

*Resource Name or # (Assigned by recorder): Ivy Town North No. 1 – 3

D1. Historic Name: Ivy Town North No. 1 – 3

D2. Common Name: Ivy Town North neighborhood

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

Ivy Town North No. 1 – 3 is series of three small, irregular-shaped subdivisions northwest of Holmes Junior High school just east of the railroad tracks. The area was subdivided in 1968, with construction taking place over a 5-year period beginning in 1969. The first subdivision has only 39 parcels along three curving intersecting streets. It features large apartment buildings and duplexes along J Street, and single family dwellings on the side streets. Like other post-war subdivision in central Davis, sidewalks with continuously sloped curbs are directly adjacent to streets. Many houses feature mature street trees, which are a wide variety of species planted adjacent to the sidewalks.

The west side of J Street, like the areas of the street to both the north and south of Ivy Town North No. 1, is dominated by a multi-building apartment complex. The large, identical 2-story buildings are side-gabled with minimal eave overhang, and clad in vertical wood siding. The buildings are common examples of early 1970s apartments, and have been somewhat altered over the decades with vinyl replacement windows and other small changes.

The east side of J Street from Alice Street to Kennedy Place is a succession of nearly identical duplexes. Originally roughly 2,000 square feet, they are simplified Ranch-style buildings constructed of inexpensive materials. Symmetrical in form, the template features a compact layout with side-by-side carports at the center flanked by identical slightly recessed dwelling units. Most lack windows and doors on the visible portions of their facades and are topped with gable-on-hip roofs. Most examples have few alterations, although a couple have had carports enclosed for garages and one has a second story addition.

Some of the houses closest to the school are typical Strengh Brothers tract houses, and exhibit the strong mid-century modern design aesthetic of architect Carter Sparks. A majority are the low-pitch front-gabled house with clerestory windows and integral carport that Strengh Brothers built all over Davis, and there are also at least two of their other Post-and-Beam plans. They are roughly 1400 – 1900 square feet. Typical alterations are the addition of doors or windows to the side elevations of the blank façade, although one example is virtually unaltered. More heavily altered Post-and-Beam houses have carports enclosed to form garages and intrusive windows and doors on the main façade (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The boundaries of Ivy Town North 1 – 3 are shown on the original plat maps (see Figures 1 – 3).

***D5. Boundary Justification:**

The Ivy Town North neighborhood encompasses the Ivy Town North 1 – 3 subdivisions, which are contiguous and were developed consecutively over a roughly 7-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Ivy Town North neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued, p. 8).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: November 3, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

*Recorded by: Kara Brunzell

*Date: November 3, 2015

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***D3. Detailed Description** (continued)

A handful of houses in this part of the neighborhood are Ranch-style, and lack strong distinguishing architectural features. Ivy Town North 2 and 3, which are to the north of the area near the school, were subdivided in 1972 and 1974. They have less than 60 houses between them, which were built between 1973 and 1976. The houses are roughly 1400 – 2200 square feet. All the houses in this part of the neighborhood are Ranch-style, and most feature gable-on-hip or gabled roofs, though a few hipped or multi-hipped roofs are present. L- and U-shaped plans dominate, with a handful of linear plans, and at least one split-level. All have 2-car garages. Almost all houses have been somewhat altered, typically with metal garage doors and vinyl replacement windows, and have few characteristics that distinguish them from contemporary buildings.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor’s Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings’ architectural forms and level of integrity.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	Description
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 423 01	1104 AUBURN DRIVE	1971	Hipped L-shaped ranch, moderately altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 422 39	1109 AUBURN DRIVE	1969	Post and beam w/ projecting flat carport, moderately altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 423 02	1110 AUBURN DRIVE	1969	Gabled ranch w/post and beam entry, heavily altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 422 38	1115 AUBURN DRIVE	1972	Hipped ranch, moderately altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 422 40	1009 DREXEL DRIVE	1971	Hipped linear ranch, monderately altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 423 27	1111 DREXEL DRIVE	1974	Post and beam, heavily altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 423 26	1117 DREXEL DRIVE	1973	Post and beam, moderately altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 423 25	1123 DREXEL DRIVE	1973	Post and beam, oriental roof, heavily altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 423 24	1129 DREXEL DRIVE	1973	Post and beam 2-story, moderately altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 423 23	1135 DREXEL DRIVE	1973	Post and beam, moderately altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 423 22	1201 DREXEL DRIVE	1974	Post and beam, heavily altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 423 21	1207 DREXEL DRIVE	1974	Post and beam, moderately altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 423 20	1213 DREXEL DRIVE	1971	Post and beam, flat, moderately altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 423 19	1219 DREXEL DRIVE	1971	Post and beam, heavily altered

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IVY TOWN NORTH NO. 01	5/28/68 0:00	070 410 01	1111 J STREET	1972	Multiple building 2-story apartment complex, side-gabled, minimal overhang, vertical wood siding. Moderately altered and architecturally undistinguished.
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 400 10	1006 J STREET	1970	Gable-on-hip duplex, unaltered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 400 09	1012 J STREET	1970	Gable-on-hip duplex, unaltered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 400 08	1018 J STREET	1970	Gable-on-hip duplex, unaltered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 400 07	1024 J STREET	1970	Gable-on-hip duplex, unaltered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 400 06	1030 J STREET	1970	Gable-on-hip duplex, unaltered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 400 05	1102 J STREET	1970	Gable-on-hip duplex, unaltered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 400 04	1108 J STREET	1970	Gable-on-hip duplex, HEAVILY altered, enclosed garage
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 400 03	1114 J STREET	1970	Gable-on-hip duplex, unaltered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 400 02	1120 J STREET	1970	Mansard 2-story duplex, heavily altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 400 01	1126 J STREET	1973	Hipped duplex w/garages & aluminum windows, moderately altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 422 01	1200 J STREET	1970	Gable-on-hip duplex, unaltered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 422 02	1206 J STREET	1970	Gable-on-hip duplex, unaltered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 422 03	1212 J STREET	1971	Gable-on-hip duplex, unaltered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 422 04	1304 J STREET	1971	Gable-on-hip duplex, unaltered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 422 05	1310 J STREET	1971	Gable-on-hip duplex, unaltered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 422 06	1316 J STREET	1971	Gable-on-hip duplex, unaltered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 422 07	1322 J STREET	1972	Gable-on-hip duplex, unaltered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 422 08	1106 MENLO DRIVE	1972	Gable-on-hip duplex, unaltered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 421 01	1107 MENLO DRIVE	1972	Hipped duplex, unaltered

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IVY TOWN NORTH NO. 01	5/28/68 0:00	070 422 09	1112 MENLO DRIVE	1973	Post and beam, moderately altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 421 02	1115 MENLO DRIVE	1972	Hipped ranch, moderately altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 422 10	1118 MENLO DRIVE	1969	Gabled ranch, moderatley altered
IVY TOWN NORTH NO. 01	5/28/68 0:00	070 422 11	1124 MENLO DRIVE	1971	Post and beam, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 422 37	1121 AUBURN DRIVE	1973	Cross gable, L-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 422 36	1127 AUBURN DRIVE	1973	Gabled, linear, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 423 03	1130 AUBURN DRIVE	1973	Multihipped, linear, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 422 35	1133 AUBURN DRIVE	1973	Gabled w/mansard garage, L-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 422 34	1139 AUBURN DRIVE	1973	Cross gable, U-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 423 04	1142 AUBURN DRIVE	1974	Cross gable, split level, L-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 422 33	1145 AUBURN DRIVE	1974	Gable on hip
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 423 05	1148 AUBURN DRIVE	1973	Cross gable/gable on hip, L-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 422 32	1151 AUBURN DRIVE	1974	Gabled w/mansard garage, L-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 423 06	1154 AUBURN DRIVE	1973	Cross gable, split level, L-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 422 31	1157 AUBURN DRIVE	1973	Hipped, L-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 423 07	1160 AUBURN DRIVE	1973	Cross gable, U-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 422 30	1163 AUBURN DRIVE	1973	Cross gable/gable on hip, U-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 423 08	1166 AUBURN DRIVE	1974	Hipped, linear, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 422 29	1169 AUBURN DRIVE	1973	Cross gable/gable on hip, U-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 423 09	1202 AUBURN DRIVE	1974	Gabled w/gable on hip garage, L-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 422 28	1203 AUBURN DRIVE	1974	Cross gable, U-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 423 10	1208 AUBURN DRIVE	1974	Cross gable, U-shaped, moderately altered

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IVY TOWN NORTH NO. 02	7/25/72 0:00	070 422 27	1209 AUBURN DRIVE	1973	Hipped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 423 11	1214 AUBURN DRIVE	1974	Cross gable/gable on hip, L-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 422 26	1215 AUBURN DRIVE	1974	Gable on hip, U-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 423 12	1220 AUBURN DRIVE	1974	Cross gable, U-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 422 25	1221 AUBURN DRIVE	1974	Gabled w/mansard garage, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 423 13	1226 AUBURN DRIVE	1973	Gable w/flat garage, L-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 422 24	1227 AUBURN DRIVE	1974	Hipped, linear, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 423 14	1232 AUBURN DRIVE	1973	Multihipped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 422 23	1233 AUBURN DRIVE	1974	Cross gable, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 421 21	1210 HEMLOCK LANE	1973	Hipped, linear, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 423 15	1215 HEMLOCK LANE	1973	Hipped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 421 20	1216 HEMLOCK LANE	1974	Gabled/gable on hip, U-shaped, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 421 19	1222 HEMLOCK LANE	1973	Mansard, linear, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 421 18	1302 HEMLOCK LANE	1974	Hipped, linear, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 422 22	1307 HEMLOCK LANE	1974	Gabled, linear, moderately altered
IVY TOWN NORTH NO. 02	7/25/72 0:00	070 421 17	1308 HEMLOCK LANE	1974	Gabled/gable on hip, U-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 422 21	1313 HEMLOCK LANE	1975	Gabled, linear, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 421 16	1314 HEMLOCK LANE	1975	Gabled/gable on hip, U-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 421 15	1320 HEMLOCK LANE	1975	Gabled/gable on hip, U-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 421 14	1326 HEMLOCK LANE	1975	Not visible from street
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 421 03	1121 MENLO DRIVE	1975	Gable on hip, U-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 421 04	1127 MENLO DRIVE	1976	Cross gable, U-shaped, moderately altered

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IVY TOWN NORTH NO. 03	5/14/74 0:00	070 422 12	1130 MENLO DRIVE	1975	Gabled/gable on hip, U-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 422 13	1136 MENLO DRIVE	1975	Not visible from street
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 422 14	1202 MENLO DRIVE	1976	Gabled/gable on hip, U-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 421 05	1205 MENLO DRIVE	1976	Gabled/gable on hip, U-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 422 15	1208 MENLO DRIVE	1975	Gabled/gable on hip, L-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 421 06	1211 MENLO DRIVE	1976	Cross gable, L-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 422 16	1214 MENLO DRIVE	1975	Cross gable, L-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 421 07	1217 MENLO DRIVE	1975	Cross gable/gable on hip, L-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 422 17	1220 MENLO DRIVE	1975	Cross gable/gable on hip, U-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 421 08	1223 MENLO DRIVE	1976	Cross gable/gable on hip, U-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 422 18	1226 MENLO DRIVE	1975	Cross gable/gable on hip, L-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 421 09	1229 MENLO DRIVE	1975	Cross gable, L-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 422 19	1232 MENLO DRIVE	1975	Cross gable/gable on hip, L-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 421 10	1235 MENLO DRIVE	1976	Cross gable/gable on hip, L-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 422 20	1238 MENLO DRIVE	1975	Cross gable/gable on hip, U-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 421 11	1241 MENLO DRIVE	1975	Cross gable/gable on hip, L-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 421 12	1247 MENLO DRIVE	1975	Cross gable/gable on hip, L-shaped, moderately altered
IVY TOWN NORTH NO. 03	5/14/74 0:00	070 421 13	1253 MENLO DRIVE	1974	Gable on hip, moderately altered

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business

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after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to grow beyond all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” By the early 1970s, development was becoming controversial in Davis. Expansion continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Streng Brothers and Carter Sparks

The Streng Brothers subdivided Ivy Town North beginning in 1968. George William (Bill) Streng was born in Scranton, Pennsylvania in 1927, and his brother James (Jim) was about two years younger. Their father, George William Streng, Sr., was a veteran of the U.S. Navy, in which he had enlisted during the last months of World War I. When the Streng brothers were young, he worked in insurance, was a commercial paper salesman and later an investment banker. Marian Heraty Streng was a homemaker. In 1944, after graduating from high school in Pennsylvania, Bill Streng enlisted in the U.S. military. He served until the end of the war in 1945, and was stationed briefly in Europe as the war was ending before returning to civilian life.¹

