction of the Bank of Yolo (1910), the Anderson Bank Building (1914), the Masonic Lodge (1917), and the brick café adjacent to it (c.1920s). The city's first movie theatre was located in an existing building on G Street in the early 1920s, then relocated to the corner of F and 2nd Streets in the 1930s where it remained until construction of Davis' premier classical movie house, the Varsity theatre.

The retail spaces at the Anderson Bank Building began moving commercial enterprise west onto 2nd Street, a trend that was enhanced in the mid-1920s with the construction of single-story, brick, row of small shops (1926-28) on the south side of the street (Brinley Brock). Although G Street continued to be the principal commercial avenue, by 1945 its exclusive hold on commercial development was broken. The construction of the stucco Mediterranean Revival style City Hall and Fire Station (1938) and an adjacent medical and dental building (c.1950) on F Street, combined with the commercial growth along 2nd Street, created the first full city block dedicated solely to public and private commerce.

The architectural styles of the downtown buildings varies and includes Classical Revival (Yolo Bank), Prairie Style Commercial Block (Anderson Bank), Renaissance Revival (Masonic Lodge), as well as the single-story parapeted commercial storefront (G Street café and 714 2nd Street). Two excellent examples of Streamline Moderne are also found in the business district, the Anderson Lumber Building on the corner of 3rd and G Streets and the Varsity Theatre on 2nd Street. All of these buildings are still extant and contribute to the character of the downtown area. This commercial development on G Street and F Streets remained at the core of the City's commerce until the 1960s

³ Central Davis Historic Conservation District Context Statement, pg. 13, ¶ 13.

⁴ Ibid, pg. 14, ¶ 4.

The remainder of the Downtown/Commercial area between 1st and 4th and F and B Streets developed as a residential area which became denser and more urban in form with each passing decade. Although the city blocks were platted into relatively narrow deep lots, it was not until the 1930s that a clear pattern of side-by-side houses began to be discernable.

In 1900 no residential block had been completely built out. This in part reflected the practice of multiple adjacent lot ownership by one individual. This resulted in houses, whether large or not, set on relatively palatial piece[s] of ground, surrounded by trees, gardens and, frequently, a variety of large and small outbuildings. The presence of large lots, sometimes a full quarter or half of a block, gave the residential area a semi-rural appearance. This was enhanced by the fact that a large number of properties had barns, sheds, and frequently, windmills or tank houses to supply water...Most of these evidences of a rural lifestyle were gone by the 1950s. Each decade saw the removal of additional outbuildings and the re-subdivision and sale of lots for houses. Demolished outbuildings were increasingly replaced with garages, sited to both the rear and side of yards. In this part of town, these new structures were accessed by means of driveways that had to be cut from the street. Today only two tank houses (non-functioning) remain, one in conjunction with the Dresbach Home on 2nd Street and one near the University that has been converted into a living unit (Barovetto Tank House).

Previously Identified Resources in the Downtown/Commercial Area

There are currently 55 properties within the Downtown/Commercial area that have been previously identified as significant or potentially significant in past historical resource survey projects for contributing to the social and architectural history of the Downtown/Commercial area. Of these 55 properties, seven (7) are designated as Davis City Landmarks and seven (7) are designated as Davis Merit Resources. The remaining 41 properties have been determined as part of previous preservation planning studies to carry secondary or contributory significance rather than primary individual significance.

The 55 significant / potentially significant properties located within the Downtown/Commercial area are included on the following page in Table 1.

Table 1: Historic / Potentially Historic Properties in the Downtown/Commercial Area