George William Streng, Sr. died in 1945, around the time Bill was finishing military service and when Jim was still in high school. After the war, both brothers attended college at Dartmouth in Hanover, New Hampshire. Bill graduated in 1950 and Jim in 1952. While he was still in school, Jim Streng began spending summers in California, where he worked for maternal Uncle Philip Heraty. Heraty was Marian Heraty Streng’s older brother. After graduation, both brothers moved to Northern California to work in Heraty’s construction business. Like the Streng brothers’ father, their uncle had served in World War I, volunteering for the Pennsylvania Ambulance Corps. In his late twenties, he married a woman named Elinor who was eleven years his junior. By 1930, the couple was living in Oakland, California with their young daughter, June. Heraty worked as a real estate agent, and began building houses in Alameda County in the 1930s. By the start of the 1950s, Heraty and his partner William Gannon were major developers in Contra Costa and Alameda Counties. In 1951, Heraty & Gannon expanded to the Sacramento Valley with a subdivision near McClellan Air Force Base.²

In 1957, Phil Heraty retired and Jim and Bill formed their own company and began selling houses in Sacramento under the Streng Brothers name. When their uncle retired, he offered subdivisions already underway to his staff members, and the Streng Brothers inherited those in the Sacramento area. They also got his office’s house plans, which were mostly ranch-style. The Evergreen Estates subdivision, the brothers’ first, consisted of ranch-style houses with shake roofs. The early houses, which Bill Streng has referred to as “typical garage-dominant Sacramento Valley” dwellings, were priced in the \$11,700 - \$12,600 range. Although the houses did not sell particularly well, the Streng Brothers began building in the Barrett Hills subdivision in Carmichael shortly after Evergreen Estates. This was the first time the Streng Brothers worked with architect Carter Sparks, in what would become a long and fruitful partnership.³

In the early 1950s when they first relocated to California, Jim and Bill Streng lived in the San Francisco Bay Area. Jim Streng and Mary Karr married in San Francisco in 1958. During the early 1960s, Jim and Bill Streng both moved to Sacramento, Bill with his first wife, Joanne, and Jim with Mary. The brothers’ widowed mother, Marian, moved to

¹ Polk City Directory, Scranton, Pennsylvania, 1927, U.S. Census Records, Scranton, Pennsylvania, 1930, 1940; Kara Brunzell, Personal Interview with Bill Streng, December, 2014.

² U.S. Census Records, Alameda, California, 1930, 1940; Sacramento Bee, “Homes Project Near McClellan Based Will Open,” March 10, 1951, p. 13, “Heraty and Gannon start Homes Job,” February 16, 1952, p. 16.

³ Dave Weinstein, “Greater Sacramento Strengs: Valley of the Atriums,” Eichler Network, 2014,

<http://www.eichlernet.com/article/greater-sacramento-strengs-valley-atriums>, accessed June 2, 2015; Steven M. Avella, *The Good Life: Sacramento’s Consumer Culture*, Charleston, SC, Arcadia Publishing: 2008, p. 115 – 116.

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California with her sons, living near Bill in Oakland in the early 1950s, and later moving to Sacramento where Jim lived.⁴ After their difficulty making a profit in their first subdivisions, the brothers realized that they to sell houses they would need to distinguish themselves from the rest of the housing market. Both Jim and Bill admired famed Bay Area modernist builder Joe Eichler, but they did not feel Eichler knock-offs would be profitable in the Sacramento Valley. Jim Streng met architect Carter Sparks at a childbirth class both were attending with their wives in 1958, and after discovering that they shared an interest in modernist architecture, the Strengs asked Sparks to design a house for them. Already working as a custom architect of contemporary homes, Sparks was reluctant to design a tract house. He designed a house for the Barrett Hills subdivision, however, which got positive feedback from a group of Sacramento residents who had relocated from the Bay Area.⁵

Carter Earl Sparks, who was born in Utah in 1923, was a few years older than the Strengs. Like Bill Streng, Sparks was a World War II veteran, having served as an air navigator in the Navy after the war interrupted his pursuit of an engineering degree. Sparks was the only son of Faye and Cecil Sparks, a housewife and master mechanic for the Southern Pacific Railroad. His given name was his mother's maiden name. The little family left Utah for Dunsmuir, California before ending up in Klamath Falls, Oregon, following Cecil Sparks' railroad jobs around the west. After attending Klamath Union High School, where he played in band and on the football team, Sparks went on to at Oregon State University. After three-and-a-half years of military service, he married Billie Dare White of Durham, North Carolina in 1946. White, who was a WAVE, met Sparks while both were in the Navy. The Sparks' only child, Jennifer, was born in 1959. The couple divorced in 1979. Carter Sparks later married Dolores "Dodi" Hernandez. He died in 1996.⁶

Sparks resumed his education after the war, studying architecture at UC Berkeley, while Billie Sparks pursued a Liberal Arts degree. In the early 1950s, he worked briefly in the San Francisco Bay Area in architect Mario Corbett office and also for Anshen and Allen, the firm that worked closely with Eichler. The couple relocated to Sacramento in 1953, where Sparks was initially a draftsman in Gordon Stafford's office. After earning his state certification as an architect, Sparks started a firm with partner Donald Thaden in 1954. He formed his own firm in 1957 and ran his own office for the rest of his career.⁷

Sparks' first known work is a house constructed for the Mahan family in Roseville in 1951. A fairly typical ranch house with L-shaped plan, projecting two-car garage and hipped roof the building exhibits little of Sparks' trademark modernist flair. The house appears to have been a young architect's concession to a conservative client, because by the mid-1950s, while still in partnership with Thaden, he was regularly producing blueprints for unique Post-and-Beam style houses in the Sacramento area. By this time, Sparks was using exposed structural beams, dramatic roof angles, and incorporating natural wood exterior cladding and large expanses of glass into his houses. He blended inside with outside by having materials such as exposed concrete floors extend beyond exterior walls. Sparks, who loved the challenge of an idiosyncratic client and site, was well-suited for custom work. Some of his 1950s houses show a forward-thinking concern with practical matters such as passive solar design. Others, such as the Fava house constructed in Fair Oaks in 1956, display how Sparks' wildly creative nature led to some early designs that may have been aesthetically appealing but less than livable. Sparks' was a committed modernist who hated adding purely decorative features to his houses, but his architecture avoids the stark and austere extremes of academic modernism. Despite an insistence on functionalism, Sparks incorporated whimsical elements into his custom houses. He loved Asian art and architecture, and built a Japanese teahouse for one house and designed Asian-inspired light-fixtures in many others. He often created sculptural or over-scaled front doors, and liked to incorporate rough natural stone into both exteriors and interiors.⁸

⁴ Polk City Directory, Sacramento, California, 1960 – 1974.

⁵ Weinstein, 2014; Avella, 2008, p. 116;

⁶ U.S. Census Records, Dunsmuir, 1930, Klamath Falls, 1940; Sacramento Bee, "Placer Ensign Marries," July 27, 1946, p. 12; Polk City Directory, Sacramento, 1953; Sacramento Bee, "Carter Sparks Known for 'Warm' Homes," November 2, 1996.

⁷ Gretchen Steinberg, "About Carter Sparks," Carter Sparks Archive, copyright 2007 – 2015, <http://cartersparks.org/changes/>, accessed June 2, 2015.

⁸ Justin Wood, Fava House: 1956, Carter Sparks Archive, copyright 2007 – 2015, <http://cartersparks.org/ongoing/fava--1956/>; Dave Weinstein, "Signature Singular Sparks," Eichler Network, 2014, <http://www.eichlernetwork.com/article/greater-sacramento-strengs-valley-atriums>, accessed June 2, 2015;

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Although he is known today to his avid following primarily for his domestic architecture, he worked on institutional and commercial designs starting in the late 1950s. By 1956, he was the architect for the Del Paso Heights Elementary School District, and he designed the Del Paso Heights and Fairbanks Avenue elementary schools in the early 1960s, both of which are extant. Sparks and Thaden designed the Arcade Baptist church constructed in 1957, and the Blomberg Window Systems Sacramento headquarters the following year. In 1959, Sparks designed a Sacramento office complex of four two-story buildings. His Rancho Cordova Parks and Recreation Center building was constructed in 1963, and he designed a Sacramento Bank of America in 1969 and the copper pagoda-roofed Hong Kong Bank in Sacramento with John Mar the following year.⁹

The Steng Brothers began constructing Sacramento subdivisions with Carter Sparks designs in 1959. Over the next thirty years, the brothers constructed over 4,000 houses, three-quarters of which were Carter Sparks designs. The Carter Sparks "Classic" was the most widely built. With its wide gabled roof, expressed post-and-beam construction, clerestory windows, and integral carport, the efficient and stylish house is the iconic prototype of the Steng house. "Plan 524," a larger two-story plan under a soaring, asymmetrical gable. Sparks also designed a flat-roofed model, and later an atrium plan and a "transitional" that featured a ranch-style plan with two-car garage with Post-and-beam construction and a prominent front gable with clerestory. The materials they used were much more humble than the expanses of redwood and rough stone Sparks liked to utilize in custom designs. Fireplaces were either plain brick or modular steel hanging units rather than massive stone creations. Instead of natural redwood exterior siding, the Stengs used Weldwood vertical-groove plywood with color permanently affixed. Kitchens had all-electric appliances and vinyl floors, and doors and windows were Blomberg aluminum sliders. Although these were inexpensive materials, they were also fashionable and technically sophisticated products. And Sparks' functionalist instincts allowed him to deploy these humbler materials in the same straightforward manner he used for the expensive components of custom houses. Steng houses ranged from 1,300 to 2,200 square feet, although most hovered in the middle of that range. Although inspired by Eichler, Steng houses were not Eichler knock offs. In addition to unique aesthetic elements, they had several important differences, most notably that they were designed with the Sacramento Valley's hot climate in mind. Forced air rather than radiant heat, wide overhanging eaves, and atriums covered with translucent plastic domes were important adaptations to the valley climate.¹⁰

Although the Stengs and Sparks were in many respects opposites in terms of temperament and philosophy, their differences allowed them to complement one another's strengths. The Stengs have described Sparks as the creative genius and give him design credit for their modern houses. Sparks pushed the Stengs to use building practices normally associated with custom designs, such as finishing the rear elevation with the same materials and details as the main façade. Although Sparks insisted on more expensive fixtures at times, Post-and-Beam details like exposed beams saved money on materials. But the artistic Sparks, who built about 50 custom houses as well as commercial and institutional buildings, could never have had 3,000 houses constructed without the practical and business-minded Stengs. Bill had been educated as an accountant, and the brothers kept an eye on the bottom line, pushed Sparks to meet deadlines, and reined in some of his excesses. The Steng Brothers operation never had a money-losing year.¹¹

The Stengs built 100 – 200 houses a year, and were not nearly as prolific as the largest merchant builders of the era, who sometimes built a thousand units in a year. This pace was a pragmatic solution to the fact that neither brother wanted to commute to far-flung building sites, but it was another factor that enhanced quality control. It also allowed for an unusual degree of customization, with many purchasers buying houses prior to construction and working with the Stengs to make alterations to Sparks' basic designs.¹²

⁹ Sacramento Bee, "PERSONAL SPACE ARCHITECTS CREATE CUSTOM WORKS OF ART DESIGNED FOR LIVING," January 24, 1988, "Del Paso Heights Schoolboard Plans Election Confab," January 11, 1956, p. 34, "Building and Development," November 16, 1957, p. A-11, "Four Office Buildings will go up on Howe," August 16, 1959, p. A12; ed. John F. Gane, A.I.A., *American Architects Directory: 3rd Edition, 1970*, R.R. Bowker Co., New York: 1970, p. 74.

¹⁰ Weinstein, 2014, p. 2; Steng Bros., Builder, Carter Sparks, Architect, "Plan 524", undated real estate brochure; California Department of Transportation, "Tract Housing in California, 1945 – 1973: A Context for National Register Evaluation," Prepared by California Department of Transportation, Sacramento, California, 2011, p. 108.

¹¹ Weinstein, 2014, p. 2.

¹² Weinstein, 2014, p. 2.

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Although the Streng Brothers loved modern architecture (Bill Streng and his wife Karmen have lived in a Davis “Classic” since 1975), they were businessmen at heart, and knew that modernism was not to everyone’s taste. Estimating that modern architecture appeals to only ten percent of the population, Jim Streng acknowledged that they were marketing towards this niche. However, they were astute businessmen, and always offered traditional plans alongside the bolder Post-and-Beam houses. Their Ivy Town subdivisions, the earliest Davis Streng neighborhoods, are only about half Post-and-Beam. As time passed and the Strengs gained confidence, however, they constructed a higher percentage of modern houses. The Federal Housing Administration (FHA) effectively held sway over many aspects of subdivision design during this period, as they could refuse to finance projects that did not fit their guidelines, effectively preventing would-be buyers from obtaining mortgages. FHA administrators were not among the rarified group that appreciated modern architecture, and expressed skepticism that the Carter Sparks Streng houses could retain value over the years. Jim Streng responded by taking a door-to-door poll in an Eichler-built neighborhood, and presented the FHA with results stating that almost all residents would buy Eichler another home. The FHA relented, and agreed to fund Streng subdivisions.¹³

Ivy Town North Subdivision Development

Ivy Town 1 – 3 were the Streng Brothers’ first Davis subdivisions. They were just to the south of the Ivy Town North neighborhoods. The first subdivisions were recorded between 1962 and 1964, and most houses were constructed in 1963 and 1964. They were about half Post-and-Beam designs. In 1964, the Strengs subdivided University Estates 1 in West Davis. The neighborhood featured a higher proportion of Post-and-Beam houses than the Ivy Town area, and included a number of custom-designed houses. It was the first of twelve University Estates subdivisions constructed by 1975. University Estates features a strong concentration of architecturally significant houses and duplexes.

Streng Brothers built Ivy Town North 1 – 3 between 1969 and 1975, when the company was still developing the University Estates Building. A few of the houses near the school, most of which were constructed in the early 1970s, exhibit the typical characteristics of Carter Sparks’ Post-and-Beam designs. Most buildings in the neighborhood, however, lack the design features associated with the Streng-Sparks partnership. The apartment buildings, duplexes, and most of the houses in the neighborhood are common examples of dwellings constructed in the mid-1970s, and lack distinction. The Ranch houses in Ivy Town North 2 and 3 do not appear to have been constructed by Carter Sparks.

Ivy Town 1, 2, and 3 were the Streng Brothers’ first Davis subdivisions. The brothers had been working on Sacramento subdivisions since the late 1950s, and started building custom houses in Davis about 1959. The Ivy Town neighborhood was subdivided between 1962 and 1964, and most houses were constructed in 1963 and 1964. The Strengs’ first new street was named Dartmouth after the brothers’ alma mater, with subsequent streets named after other colleges and trees, in accordance with a 1964 city ordinance regulating street names. The brothers started with a mixture of about half Post-and-Beam and half Ranch houses, gradually increasing the proportion of Post-and-Beams as the decade progressed. In 1966, after most of the houses were complete, they constructed several apartment buildings. The subdivisions had been part of the expansive agricultural holdings of the prominent Hunt family through the 1940s. Although it was within Davis city limits by the late 1940s, other parts of the neighborhood were developed first, and by the late 1950s there were fully-developed subdivisions to the west, south, and east. The development was originally planned in the late 1940s by Ernest Smith, a developer who had experience in California’s urban centers. Smith originally planned to call the neighborhood “Eastwood.” It is not known why he did not carry out his plan. But by the early 1960s, with a new elementary school nearby and more new schools planned for the neighborhood, the land was a prime location for residential development.¹⁴

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. The Streng Brothers were important regional developers who had a major impact on Davis, introducing the use of modernist architecture in mass-produced houses. Unlike better-known builders of modernist tracts in California, the Streng Brothers constructed houses in more traditional styles alongside the Post-and-Beam buildings they favored, creating a unique blend of property types. However, Ivy Town North 1 – 3 has only a small number of Post-and-Beam dwellings, and the Ranch houses in the neighborhood are undistinguished examples. Therefore, it is not a good example of the Streng Brothers’ signature development style, and there are other neighborhoods in Davis that better represent their work. Therefore the neighborhood lacks the historic significance required for historic listing.

¹³ Weinstein, 2014, p. 3.

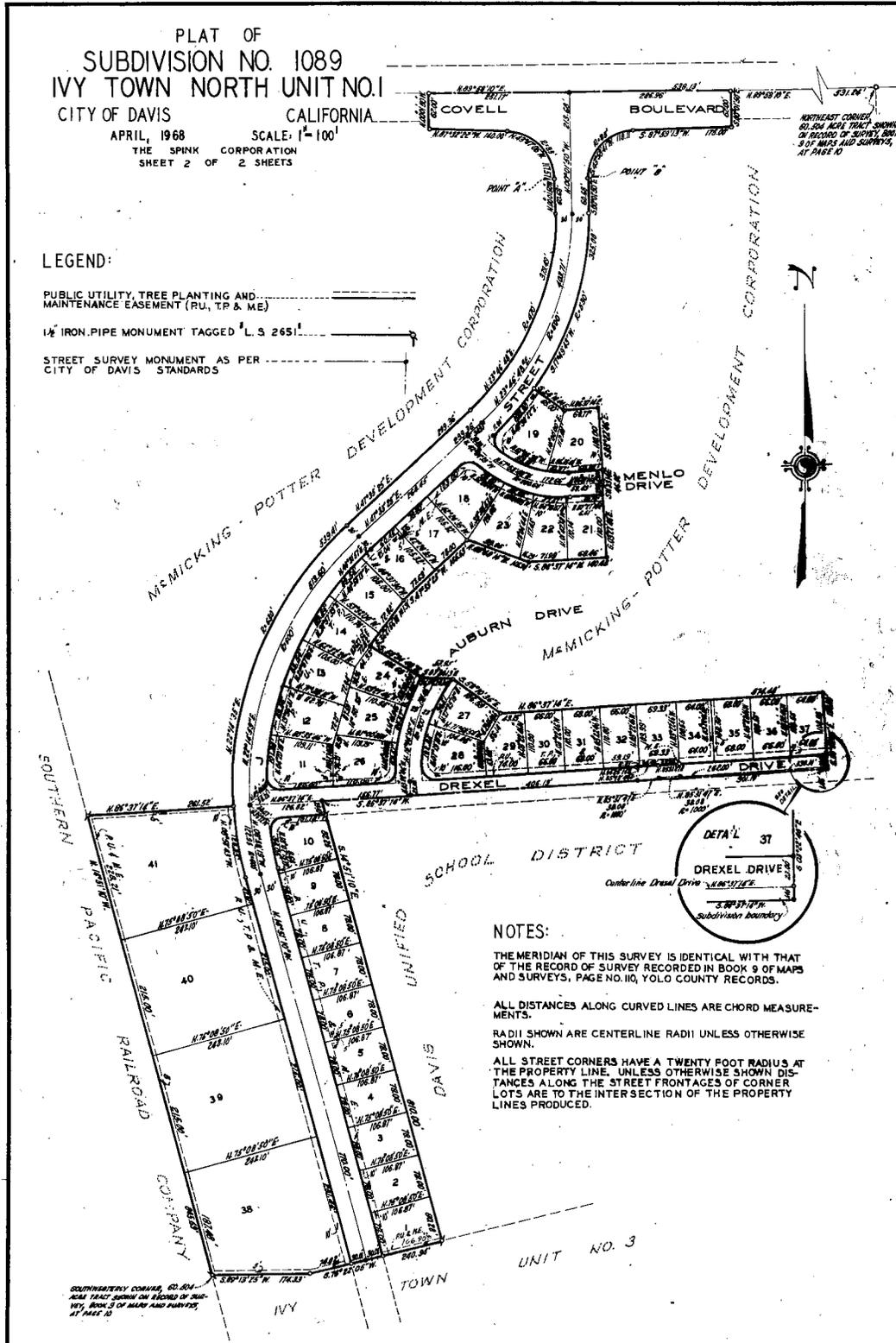
¹⁴ Ernest Smith, “Davis Townhouse, Davis, California,” Davis Townhouse, Inc., undated brochure.

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Ivy Town does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. Although Carter Sparks and the Streng Brothers were historically significant for their role in the post-war residential development of Davis, these subdivisions do not have the strength of association with any of the three men required for significance under Criterion 2/B.

Many of the houses and duplexes designed by Carter Sparks and built by the Streng Brothers are excellent examples of mass-produced Post-and-Beam and Contemporary houses. Although Ivy Town North 1 – 3 has a small number of such buildings, most neighborhood dwellings, including apartment buildings, duplexes, and a majority of single-family houses, are architecturally undistinguished. Due to these factors, the concentration of potential contributing resources in the neighborhood is insufficient for listing as a historic district, and therefore Ivy Town is not eligible to the NRHP under Criterion C or the CRHR under Criterion 3.

The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.



IVY TOWN NORTH UNIT NO. 1
 SUB. NO. 1089

Figure 1: Plat of Ivy Town North No. 1, City of Davis, May, 1968.

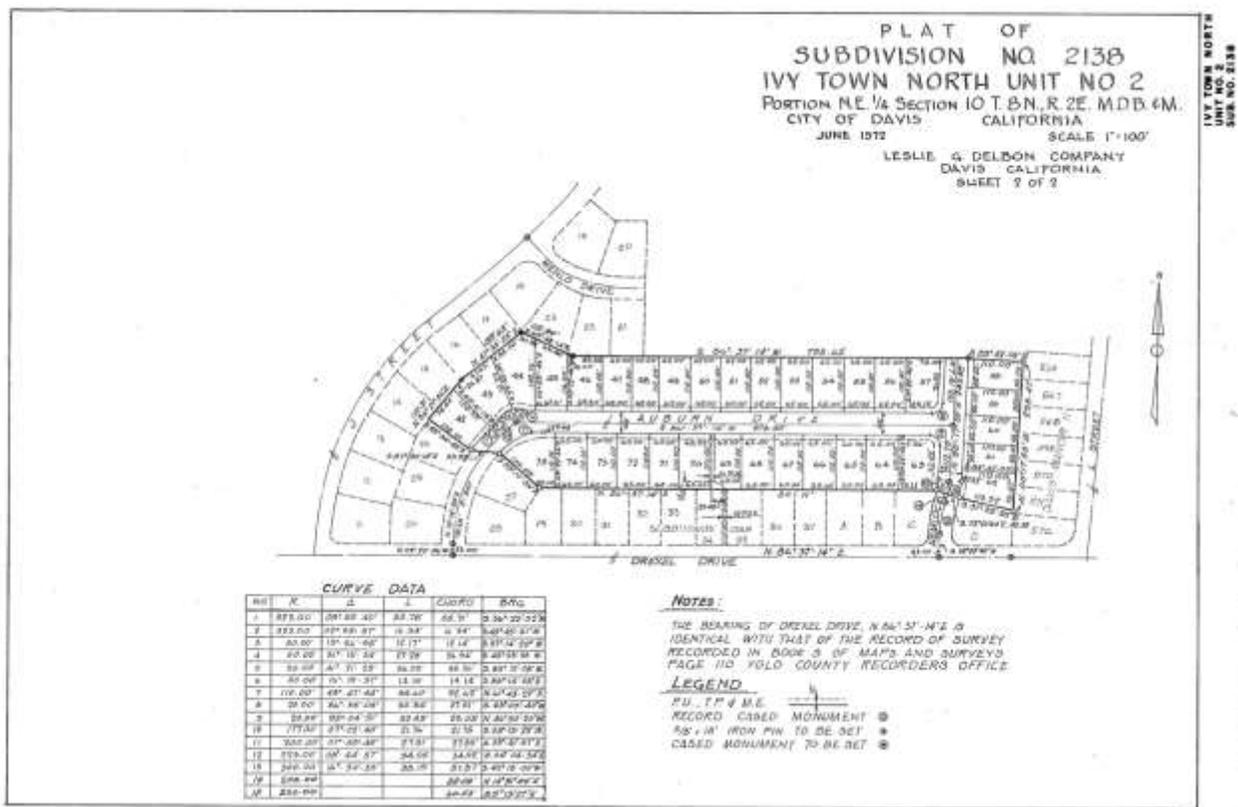


Figure 2: Plat of Ivy Town North No. 2, City of Davis, July, 1972.

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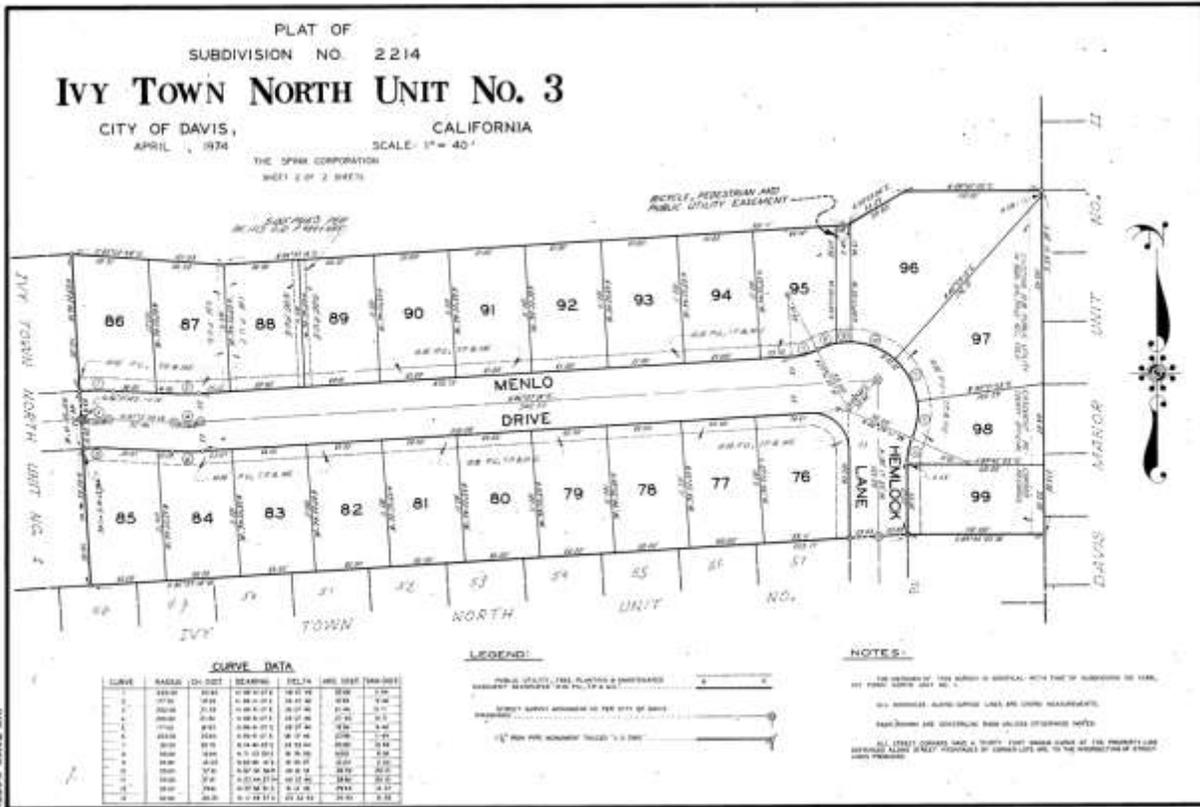


Figure 3: Plat of Ivy Town North No. 3, May, 1974.