| Address | Identifier | Year Surveyed | Designation |
|----------------------------|-------------------------|---------------|----------------|
| 122 B Street | None | 1996 | |
| 212 B Street | None | 1996 | |
| 228 B Street | None | 2003 | |
| 232 B Street | Jacobson Wilson House | 1996 | Merit Resource |
| 118-120 C Street | McNiel Manor Apartments | 2003 | |
| 137 C Street | Clancy House | 1996/1980 | Merit Resource |
| 231 C Street | None | 1996 | |
| 316 C Street | None | 1996 | |
| 322 C Street | None | 1996 | |
| 412 C Street | Davis Community Church | 1996/1980 | City Landmark |
| 445 C Street | Hattie Weber Museum | 1996/1980 | Merit Resource |
| 113 D Street | None | 1996/1980 | |
| 117 D Street | None | 2003 | |
| 222 D Street | Park Place | 1996/1980 | |
| 305 D Street | None | 1996 | |
| 307 D Street | None | 1996/2003 | |
| 315 D Street | None | 2003 | |
| 337 D Street | Pena House | 1996/1980 | |
| 114 E Street | None | 2003 | |
| 305 E Street | None | 1996/1980 | |
| 418 E Street | None | 1996 | |
| 226 F Street | Historic City Hall | 1996/1980 | City Landmark |
| 413 F Street | None | 2003 | |
| 433 F Street | None | 1996/1980 | |
| 513 F Street | None | 1996/1980 | |
| 203 G Street | Anderson Bank Building | 1996/1980 | City Landmark |
| 217-219 G Street | None | 2003 | |
| 225 G Street | Masonic Lodge Building | 1996/1980 | Merit Resource |
| 238 G Street | Davis Hardware | 2003 | |
| 301 G Street | Bank of Yolo | 1996/1980 | Merit Resource |
| 403 G Street | None | 1996/1980 | |
| 423 1st Street | None | 2003 | |
| 503 1st Street | None | 1996 | |
| 509 1st Street | None | 1996 | |
| 515 1st Street | None | 1996 | |
| 521 1st Street | None | 1996 | |
| 616 1st Street | Boy Scout Cabin | 1996 | |
| 401 2nd Street | None | 2003 | |
| 409 2nd Street | None | 2003 | |
| 505 2nd Street | Hamel House | 1996 | |
| 604 2nd Street | Dresbach Mansion | 1996/1980 | City Landmark |
| 616 2nd Street | Varsity Theater | 1996/1980 | City Landmark |
| 716-726 2nd Street | Brinley Block Building | 1996/1980 | Merit Resource |
| 840 2nd Street | Southern Pacific Depot | 1996/1980 | City Landmark |
| 403 3rd Street | None | 2003 | |
| 405 3d Street | None | 2003 | |
| 409 3 rd Street | None | 2003 | |
| 503 3rd Street | None | 1996/1980 | |
| 509 3rd Street | None | 1996/ 1980 | |
| 515 3rd Street | None | 1996 | |
| 509 4th Street | None | 1996/1980 | |
| 603 4th Street | None | 1996/1980 | |
| 619 4th Street | 1st Presbyterian Manse | 1996/1980 | Merit Resource |
| 621 4th Street | None | 2003 | |
| Richards Underpass | Davis Subway | 1996 | City Landmark |

The *Context Statement for the Central Davis Historic Conservation District* details the extant historic or potentially historic properties located within the Downtown/Commercial area as follows.

The City's commercial history is represented by several buildings on G Street, already enumerated above. Of these the Anderson Bank Building, Masonic Lodge, Yolo Bank and the retail shops known as the Brinley Block, on the corner of 2nd and G Streets, have all been previously surveyed. The Anderson Bank Building has been designated as a Landmark. The Yolo Bank, the Brinley Block and the Masonic Lodge are recognized as Resources of Merit. All of these four buildings appear to be individually eligible for listing on the California Register of Historical Resources. In addition there are two buildings not previously identified, that are associated with the city's early commercial development, the Louie Young Restaurant (217 G Street; c.1915) and 238 G Street, originally part of the Davis Lumber Company (c.1935) and one of the city's two examples of Streamline Modern architecture. These six buildings plus the Varsity Theatre are the only remaining examples of Davis' pre-World War II historic commercial development. Although they represent an eclectic grouping in terms of architectural styles, they are representative of the diverse styles of commercial buildings that made up small town "downtowns" in early 20th century. They are also unified by their close physical relationship to one another, and their visual unity as a commercial enclave. They present an almost iconic image of the pre-World War II All-American town. The buildings make a significant contribution to the historic feeling and association of the Downtown/Commercial district, and are individually good, in the case of 238 G Street, excellent, examples of their architectural styles. The commercial district which now extends over a much larger area is primarily made up of post-1950s construction or adaptively reused buildings. In addition to their historic significance, these seven buildings are the precedent in terms of style, massing, form, and design that maintain a consistent visual identity in the old commercial district.⁵

In retaining a sense of historic continuity and setting the intersection of 2nd and G Streets deserves special attention. Second Street, from the railroad depot to the University, has always been a significant corridor within the city. Historically this was recognized by the placement of the short-lived arch here in the 1920s (now demolished) and by the prominence that Charles Cheney gave it in his unrealized plan for a "City Beautiful" approach to the University. The visual linkage of the Anderson Bank Building, the Brinley Block and the Mission Revival Depot makes this corner a pivotal axis representing the City's historic commercial development. The recent demolition of the Terminal Hotel on the east corner of 2nd and G Streets substantially affected the integrity of this important historical intersection. Further demolition or alternation of this historic intersection would seriously degrade the historic character of the remaining commercial district.