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*Date: November 3, 2015

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Figure 4: U.S.D.A. Aerial photograph of Ivy Town North neighborhood, 1969.

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*Date: November 3, 2015

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Figure 5: U.S.D.A. Aerial photograph of Ivy Town North neighborhood, 1971.

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*Date: November 3, 2015

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Figure 6: U.S.D.A. Aerial photograph of Ivy Town North neighborhood, 1973.

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*Date: November 3, 2015

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Figure 7: U.S.D.A. Aerial photograph of Ivy Town North neighborhood, 1984.

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Photographs:

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Photograph 1: 1020 and 1018 J Street, Example of unaltered gable-on-hip duplex, 1970.



Photograph 2: 1109 Auburn Drive, Example of moderately altered post and beam house with projecting carport, 1969.

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Photograph 3: 1129 Drexel Drive, Example of moderately altered, 2-story post and beam house, 1973.



Photograph 4: 1110 Auburn Drive, Example of heavily altered gabled ranch house with post and beam entry, 1969.

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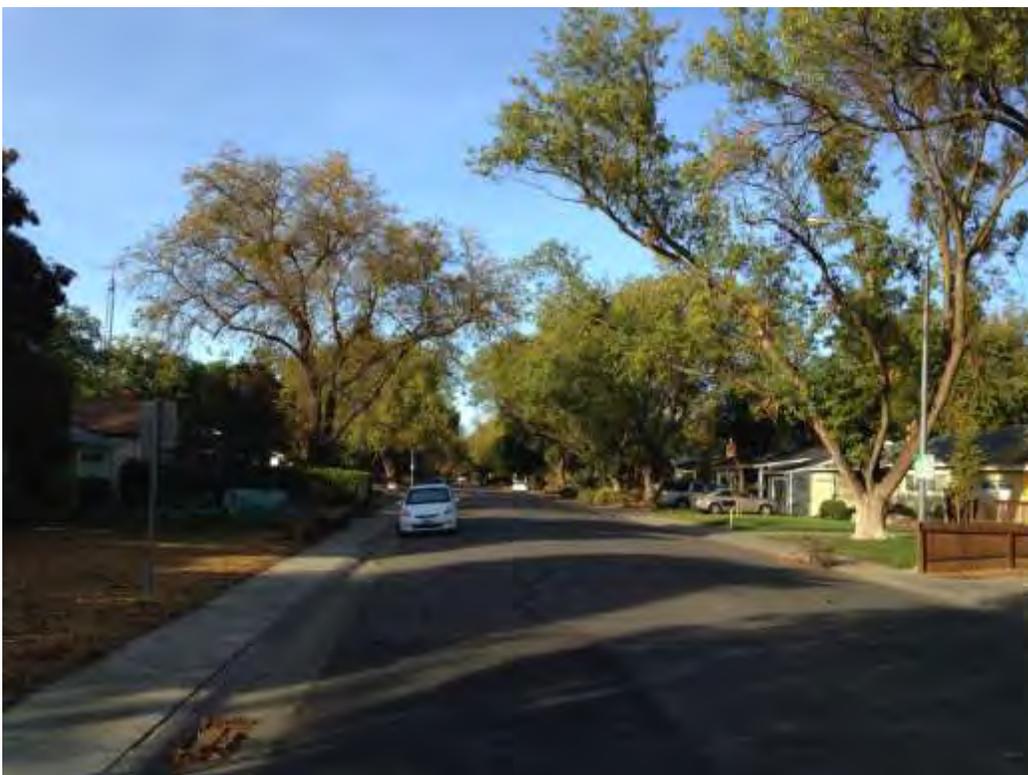
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Photograph 5: 1111 J Street, Multiple building, 2-story apartment complex with vertical wood siding and side-gabled roofs with minimal overhang, moderately altered and architecturally undistinguished, 1972.



Photograph 6: Neighborhood setting showing street trees.

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Photograph 7: 1222 Hemlock Lane, Example of ranch house with mansard roof, 1973.



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Photograph 8: 1227 Auburn Drive, Example of hipped Ranch house, 1974.



Photograph 9: 1169 Auburn Drive, Example of gable-on-hip ranch house, 1973.



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Photograph 10: 1151 Auburn Drive, Example of ranch house with mansard roof, 1974.



Photograph 11: 1142 Auburn Drive, Example of a Split-level Ranch house, 1974.

*Resource Name or # (Assigned by recorder): La Buena Vida

D1. Historic Name: La Buena Vida

D2. Common Name: La Buena Vida neighborhood

*D3. **Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

La Buena Vida subdivision is located in a contiguous area in northeast of the intersection of Donner Avenue and Pole Line Road in North Davis. It was subdivided in 1970, and construction of the neighborhood took place between 1971 and 1974. Like other post-war Davis neighborhoods it is characterized by mature trees planted adjacent to sidewalks and rolled curbs. Rather than the more common cul-de-sacs and loop streets, however, La Buena Vida is laid out in a bulls-eye pattern with the small circular Fremont Court at its center. A neighborhood pool and poolhouse are set in a landscaped park at the center of the bulls-eye. Fremont Court is encircled by a somewhat larger circular alley, which is itself bounded by Bidwell street, which forms a half-circle on the northeast edge of the neighborhood. Pole Line Road and Donner Avenue to the west and south are part of Davis's larger orthogonal street grid, and form a right angle at the southwest border of the neighborhood.

The neighborhood has seventy triplexes that are identical in plan. Each Ranch-style dwelling has a single-story section fronting the street, with a two-story section at the rear. The buildings, with three units that each measures 780 square feet, are similar in size to medium-large single-family houses constructed during this era. The triplexes have separate entrances to each unit: one centered on the one-story front elevation, one near the middle of a side elevation, and one on the upper story of the opposite side. A flight of stairs consisting of concrete steps leads to the upper unit's entrance. The buildings have two double garages at the rear facing onto alleys.

Roof forms vary between hipped and gable-on-hip types, although most buildings have a combination of the two types. Cladding is stucco, with a variety of decorative materials applied to front elevations including vertical wood siding, horizontal wood siding, brick, and stone. Windows in original examples are aluminum sliders, although a number have been replaced with vinyl-clad in recent years (continued, p. 2).

*D4. **Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

La Buena Vida is an irregular-shaped area northeast of the intersection of Donner Avenue and Pole Line Road. Donner Avenue is its southern boundary, and Pole Line Road its Western boundary. Its curving northeastern boundary follows the rear parcel lines of the dwellings on the north side of Bidwell Street near Pole Line Road, and on the east side of Bidwell Street as it curves to meet Donner Avenue at the south.

*D5. **Boundary Justification:**

The La Buena Vida neighborhood encompasses all the La Buena Vida subdivision, which is contiguous and was developed over a roughly 3-year period.

*D6. **Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The La Buena Vida neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued, p. 24).

*D7. **References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

*D8. **Evaluator:** Kara Brunzell

Date: February 16, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

*Recorded by: Kara Brunzell

*Date: February 16, 2015

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***D3. Detailed Description** (continued)

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	Notes
LA BUENA VIDA	10/20/70 0:00	032 531 23	2905 AUSTIN STREET	1972	Combination, unaltered, triplex
LA BUENA VIDA	10/20/70 0:00	032 531 09	2911 AUSTIN STREET	1972	Combination, unaltered, triplex
LA BUENA VIDA	10/20/70 0:00	032 531 07	2917 AUSTIN STREET	1972	Combination, unaltered, triplex
LA BUENA VIDA	10/20/70 0:00	032 532 05	2855 BIDWELL PLACE	1972	Gable-Hipped, unaltered, triplex
LA BUENA VIDA	10/20/70 0:00	032 532 01	2861 BIDWELL PLACE	1972	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 521 01	2867 BIDWELL PLACE	1972	Hipped, moderately altered triplex
LA BUENA VIDA	10/20/70 0:00	032 540 02	2744 BIDWELL STREET	0	
LA BUENA VIDA	10/20/70 0:00	032 481 31	2701 BIDWELL STREET	1971	Combination, Chimney, unaltered, triplex
LA BUENA VIDA	10/20/70 0:00	032 492 12	2707 BIDWELL STREET	1974	Gale-Hipped, unaltered, triplex
LA BUENA VIDA	10/20/70 0:00	032 492 07	2713 BIDWELL STREET	1974	Combination, chimney, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 492 03	2719 BIDWELL STREET	1974	Hipped, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 542 11	2725 BIDWELL STREET	1973	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 540 21	2726 BIDWELL STREET	1972	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 542 03	2731 BIDWELL STREET	1974	Gale-Hipped, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 540 14	2732 BIDWELL STREET	1973	Hipped, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 540 13	2738 BIDWELL STREET	1974	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 540 06	2800 BIDWELL STREET	1972	Gable-Hipped, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 541 09	2803 BIDWELL STREET	1972	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 550 09	2806 BIDWELL STREET	1974	Combination, moderately altered, triplex

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LA BUENA VIDA	10/20/70 0:00	032 550 13	2812 BIDWELL STREET	1974	Combination, unaltered, triplex
LA BUENA VIDA	10/20/70 0:00	032 541 05	2813 BIDWELL STREET	1972	Hipped, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 550 17	2818 BIDWELL STREET	1974	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 550 21	2824 BIDWELL STREET	1974	Gable-Hipped, unaltered, triplex
LA BUENA VIDA	10/20/70 0:00	032 541 01	2825 BIDWELL STREET	1972	Gable-Hipped, unaltered, triplex
LA BUENA VIDA	10/20/70 0:00	032 550 25	2830 BIDWELL STREET	1974	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 550 32	2836 BIDWELL STREET	1974	Combination, triplex
LA BUENA VIDA	10/20/70 0:00	032 551 05	2837 BIDWELL STREET	1972	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 550 33	2842 BIDWELL STREET	1974	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 550 37	2848 BIDWELL STREET	1974	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 551 01	2849 BIDWELL STREET	1972	Combination, unaltered, triplex
LA BUENA VIDA	10/20/70 0:00	032 481 11	1703 DONNER AVENUE	1971	Hipped, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 481 15	1709 DONNER AVENUE	1971	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 481 19	1715 DONNER AVENUE	1971	Gable-Hipped, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 481 23	1805 DONNER AVENUE	1971	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 481 27	1811 DONNER AVENUE	1971	Combination, unaltered, triplex
LA BUENA VIDA	10/20/70 0:00	032 491 36	1901 DONNER AVENUE	1971	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 491 32	1907 DONNER AVENUE	1971	Combination, unaltered, triplex
LA BUENA VIDA	10/20/70 0:00	032 491 28	1913 DONNER AVENUE	1971	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 491 24	1919 DONNER AVENUE	1971	Gale-Hipped, unaltered, triplex
LA BUENA VIDA	10/20/70 0:00	032 491 20	1925 DONNER AVENUE	1971	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 491 01	1902 EL PASO AVENUE	1971	Gale-Hipped, moderately altered, triplex

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LA BUENA VIDA	10/20/70 0:00	032 491 05	1908 EL PASO AVENUE	1971	Hipped, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 491 09	1914 EL PASO AVENUE	1971	Triplex
LA BUENA VIDA	10/20/70 0:00	032 491 13	1920 EL PASO AVENUE	1971	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 523 01	1800 FREMONT COURT	0	
LA BUENA VIDA	10/20/70 0:00	032 542 07	1706 FREMONT COURT	1972	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 482 25	1712 FREMONT COURT	1972	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 482 21	1718 FREMONT COURT	1972	Hipped, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 482 18	1724 FREMONT COURT	1972	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 482 13	1730 FREMONT COURT	1972	Gale-Hipped, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 482 09	1736 FREMONT COURT	1972	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 482 05	1742 FREMONT COURT	1972	Gable-Hipped, chimney, unaltered, triplex
LA BUENA VIDA	10/20/70 0:00	032 482 03	1803 FREMONT COURT	1972	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 522 24	1809 FREMONT COURT	1972	Gable-Hipped, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 522 17	1815 FREMONT COURT	1972	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 522 16	1821 FREMONT COURT	1972	Hipped, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 522 12	1827 FREMONT COURT	1972	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 522 08	1833 FREMONT COURT	1972	Gable-Hipped, unaltered, triplex
LA BUENA VIDA	10/20/70 0:00	032 522 04	1839 FREMONT COURT	1972	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 541 16	1845 FREMONT COURT	1972	Combination, unaltered, triplex
LA BUENA VIDA	10/20/70 0:00	032 481 07	2702 POLE LINE ROAD	1971	Hipped, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 481 03	2708 POLE LINE ROAD	1971	Gable-Hipped, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 481 33	2714 POLE LINE ROAD	1972	Combination, moderately altered, triplex

*Recorded by: Kara Brunzell *Date: February 16, 2015 Continuation Update

LA BUENA VIDA	10/20/70 0:00	032 521 17	2720 POLE LINE ROAD	1972	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 521 13	2804 POLE LINE ROAD	1972	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 521 09	2810 POLE LINE ROAD	1972	Gable-Hipped, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 521 05	2816 POLE LINE ROAD	1972	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 531 17	2900 POLE LINE ROAD	1972	Gable-Hipped, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 531 15	2906 POLE LINE ROAD	1972	Combination, moderately altered, triplex
LA BUENA VIDA	10/20/70 0:00	032 531 01	2912 POLE LINE ROAD	1972	Hipped, moderately altered, triplex

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to grow beyond all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” By the early 1970s, development was becoming controversial in Davis. Expansion continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

La Buena Vida Subdivision Development

La Buena Vida was recorded in 1970 by McKeon Construction, whose president at the time was James G. Fuller. McKeon Construction had an office in Sacramento during this era as well as several other locations. The company became a major California builder, eventually constructing residential subdivisions nationwide. Despite its size and reach, McKeon had the misfortune to come to Davis just as the political environment surrounding growth and development was becoming highly contentious. McKeon spent much of 1971 battling the Davis Planning commission, which objected to its plan to build 350 townhouse units in North Davis. The project was whittled down to 193 units, which were constructed between 1971 and 1974. La Buena Vida appears to have been McKeon’s only Davis subdivision.¹

¹ ; Davis Enterprise, “Growth was Davis’ top issue in ’71, building hit a record \$18 million,” December 31, 1971.

*Recorded by: Kara Brunzell *Date: February 16, 2015 Continuation Update

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the La Buena Vida neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

La Buena Vida does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2.

The triplexes in the neighborhood are common examples and virtually identical to one another, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

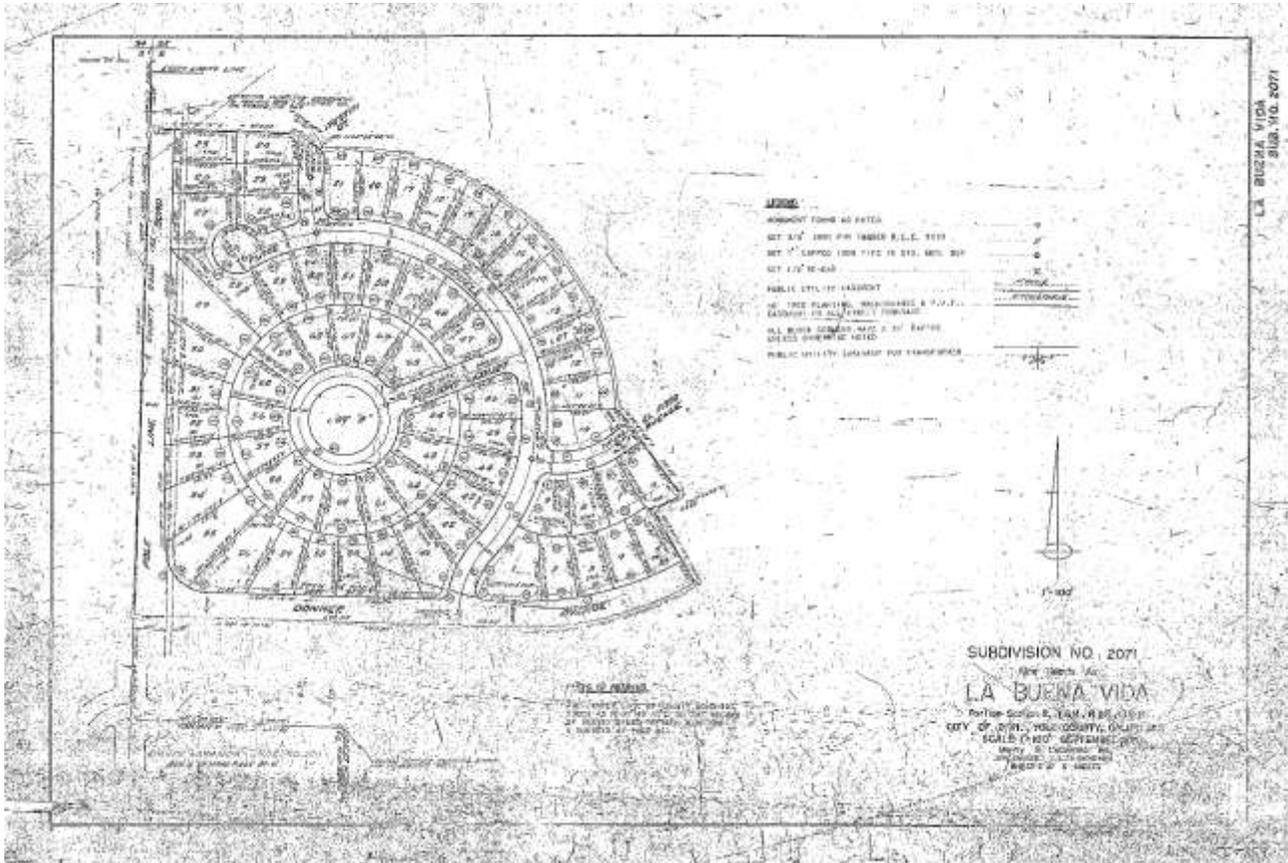


Figure 1: Plat of La Buena Vida, City of Davis, October, 1970.

*Recorded by: Kara Brunzell

*Date: February 16, 2015

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Figure 2: U.S.D.A. Aerial photograph of La Buena Vida neighborhood, 1969.



Figure 3: U.S.D.A. Aerial photograph of La Buena Vida neighborhood, 1971.

*Recorded by: Kara Brunzell

*Date: February 16, 2015

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Figure 4: U.S.D.A. Aerial photograph of La Buena Vida neighborhood, 1973.



Figure 5: U.S.D.A. Aerial photograph of La Buena Vida neighborhood, 1984.

*Recorded by: Kara Brunzell

*Date: February 16, 2015

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Photographs:



Photograph 1: Moderately altered triplex at 1709 Donner Avenue, 1971.



Photograph 2: Unaltered triplex at 1811 Donner Avenue, 1971.

*Recorded by: Kara Brunzell

*Date: February 16, 2015

Continuation

Update



Photograph 3: Unaltered triplex at 1925 Donner Avenue, 1971.

*Resource Name or # (Assigned by recorder): Lewis Homes

D1. Historic Name: Lewis Homes

D2. Common Name: Lewis Homes neighborhood

*D3. **Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

The subdivision is just north of Putah Creek Park and the Oakshade/Willow Creek Greenbelt in southeast Davis. The small roughly rectangular neighborhood consists of gently curving streets. Its greenbelt connects to other greenbelts to the east and west. Like most other post-war residential neighborhoods in Davis, it has rolled curbs, sidewalks immediately adjacent to streets, and mature street trees planted in front yards. The neighborhood is single-family houses which were constructed in 1973, and range in size from 1,300 to about 1,800 square feet. The Tract Ranch-style houses have L-shaped or linear plans. The houses have gabled or gable-on-hip roofs stucco cladding with decorative brick, stone, and wood trim, and prominent two-car garages. A number of the houses in the neighborhood are Ranch houses with modest Spanish Revival details such as arched porch entryways. Original examples of Ranch houses have aluminum slider windows, shake roofs, and wood garage doors. The majority have vinyl replacement windows and metal replacement garage doors (continued, p. 2).

*D4. **Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

Lewis Homes is a roughly rectangular area bounded to the west by Los Robles Street and to the north by the properties on the north side of Monte Vista Avenue. It includes the properties on the east side of San Thomas Street to the east and the south side of Lillard Drive to the south, and it is bordered to the south by Putah Creek and Putah Creek Park.

*D5. **Boundary Justification:**

The Lewis Homes neighborhood encompasses all the Lewis Homes subdivision, which is contiguous and were developed consecutively in 1973.

*D6. **Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Lewis Homes neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district.

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the "homegrown" Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area (continued, p. 5).

*D7. **References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

*D8. **Evaluator:** Kara Brunzell

Date: April 14, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

*Recorded by: Kara Brunzell

*Date: April 14, 2015

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***D3. Detailed Description** (continued)

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	Description
LEWIS HOMES	6/22/72 0:00	069 194 07	1020 EL CAMPO AVENUE	0	Putah Creek Park
LEWIS HOMES	6/22/72 0:00	069 194 01	1110 EL CAMPO AVENUE	0	Putah Creek Park
LEWIS HOMES	6/22/72 0:00	069 230 06	1111 EL CAMPO AVENUE	0	Putah Creek Park
LEWIS HOMES	6/22/72 0:00	069 192 25	3305 LILLARD DRIVE	1973	Linear, spanish, moderately altered
LEWIS HOMES	6/22/72 0:00	069 193 09		1973	
LEWIS HOMES	6/22/72 0:00	069 192 24	3311 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 193 02	3312 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 23	3317 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 193 03	3318 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 22	3323 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 193 04	3324 LILLARD DRIVE	1973	L-shaped, spanish, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 21	3329 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 193 05	3402 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 20	3403 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 193 06	3408 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 19	3409 LILLARD DRIVE	1973	L-shaped, spanish, moderately altered
LEWIS HOMES	6/22/72 0:00	069 193 07	3414 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 18	3415 LILLARD DRIVE	1973	L-shaped, moderately altered

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LEWIS HOMES	6/22/72 0:00	069 193 08	3420 LILLARD DRIVE	1973	Linear, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 17	3421 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 16	3503 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 15	3509 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 194 02	3510 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 194 03	3516 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 194 04	3522 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 194 05	3606 LILLARD DRIVE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 194 06	3612 LILLARD DRIVE	1973	Linear, moderately altered
LEWIS HOMES	6/22/72 0:00	069 191 01	3309 MONTE VISTA AVENUE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 01	3310 MONTE VISTA AVENUE	1973	Linear, combo, moderately altered
LEWIS HOMES	6/22/72 0:00	069 191 02	3315 MONTE VISTA AVENUE	1973	Linear, spanish, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 02	3316 MONTE VISTA AVENUE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 191 03	3321 MONTE VISTA AVENUE	1973	Linear, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 03	3322 MONTE VISTA AVENUE	1973	L-shaped, spanish, moderately altered
LEWIS HOMES	6/22/72 0:00	069 191 04	3327 MONTE VISTA AVENUE	1973	Linear, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 04	3328 MONTE VISTA AVENUE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 191 05	3333 MONTE VISTA AVENUE	1973	L-shaped, spanish, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 05	3334 MONTE VISTA AVENUE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 191 06	3339 MONTE VISTA AVENUE	1973	L-shaped, unaltered
LEWIS HOMES	6/22/72 0:00	069 192 06	3404 MONTE VISTA AVENUE	1973	Linear, moderately altered
LEWIS HOMES	6/22/72 0:00	069 191 07	3405 MONTE VISTA AVENUE	1973	L-shaped, spanish, moderately altered

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*Resource Name or # (Assigned by recorder) Lewis Homes

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LEWIS HOMES	6/22/72 0:00	069 192 07	3410 MONTE VISTA AVENUE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 191 08	3411 MONTE VISTA AVENUE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 08	3416 MONTE VISTA AVENUE	1973	L-shaped, spanish, moderately altered
LEWIS HOMES	6/22/72 0:00	069 191 09	3417 MONTE VISTA AVENUE	1973	L-shaped, spanish, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 09	3422 MONTE VISTA AVENUE	1973	L-shaped, unaltered
LEWIS HOMES	6/22/72 0:00	069 191 10	3423 MONTE VISTA AVENUE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 10	3506 MONTE VISTA AVENUE	1973	Linear, moderately altered
LEWIS HOMES	6/22/72 0:00	069 191 11	3507 MONTE VISTA AVENUE	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 11	3512 MONTE VISTA AVENUE	1973	Linear, spanish, moderately altered
LEWIS HOMES	6/22/72 0:00	069 195 01	918 SAN TOMAS STREET	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 191 12	919 SAN TOMAS STREET	1973	Linear, moderately altered
LEWIS HOMES	6/22/72 0:00	069 195 02	924 SAN TOMAS STREET	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 191 13	925 SAN TOMAS STREET	1973	Linear, moderately altered
LEWIS HOMES	6/22/72 0:00	069 195 03	930 SAN TOMAS STREET	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 195 04	1004 SAN TOMAS STREET	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 12	1005 SAN TOMAS STREET	1973	Linear, moderately altered
LEWIS HOMES	6/22/72 0:00	069 195 05	1010 SAN TOMAS STREET	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 13	1011 SAN TOMAS STREET	1973	L-shaped, moderately altered
LEWIS HOMES	6/22/72 0:00	069 195 06	1016 SAN TOMAS STREET	1973	Linear, moderately altered
LEWIS HOMES	6/22/72 0:00	069 192 14	1017 SAN TOMAS STREET	1973	Linear, heavily altered
LEWIS HOMES	6/22/72 0:00	069 180 08		0	

*Recorded by: Kara Brunzell

*Date: April 14, 2015

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***D6. Significance** (continued)

UC Davis's transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself "The City of Bicycles." Growth continued in the 1970s, even after a change in city leadership in 1972 began an era of growth control. Although Davis's attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Lewis Homes Subdivision Development

Lewis Homes was subdivided in 1972 by Lewis Homes of Northern California, headed by Ralph M. Lewis and Edwin Kimmel. The company was founded by the two, along with Goldy Lewis, who was Kimmel's sister and married to Lewis. Kimmel was born on April 19, 1924. He served in the military before attending the University of Southern California and the University of California Los Angeles, later teaching at El Camino College. Kimmel was very active in the building industry and was a life director of the National Association of Home Builders, a trustee for the Northern California Carpenters Trust Fund, a director of the California Building Industry Association, and president of the Riverside/San Bernardino and Baldy View chapters of the Building Industry of Association of Southern California and the Sacramento Chapter in Northern California. He was a member of the Citizens Advisory Committee of Sacramento. In 1979, he was awarded the title Builder of the Year. In 1981, he was elected president of the Building Industry Association of Superior California; he also remained president of Lewis Homes of Northern California for the rest of his life. He died in October 1984, and in 1985 a scholarship fund for people in the building industry was established in his name.¹

Construction of Lewis Homes in Davis took place in 1973. This appears to be the only Lewis Homes subdivision in Davis.