Because of its early and denser development, the Commercial/Downtown area was the site of much of the city's Victorian period architecture. In the 1960s and 1970s large numbers of residential buildings in the downtown were demolished. In some cases, whole blocks, such as the 300 and 400 blocks of E, the 200 hundred block of F, and the 400 block of G were cleared, removing much of the limited stock of Victorian buildings. Of the approximately sixty-two pre-1900 dwellings that were standing in 1953, only eight remain in the Downtown/Commercial area today. All of these have been surveyed and previously evaluated.

Only one of the Victorians can be characterized as high style. The Dresbach house, associated with one of the town's founders, is a good example of an 1870s Italianate and, along with its surviving water tower, is one of the oldest buildings in the City. Although its original semi-rural setting on a quarter block lot has long ago disappeared, it otherwise retains its integrity and does not appear to have undergone any major change since the 1996 historical resources survey. The 1890 cottage at 113 D Street, now a restaurant, and the prominent cottage at 305 E Street are best described as Queen Anne Cottages. Although the E Street house was built after the turn of the century (1905), it is Victorian in its concept and design. Unlike most of the other early houses in the Downtown/Commercial area, it retains its setting on a large lot. The

⁵ Central Davis Historic Conservation District Context Statement, pg. 19, ¶ 2-3.

remaining examples of this period, 609 4th Street, 509 3rd Street, and 337 D Street, are vernacular. These are very simple traditional house forms adapted to the period with a few simple details such as the fish scale gable trim on 509 3rd Street. In the case of the Pena house (337 D) there is not even an attempt at Victorian embellishment. It is an excellent example of a working class, vernacular home constructed in an urban environment. The original buildings at 129 E Street (Orange Court) and at 222 D Street (Park Place) have been incorporated into commercial complexes. The 222 D Street building, while altered, continues to retain sufficient integrity of design, materials, workmanship, setting and location to contribute to the character of the Downtown/Commercial area of the Conservation District.

The most active period of building in Davis prior to the 1950s was the 1920s and early 1930s. The general prosperity of the period, changes in home mortgages lending, and population growth all pushed a “boom.” The larger number of homes constructed in this period, as well as their location further from the commercial district, tends to account for the greater surviving numbers of historic structures from this period. Two predominate residential styles characterize this area: Craftsman Bungalow and Period Revival.

Most of the residences in the downtown area are modest homes. Craftsman Bungalows are generally one or one-and-one-half story with low pitched, wide spreading roofs with pronounced overhangs and prominent porches. There are no houses in the Craftsman or its related Prairies Style that appear to be architect designed or that could be termed high style.

The Period Revivals fall into two time periods. The earliest are Colonial Revivals and date from the 1910s. Sometimes known as Four-Squares, a reference to their two-story square massing, the two surviving examples, 137 C Street (1913), now a sorority house, and 505 2nd Street, are prepossessing houses and good examples of their type. The later Revival Styles found their precedent in English and European vernacular domestic architecture. In Davis the Tudor Cottage, Mediterranean, and Colonial Revival were the favored sub-types.

There are a few large houses of these styles, mainly grouped along 1st and 2nd Streets, but the majority are small houses. These houses are generally constructed of brick or stucco, although Colonials tend to be clapboard or are clad with novelty siding. Roof lines, fenestration patterns and window types and small decorative embellishments are used to establish the stylistic provenance of the different types.

North of 3rd Street and west of E Street, and on 1st Street, a number of residences have been converted into offices and restaurants, some of these conversions have been carried out without significantly affecting the historic integrity of buildings, while others are less successful.⁶

IV. POTENTIAL FOR A DOWNTOWN DAVIS HISTORIC DISTRICT

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

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

⁶ Central Davis Historic Conservation District Context Statement, pg. 19-21.

historic commercial buildings or inappropriate remodels would render a district ineligible.

The Downtown/ Commercial area also has a good selection of middle and working class turn-of-the-century residences, as well as a good representation of both Craftsman and Period Revivals, these buildings are scattered throughout the area. The continued presence of these buildings makes a strong statement about the city's past and contributes to the visual and architectural character of the downtown area, but there is no single grouping that constitutes an historic district.

The Victorian (that is, pre-1900), residences in this area should be given special consideration in planning decisions. There are very few examples of this period available anywhere in the city. Although often not recognized, the vernacular, "farm house" homes from this period are particularly valuable as examples of ordinary housing of which very few examples remain.⁷

Of importance to this CIA is the last sentence in paragraph one of the above-listed quotation, which has been bolded for the reader. As part of the 2003 City of Davis Historical Resources Survey it was determined that there is potential for a grouping of properties to be designated as a Downtown Davis Historic District comprised primarily of pre-World War II commercial buildings, but also with historic-era residences as contributing resources. However it was the author's opinion that further loss of historic-era commercial buildings in the area, through demolition or inappropriate remodel, would render the potential historic district ineligible such that it would no longer physically convey its previously identified significance.

V. CURRENT / FUTURE PROPOSED PROJECTS WITHIN THE CENTRAL DISTRICT / POTENTIAL HISTORIC DISTRICT

Two planning and development projects are currently proposed within the boundaries of the Central District / Potential Downtown Davis Historic District boundaries. These projects are the Anderson Bank Building Window Installation project, and the Dresbach-Hunt-Boyer Tankhouse Removal/Relocation project. The third project reviewed as part of this CIA, the B and 3rd Streets Visioning Process project, is within the University / Rice Lane area, adjacent to the Central District. Given that this area is not part of the Anderson Bank Building area, the cumulative impact analysis focuses on the two projects within the potential Historic Downtown district.

Anderson Bank Building Window Installation Project

The Anderson Bank Building Window Installation project proposes installation of new windows in the existing bulkhead wall sections of the historic bank building. The project does not call for wholesale demolition of the building, instead calls for insertion of new windows beneath the existing four arched windows sited along the street facing elevations. The proposed window installation project would alter the historic appearance of the bank building and would preclude the property from future listing to the National Register of Historic Places, and could possibly preclude the building from future inclusion on the California Register of Historical Resources. The Anderson Bank Building is located at an important intersection in downtown Davis that has suffered a significant loss of integrity through the decades as older, historically and architecturally significant properties original to that site, have been removed and replaced with new construction. However, the proposed window project, with appropriate project mitigation, would not appear to preclude the building from retaining its designation as a Davis City Landmark.

Dresbach-Hunt-Boyer Tankhouse Removal/Relocation Project

The Dresbach-Hunt-Boyer Tankhouse Removal/Relocation project proposes to demolish or relocate on site, the historic tankhouse sited adjacent to the National Register listed Dresbach Residence in order to construct a new commercial building at that location. The historic residence would not be materially impacted by the proposed project. The tankhouse is being evaluated to determine whether demolition or

⁷ Central Davis Historic Conservation District Context Statement, 23.

relocation to an on-site location would result in a substantial adverse impact to a historic resource. A focused EIR has been initiated to evaluate the impacts on cultural resources and area aesthetics of the proposed demolition or relocation of the tank house on-site as well as the proposed new building. For the purposes of this CIA the most significant impact and/or effect (demolition) on that particular historical resource is assumed.

B & 3rd Streets Visioning Process Project

The B & 3rd Streets Visioning Process is a long range planning effort pertaining to the west side of B Street between 2nd and 4th Street, and along 3rd Street between B Street and University Avenue.⁸ Although the B & 3rd Streets Visioning Process project is sited immediately west of the Downtown/Commercial area boundaries, impact information identified from the B & 3rd Streets planning documents has been included here. According to §4.3-5 of the 3rd & B Street Historic Resources document

The project area is comprised of 22 parcels with 23 principle [sp] structures. Six of these structures were built after 1945 and are not considered potential historic [al] resources. Sixteen of the 17 principle [sp] structures constructed prior to 1945 are considered to retain historic integrity, while one (241 B Street) has been altered and is not considered to retain historic integrity. Twelve of the 16 structures with integrity (including one that was previously deemed not eligible for designation) are considered contributors to a historic district if such as historic district existed. Two of these 16 structures are already recognized as City of Davis Merit Resources (337 B Street and 232 3rd Street). One structure (315 B Street) has been recently identified as eligible for designation as a City of Davis Merit Resource. Another structure (301 B Street) has been identified as eligible for designation as a City of Davis Landmark.⁹

The 3rd & B Street Historic Resources project document identified four major impacts to historical resources resultant from the 3rd & B Street project. Following are the impacts identified:

- **Impact 4.3-7:** The project may result in demolition or relocation of a group of pre-1945 contributor structures that may adversely impact the integrity of the historic setting of a designated Merit Resource of Landmark. This is considered a significant cumulative impact.
- **Impact 4.3-8:** The project may result in substantial alteration of a group of pre-1945 contributor structures that may adversely impact on the integrity of the historic setting of a designated Merit Resource of Landmark. This is considered a less-than-significant cumulative impact.
- **Impact 4.3-9:** The project will result in a cumulative substantial change to the physical characteristics of a portion of the Davis Downtown and Traditional Residential Neighborhood Conservation District that will adversely affect the integrity of the historic setting of this portion of the district. This is considered a cumulative impact.
- **Impact 4.3-10:** Removal of a group of contributing structures will remove the potential for the project area to be designated or listed as a historic district, or as a portion of a historic district. This would be considered a significant unavoidable impact.

VI. POTENTIAL CUMULATIVE IMPACTS IDENTIFIED

The two projects currently under review and described in the previous section, the Anderson Bank Building Window Installation project and the Dresbach-Hunt-Boyer Tankhouse Removal/Relocation Project, would not appear to cause a significant cumulative impact to the preliminarily identified Downtown Davis Historic District, nor would these two proposed projects appear to cause a significant cumulative impact on the currently recognized Central Davis Historic Conservation District's Downtown/Commercial sub-area

⁸ The B & 3rd Streets Visioning area includes the 200 & 300 blocks of University Avenue; the 200 & 300 blocks of B Street (west side only – odd addresses); the 200 block of 4th Street (south side only – even addresses); the 200 block of 3rd Street (both north and south sides – all addresses); and the 200 block of 2nd Street (north side only – odd addresses).

⁹ B & 3rd Streets Vision Process *Historic Resources* Section, 4.3-5, last ¶.

such that the preliminarily identified historic district would no longer appear eligible for designation as a local level historic district.

Material changes resulting in wholesale demolition of properties could potentially occur as part of the implementation process for the B & 3rd Streets Visioning project, however the B & 3rd Streets project is not located within the boundaries of the Downtown/Commercial area, instead the B & 3rd Streets project is sited immediately outside the preliminarily identified historic district boundaries, and rather than materially affecting any identified historic district contributors the proposed project could potentially cause a significant visual affect on the larger setting of these previously identified historic district contributors and/or individually significant or eligible properties, although the affected setting would be sited outside the identified boundaries of the potential Downtown Davis Historic District. However, the changes would not appear to cause a direct environmental impact to the Anderson Bank Building sub-area.

Material changes are proposed for the Anderson Bank Building, which although would not result in wholesale demolition of the City Landmark, would reduce the overall integrity of this historically and architecturally significant property such that it would no longer be considered eligible for inclusion on the National Register of Historic Places, and could potentially be found ineligible for the California Register of Historical Resources upon project completion. The Dresbach-Hunt-Boyer Tankhouse is proposed for demolition or potential relocation on-site. Impacts of the proposed demolition/relocation as well as the new building are being analyzed to determine if there will be significant impacts on the Mansion and Varsity Theater, both identified contributors to the preliminarily identified Downtown Davis Historic District, as well as individually significant properties.

Additional visual impacts to historical resources in and around the Downtown area would also result from the Anderson Bank and B & 3rd Streets projects. Demolition of the tankhouse or relocation of the tankhouse on the Dresbach property could be found to impact the historic setting of the Dresbach Residence. Additionally the new proposed construction in close-proximity to the historic Dresbach Residence could be found to also cause a visual impact on the setting of the historic property and/or the adjacent Varsity Theater. The proposed window project at the Anderson Bank Building would not appear to cause as great of a visual impact on nearby historical resources, however, it would contribute to the slowly eroding integrity of the individual character-defining features original to the historic bank building, as well as those displayed on historic-era buildings in the downtown area that have been remodeled through the years.

VII. SUMMARY / CONCLUSIONS

Based on a review of the project documents available for the proposed Anderson Bank Building Window Installation project and the Dresbach-Hunt-Boyer Tankhouse Removal/Relocation project, it would appear these two projects, if implemented as proposed, would not cumulatively result in a significant adverse effect on the potentially identified Downtown Davis Historic District such that it would no longer appear to retain a sufficient degree of integrity necessary to maintain eligibility for a local or state-level historic sites register due to the potential loss of integrity to individually significant buildings that serve as the contributing anchors to the preliminarily identified historic district.

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