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the Lewis Homes neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

Lewis Homes does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. The houses in the neighborhood are common examples, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

¹ State of California, *California Death Index, 1940-1997*; Edwin C. Kimmel, California Homebuilding Foundation, 2010, <http://www.mychf.org/go/hall-of-fame/past-honorees/kimmel-edwin-c/>, accessed August 24, 2015; L. A. Times, *Scholarship Fund Honors Memory of Edwin Kimmel*, January 13, 1985.

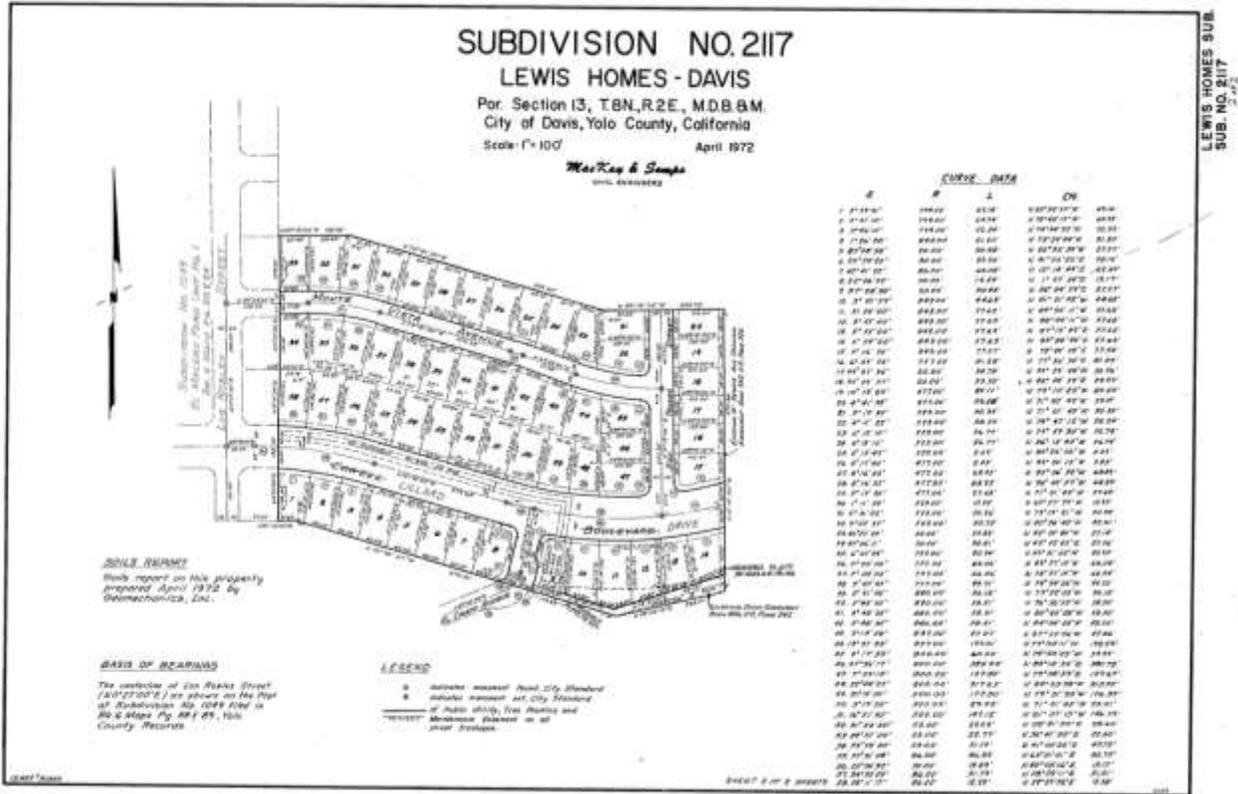


Figure 1: Plat of Lewis Homes, City of Davis, June, 1972.



Figure 2: U.S.D.A. Aerial photograph of Lewis Homes neighborhood, 1971.

*Recorded by: Kara Brunzell

*Date: April 14, 2015

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Figure 3: U.S.D.A. Aerial photograph of Lewis Homes neighborhood, 1973.



Figure 20: U.S.D.A. Aerial photograph of Lewis Homes neighborhood, 1984.

*Recorded by: Kara Brunzell
Photographs:

*Date: April 14, 2015

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Photograph 1: 3405 Monte Vista Avenue, Example of moderately altered, L-shaped Spanish style house, 1973.



Photograph 2: 3327 Monte Vista Avenue, Example of moderately altered linear house, 1973.

*Recorded by: Kara Brunzell

*Date: April 14, 2015

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Photograph 3: 3422 Monte Vista Avenue, Example of unaltered L-shaped house, 1973.



Photograph 4: 3339 Monte Vista Avenue, Example of unaltered L-shaped house, 1973.

*Resource Name or # (Assigned by recorder): Lillard's Addition

D1. Historic Name: Lillard's Addition

D2. Common Name:

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

The four Lillard's Addition subdivisions are located north of historic Downtown Davis in a contiguous bloc between B Street on the West and F Street on the East. The neighborhood is north of Eleventh Street, and its northern boundary is Fourteenth Street. The first subdivision, Lillard's Addition Unit No. 1, was recorded in 1954. The houses in the neighborhood were constructed between 1956 and 1961. Twelfth Street, the first to be developed, ties into the orthogonal Davis Street grid, as do B and F Streets. The northern portion of the neighborhood consists of three short cul-de-sacs that run south from Fourteenth Street. Most lots are 8,000 to 8,400 square feet, though a few of the irregular-shaped lots at the ends of cul-de-sacs are 10,000 – 12,000 square feet. Houses are roughly 1,500 – 2,200 square feet. The neighborhood is characterized by mature street trees planted in yards adjacent to the street, although some older trees have been replaced in recent years. The neighborhood features rolled curbs. The single family houses and duplexes are spaced fairly widely apart and set back 20 to 40 feet from the curbs. The neighborhood has a strong suburban feeling.

Almost all the houses are typical post-war Tract Ranch style dwellings. Although not identical to their neighbors, they were clearly constructed from standard plans. Simple L- and U-shaped plans, projecting double garages, and low-pitch hipped or gabled roofs are characterize the houses. Variations include occasional side-entry garages or carports in place of garages. Stucco is the most common cladding, though horizontal and vertical wood treatments are also frequently used. The restrained decorative elements on these houses are those common to Tract Ranch developments of the period: brick veneer, decorative shutters, projecting beams at the eaves, large brick chimneys, and gable-on-hip roof details. Original examples have shake roofs and wide horizontal aluminum slider windows. These features, however, have been replaced on most houses.

In addition to the Tract Ranch houses that dominate the neighborhood, it has a row of duplexes along F Street. They are similar to the single-family dwellings in style, plan, scale, and materials. A small number of houses, mostly on the large lots at the end of the cul-de-sacs, have unique stylistic features. There is at least one flat roof and one shed roof among the anomalous buildings. These residences are similar in size, scale, massing, and materials to their neighbors, however. They appear to be variations on standard builders' plans rather than custom-designed houses (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The Lillard's Addition neighborhood is a roughly rectangular area. B Street is its western boundary and F Street its eastern boundary. Fourteenth Street is the neighborhood's northern boundary, and the southern boundary is the southern property boundary of the parcels along the south side of Twelfth Street.

***D5. Boundary Justification:**

The Lillard's Addition neighborhood encompasses all the Lillard's Addition subdivisions, which are contiguous and were developed consecutively over a roughly four-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Lillard's Addition neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued p. 7).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: November 3, 2014

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

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*Resource Name or # (Assigned by recorder) Lillard's Addition

*Recorded by: Kara Brunzell

*Date: March 4, 2015

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***D3. Detailed Description** (continued)

Alterations range from fairly common replacement of windows and garage doors, to more extreme alterations including garage conversions and large additions. Many houses have had additions over the years, and there are several with second-story additions to front elevations.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity. Plans are U-shaped or L-shaped and houses are Tract Ranch style unless otherwise noted.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 74	309 12TH STREET	1956	Cross-gabled, heavily altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 02	310 12TH STREET	1962	Cross-gabled, heavily altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 73	315 12TH STREET	1956	Cross-gabled, heavily altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 03	316 12TH STREET	1956	Cross-gabled, heavily altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 72	321 12TH STREET	1956	Hipped, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 04	322 12TH STREET	1956	Cross-gabled, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 71	327 12TH STREET	1956	Cross-gabled, heavily altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 05	328 12TH STREET	1956	Cross-gabled, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 70	401 12TH STREET	1956	Cross-gabled, heavily altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 06	402 12TH STREET	1956	Hipped, heavily altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 69	407 12TH STREET	1956	Cross-gabled, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 07	408 12TH STREET	1956	Hipped, heavily altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 68	413 12TH STREET	1956	Hipped, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 08	414 12TH STREET	1956	Hipped, heavily altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 67	419 12TH STREET	1956	Cross-gabled, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 09	420 12TH STREET	1955	Cross-gabled, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 66	425 12TH STREET	1957	Combo hip/gable, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 10	426 12TH STREET	1956	Hipped, heavily altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 65	501 12TH STREET	1956	Cross-gabled, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 11	502 12TH STREET	1956	Cross-gabled, heavily altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 64	507 12TH STREET	1957	Combo hip/gable, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 12	508 12TH STREET	1957	Hipped, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 63	513 12TH STREET	1959	Cross-gabled, heavily altered

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*Resource Name or # (Assigned by recorder) Lillard's Addition

*Recorded by: Kara Brunzell

*Date: March 4, 2015

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LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 13	514 12TH STREET	1957	Hipped, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 62	519 12TH STREET	1957	Hipped, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 14	520 12TH STREET	1957	Cross-gabled, heavily altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 61	525 12TH STREET	1970	Hipped, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 15	526 12TH STREET	1957	Hipped, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 60	601 12TH STREET	1959	Cross-gabled, heavily altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 16	602 12TH STREET	1957	Hipped, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 17	608 12TH STREET	1960	Gable-on-hip, heavily altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 59	609 12TH STREET	1959	Hipped, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 58	613 12TH STREET	1958	Hipped, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 18	614 12TH STREET	1960	Hipped, moderately altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 01	1122 B STREET	1958	Hipped, heavily altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 75	1212 B STREET	1956	Hipped, heavily altered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 122 19	1125 F STREET	1960	Hipped, unaltered
LILLARD ADDITION NO. 01	5/3/1955 0:00	070 121 57	1211 F STREET	1957	Cross-gabled, moderately altered
LILLARD ADDITION NO. 02 UNIT 1	2/20/1958 0:00	070 121 01	1218 B STREET	1959	Hipped, moderately altered
LILLARD ADDITION NO. 02 UNIT 1	2/20/1958 0:00	070 121 02	1224 B STREET	1959	Gable-on-hip, moderately altered
LILLARD ADDITION NO. 02 UNIT 1	2/20/1958 0:00	070 121 03	1230 B STREET	1961	Cross-gabled, side garage entry, heavily altered
LILLARD ADDITION NO. 02 UNIT 1	2/20/1958 0:00	070 121 04	1302 B STREET	1959	Hipped, moderately altered
LILLARD ADDITION NO. 02 UNIT 1	2/20/1958 0:00	070 121 05	1308 B STREET	1960	Gable-on-hip, moderately altered
LILLARD ADDITION NO. 02 UNIT 1	2/20/1958 0:00	070 121 06	1314 B STREET	1959	Hipped, unaltered
LILLARD ADDITION NO. 02 UNIT 1	2/20/1958 0:00	070 121 07	302 E 14TH STREET	1959	Gable-on-hip, moderately altered
LILLARD ADDITION NO. 02 UNIT 2	4/30/1958 0:00	070 121 08	314 E 14TH STREET	1959	Hipped, moderately altered
LILLARD ADDITION NO. 02 UNIT 2	4/30/1958 0:00	070 121 21	402 E 14TH STREET	1959	Gable-on-hip, unaltered
LILLARD ADDITION NO. 02 UNIT 2	4/30/1958 0:00	070 121 14	1217 SEQUOIA PLACE	1960	Cross-gabled, heavily altered
LILLARD ADDITION NO. 02 UNIT 2	4/30/1958 0:00	070 121 76	1218 SEQUOIA PLACE	1960	Gable-on-hip, heavily altered
LILLARD ADDITION NO. 02 UNIT 2	4/30/1958 0:00	070 121 13	1223 SEQUOIA PLACE	1960	Gable-on-hip, heavily altered
LILLARD ADDITION NO. 02 UNIT 2	4/30/1958 0:00	070 121 78	1224 SEQUOIA PLACE	1960	Cross-gabled, moderately altered
LILLARD ADDITION NO. 02 UNIT 2	4/30/1958 0:00	070 121 17	1228 SEQUOIA PLACE	1960	Combo hip/gable, moderately altered

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*Date: March 4, 2015

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LILLARD ADDITION NO. 02 UNIT 2	4/30/1958 0:00	070 121 12	1229 SEQUOIA PLACE	1960	Cross-gabled, heavily altered
LILLARD ADDITION NO. 02 UNIT 2	4/30/1958 0:00	070 121 11	1301 SEQUOIA PLACE	1960	Hipped, moderately altered
LILLARD ADDITION NO. 02 UNIT 2	4/30/1958 0:00	070 121 18	1302 SEQUOIA PLACE	1959	Hipped, moderately altered
LILLARD ADDITION NO. 02 UNIT 2	4/30/1958 0:00	070 121 10	1307 SEQUOIA PLACE	1960	Flat, unaltered
LILLARD ADDITION NO. 02 UNIT 2	4/30/1958 0:00	070 121 19	1308 SEQUOIA PLACE	1960	Hipped, moderately altered
LILLARD ADDITION NO. 02 UNIT 2	4/30/1958 0:00	070 121 09	1313 SEQUOIA PLACE	1960	Cross-gabled, moderately altered
LILLARD ADDITION NO. 02 UNIT 2	4/30/1958 0:00	070 121 20	1314 SEQUOIA PLACE	1960	Cross-gabled, moderately altered
LILLARD ADDITION NO. 02 UNIT 3	2/17/1959 0:00	070 121 28	1217 CEDAR PLACE	1962	Hipped, moderately altered
LILLARD ADDITION NO. 02 UNIT 3	2/17/1959 0:00	070 121 29	1218 CEDAR PLACE	1980	Cross-gabled, moderately altered
LILLARD ADDITION NO. 02 UNIT 3	2/17/1959 0:00	070 121 30	1224 CEDAR PLACE	1961	?, heavily altered
LILLARD ADDITION NO. 02 UNIT 3	2/17/1959 0:00	070 121 27	1225 CEDAR PLACE	1963	Gable-on-hip, heavily altered
LILLARD ADDITION NO. 02 UNIT 3	2/17/1959 0:00	070 121 31	1228 CEDAR PLACE	1960	Gable-on-hip, unaltered
LILLARD ADDITION NO. 02 UNIT 3	2/17/1959 0:00	070 121 26	1229 CEDAR PLACE	1960	Cross-gabled, moderately altered
LILLARD ADDITION NO. 02 UNIT 3	2/17/1959 0:00	070 121 25	1301 CEDAR PLACE	1960	Gable-on-hip, unaltered
LILLARD ADDITION NO. 02 UNIT 3	2/17/1959 0:00	070 121 32	1302 CEDAR PLACE	1960	Hipped, unaltered
LILLARD ADDITION NO. 02 UNIT 3	2/17/1959 0:00	070 121 24	1307 CEDAR PLACE	1960	Cross-gabled, heavily altered
LILLARD ADDITION NO. 02 UNIT 3	2/17/1959 0:00	070 121 33	1308 CEDAR PLACE	1960	Cross-gabled, moderately altered
LILLARD ADDITION NO. 02 UNIT 3	2/17/1959 0:00	070 121 23	1313 CEDAR PLACE	1960	Hipped, unaltered
LILLARD ADDITION NO. 02 UNIT 3	2/17/1959 0:00	070 121 34	1314 CEDAR PLACE	1960	Gable-on-hip, unaltered
LILLARD ADDITION NO. 02 UNIT 3	2/17/1959 0:00	070 121 22	410 E 14TH STREET	1962	Cross-gabled duplex, unaltered
LILLARD ADDITION NO. 02 UNIT 3	2/17/1959 0:00	070 121 35	502 E 14TH STREET	1961	Hipped duplex, unaltered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 43	1214 ASPEN PLACE	1961	Cross-gabled, unaltered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 42	1215 ASPEN PLACE	1961	Hipped, moderately altered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 41	1219 ASPEN PLACE	1962	Cross-gabled, unaltered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 44	1220 ASPEN PLACE	1960	Hipped, moderately altered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 40	1225 ASPEN PLACE	1975	Cross-gabled, heavily altered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 45	1226 ASPEN PLACE	1961	Hipped, moderately altered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 39	1303 ASPEN PLACE	1961	Cross-gabled, moderately altered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 46	1304 ASPEN PLACE	1960	Hipped, unaltered

*Recorded by: Kara Brunzell

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LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 38	1309 ASPEN PLACE	1961	Gable-on-hip, unaltered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 47	1310 ASPEN PLACE	1960	Cross-gabled, heavily altered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 37	1315 ASPEN PLACE	1961	Hipped, heavily altered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 48	1316 ASPEN PLACE	1960	Cross-gabled, unaltered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 36	510 E 14TH STREET	1961	Hipped duplex, moderately altered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 49	604 E 14TH STREET	1960	Hipped duplex, moderately altered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 50	612 E 14TH STREET	0	Hipped duplex, unaltered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 56	1219 F STREET	1961	Gable-on-hip duplex, unaltered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 55	1225 F STREET	1961	Gable-on-hip duplex, moderately altered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 54	1231 F STREET	1961	Hipped duplex, unaltered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 53	1301 F STREET	1961	Hipped duplex, unaltered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 52	1307 F STREET	0	Hipped duplex, unaltered
LILLARD ADDITION NO. 02 UNIT 4	11/10/1959 0:00	070 121 51	1313 F STREET	0	Hipped duplex, unaltered

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the "homegrown" Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis's transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, "The City of Bicycles." Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis's attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Lillard's Addition Subdivision Development

In 1955, John E. Lillard and D.W. Hill recorded Lillard's Addition No. 1. No biographical information has been discovered about D.W. Hill. Lillard was born about 1913 in Davis, where he grew up on a farm. His mother, Irene, was a member of the prominent Hunt family. The Hunts settled in the Davis area shortly after the Gold Rush, and acquired large tracts of agricultural land in Yolo County. John's father Lewis Lillard was also from a family of Davis pioneers.

*Recorded by: Kara Brunzell *Date: March 4, 2015 Continuation Update

James Lillard, (John Lillard's grandfather), settled in the Davis area in 1852. John Lillard eventually inherited some of the agricultural land that had been acquired by both sides of his family. After military service during World War II, he returned to Yolo County and operated his family ranch. In 1955, he subdivided the portion of his land along Twelfth Street for housing. After the first Lillard subdivision, the Simmons family subdivided the remainder of Lillard's Addition. John Lillard later moved to West Sacramento¹

Alice and John Simmons were dairy farmers that formed Simmons Real Estate in 1949, and began subdividing and building houses in East Davis in the 1950s. The husband-and-wife team became one of the most important postwar developers in Davis. By the middle of the decade they had constructed several subdivisions in various parts of Davis. The Simmons's and Lillards would have known one another before the war when Davis was a small town, and it is likely that the Simmons's were involved from the beginning with Lillard's Addition.²

The four small subdivisions appear to have been planned for development before the first was subdivided, as it is titled, "Lillard's Addition Unit No. 1" rather than just Lillard's Addition. Architectural styles and materials are also consistent throughout the neighborhood. Construction in Lillard's Addition began in 1956, just as builders were transitioning from Minimal Traditional to Tract Ranch style in constructing Davis's subdivisions. Building continued one street at a time until 1961, when the 91 parcels in the neighborhood all held houses or duplexes. The residences in Lillard's Addition were intended as affordable dwellings for middle class Davis residents.

In the early 1950s, the Lillard's Addition neighborhood was outside Davis city limits and surrounded by agricultural land. By the late 1960s, due to explosive post-war growth, Lillard's Addition was surrounded by other subdivisions and had a new church, elementary school and public library near its borders.

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the Lillard's Addition neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

Lillard's Addition does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. No significant associations have been discovered between the neighborhood and persons important to history.

The houses and duplexes in the neighborhood are common examples of Tract Ranch dwellings, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

¹ U.S. Census Records, Davis, California, 1920, 1930; Joanne Leach Larkey, *Davisville '68: The History and Heritage of the City of Davis*, Davis, California, Davis Historical Landmarks Commission: 1969, p. 187.

² W.W. Robbins, "Facts Concerning Annexation," Chamber of Commerce, City of Davis, May, 1945, p.8- 9.

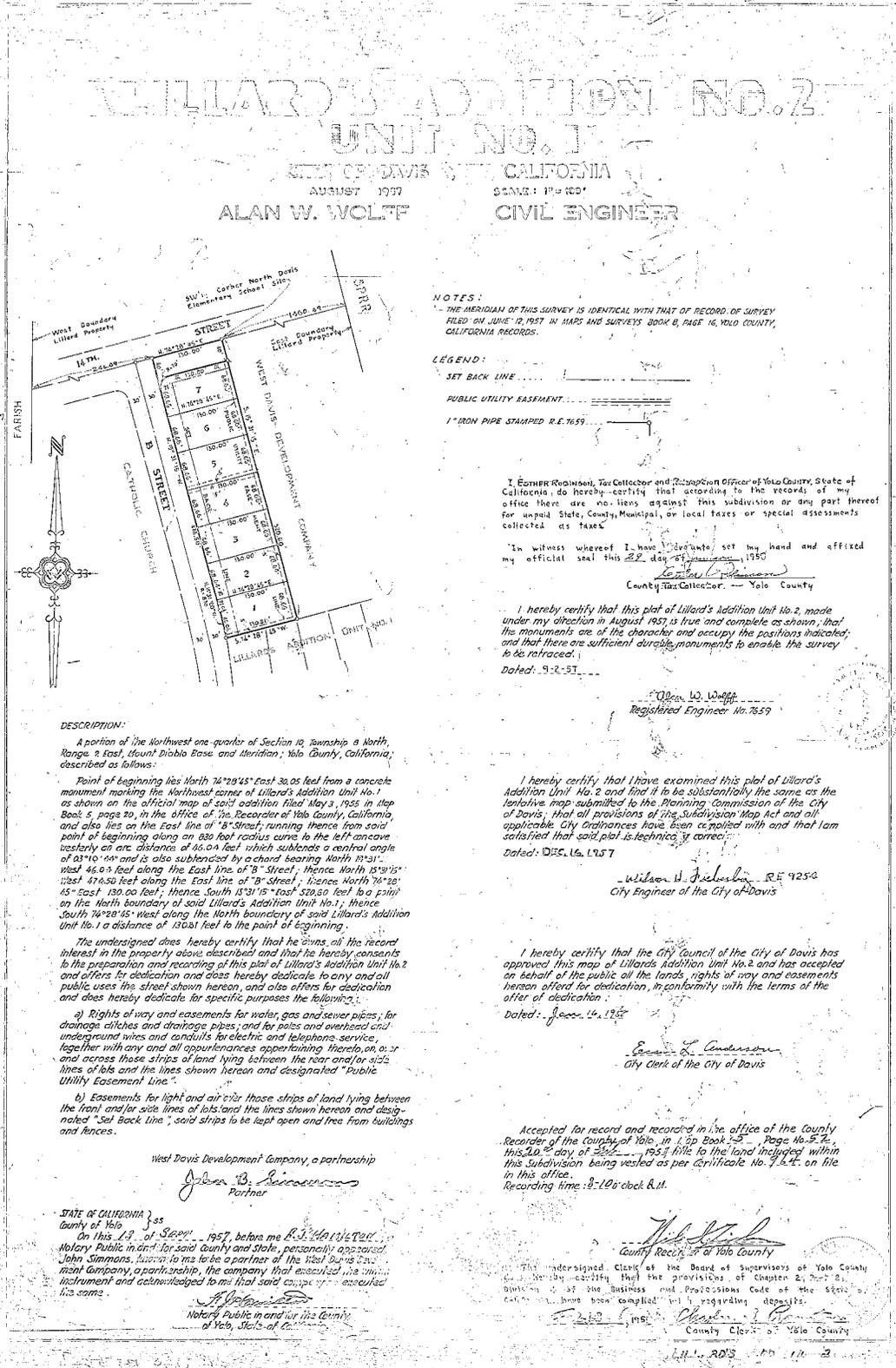


Figure 2: Plat of Lillard's Addition No. 2, Unit No. 1, City of Davis, 1957.

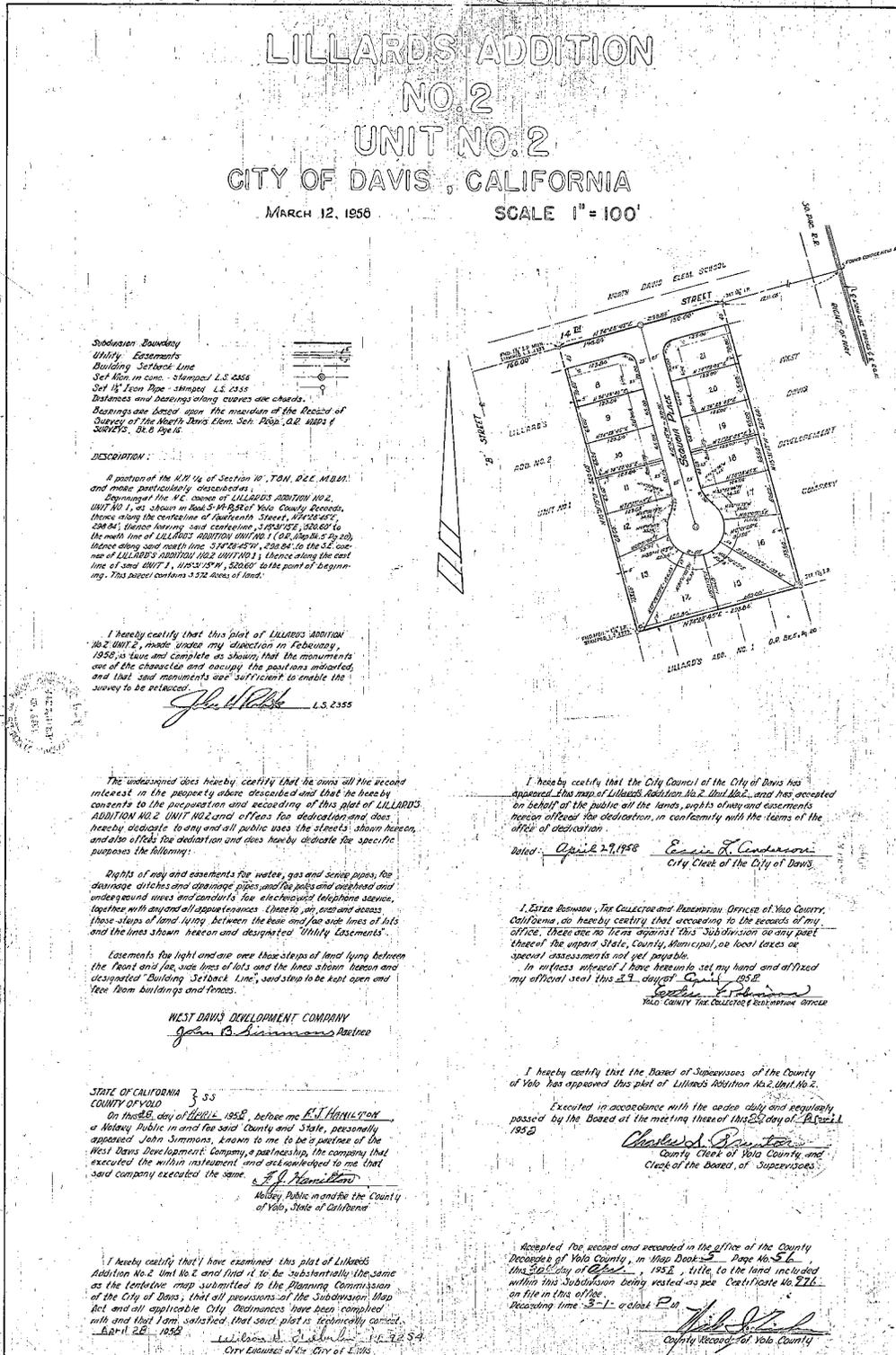


Figure 3: Plat of Lillard's Addition No. 2, Unit No. 2, City of Davis, 1958.

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*Resource Name or # (Assigned by recorder) Lillard's Addition

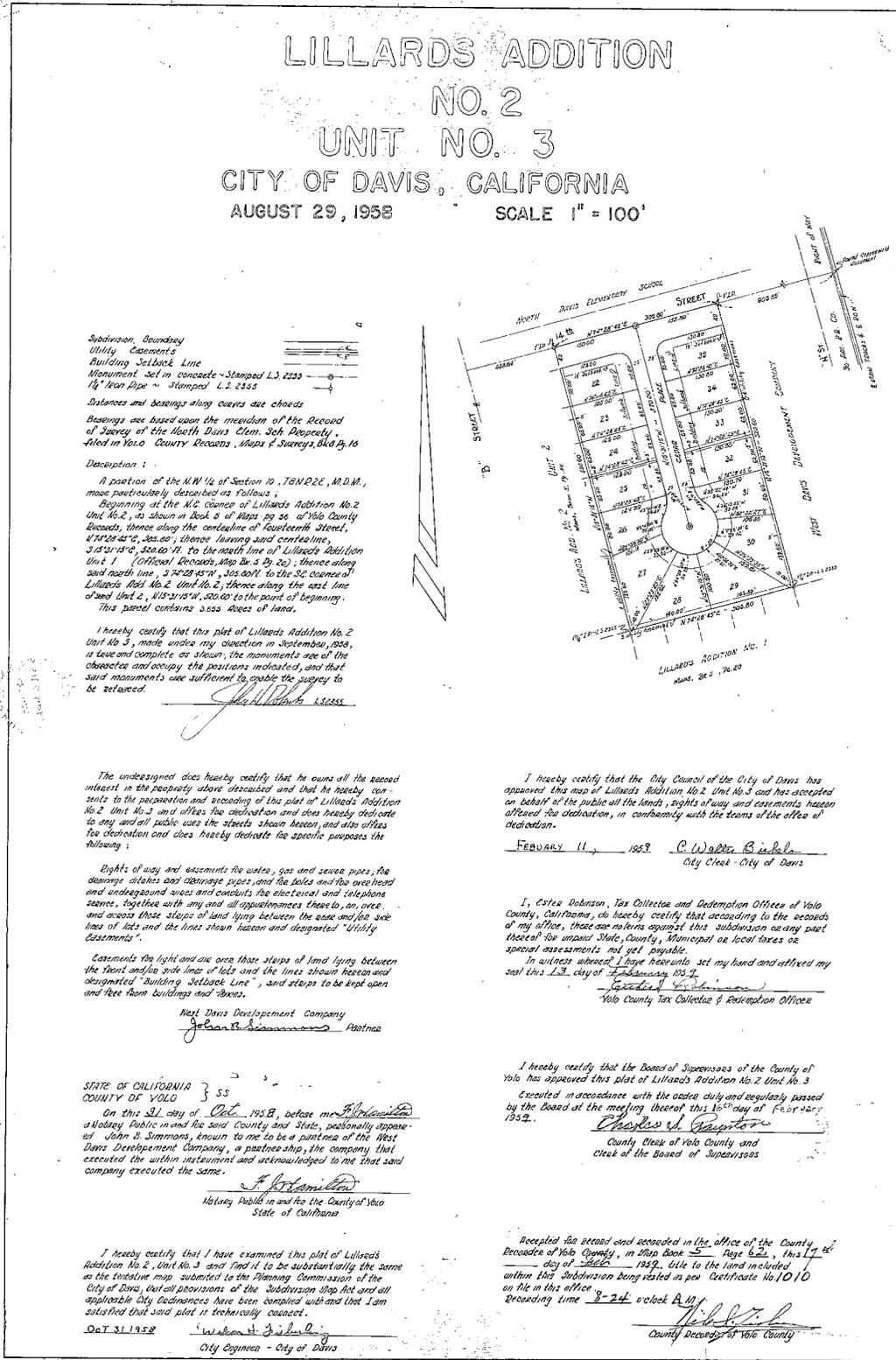
*Recorded by: Kara Brunzell

*Date: March 4, 1958

Continuation

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Map Book 2-1-58



Subdivision Boundary
 Utility Easements
 Building Setback Line
 Monument Set in concrete - Stamped L.S. 2353
 1 1/2" Iron Pipe - Stamped L.S. 2355

Distances and bearings along curves are chords

Bearings are based upon the meridian of the Record of Survey of the North Davis Elem. Sch. Property, filed in Yolo County Records, Maps & Surveys, Bldg. 16

Description:

A portion of the NW 1/4 of Section 10, T20N22E, R10E, M.D.M., more particularly described as follows:

Beginning at the N.E. corner of Lillard's Addition No. 2 Unit No. 2, as shown in Book 5 of Maps pg. 56 of Yolo County Records, thence along the centerline of Fourteenth Street, 170'28"42", 305.00'; thence along said centerline, S 82°12'10", 305.00' to the south line of Lillard's Addition Unit 1 (Official Records, Map B. 3 of 26); thence along said north line, S 72°28'45"17", 305.00' to the SE corner of Lillard's Add. No. 2, Unit No. 2, thence along the east line of said Unit 2, N 12°31'15"14", 305.00' to the point of beginning.

This parcel contains 3.555 Acres of land.

I hereby certify that this plat of Lillard's Addition No. 2 Unit No. 3, made under my observation in September, 1958, is true and complete as shown, the monuments are of the character and occupy the positions indicated, and that said monuments are sufficient to guide the survey to be retraced.

[Signature]
 L.S. 2355

The undersigned does hereby certify that he owns all the record interest in the property above described and that he hereby consents to the preparation and recording of this plat of Lillard's Addition No. 2 Unit No. 3 and agrees to the dedication and does hereby dedicate to any and all public uses the streets shown hereon, and also agrees to the dedication and does hereby dedicate for specific purposes the following:

Rights of way and easements for water, gas and sewer pipes, for drainage ditches and drainage pipes, and for poles and lines overhead and underground wires and conduits for electrical and telephone service, together with any and all appurtenances there to, on, over, and across those strips of land lying between the base and/or side lines of lots and the lines shown hereon and designated "Utility Easements".

Easements for light and air over those strips of land lying between the front and/or side lines of lots and the lines shown hereon and designated "Building Setback Lines", said strips to be kept open and free from buildings and trees.

Next Davis Development Company
[Signature] Partner

STATE OF CALIFORNIA } ss
 COUNTY OF YOLO }
 On this 31st day of Oct. 1958, before me *[Signature]*
 a Notary Public in and for said County and State, personally appeared *[Signature]* known to me to be a partner of the Next Davis Development Company, a partnership, the company that executed the within instrument and acknowledged to me that said company executed the same.

[Signature]
 Notary Public in and for the County of Yolo
 State of California

I hereby certify that I have examined this plat of Lillard's Addition No. 2, Unit No. 3 and find it to be substantially the same as the tentative map submitted to the Planning Commission of the City of Davis, that all provisions of the Subdivision Map Act and all applicable City Ordinances have been complied with and that I am satisfied that said plat is technically correct.

OCT 31 1958
[Signature]
 City Engineer - City of Davis

I hereby certify that the City Council of the City of Davis has approved this map of Lillard's Addition No. 2 Unit No. 3 and has accepted on behalf of the public all the lands, rights of way and easements hereon offered for dedication, in conformity with the terms of the offer of dedication.

FEBRUARY 11, 1959 *[Signature]*
 City Clerk - City of Davis

I, Ester Robinson, Tax Collector and Detention Officer of Yolo County, California, do hereby certify that according to the records of my office, there are no taxes against this subdivision on any part thereof for unpaid State, County, Municipal or local taxes or special assessments not yet payable.

In witness whereof I have hereunto set my hand and affixed my seal this 13th day of February 1959.

[Signature]
 Yolo County Tax Collector & Detention Officer

I hereby certify that the Board of Supervisors of the County of Yolo has approved this plat of Lillard's Addition No. 2 Unit No. 3

Executed in accordance with the order duly and regularly passed by the Board at the meeting thereof this 10th day of February 1959.

[Signature]
 County Clerk of Yolo County and
 Clerk of the Board of Supervisors

Accepted the record and recorded in the office of the County Recorder of Yolo County, in Map Book 2 Page 622, this 17th day of Feb. 1958. Title to the land included within this subdivision being vested in per. Certificate No. 1010 on file in this office.

Recording time 3-24 o'clock A.M.

[Signature]
 County Recorder of Yolo County

LILLARDS Add no 2
 UNIT NO. 3

Figure 4: Plat of Lillard's Addition No. 2, Unit No. 3, City of Davis, 1958.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

Continuation

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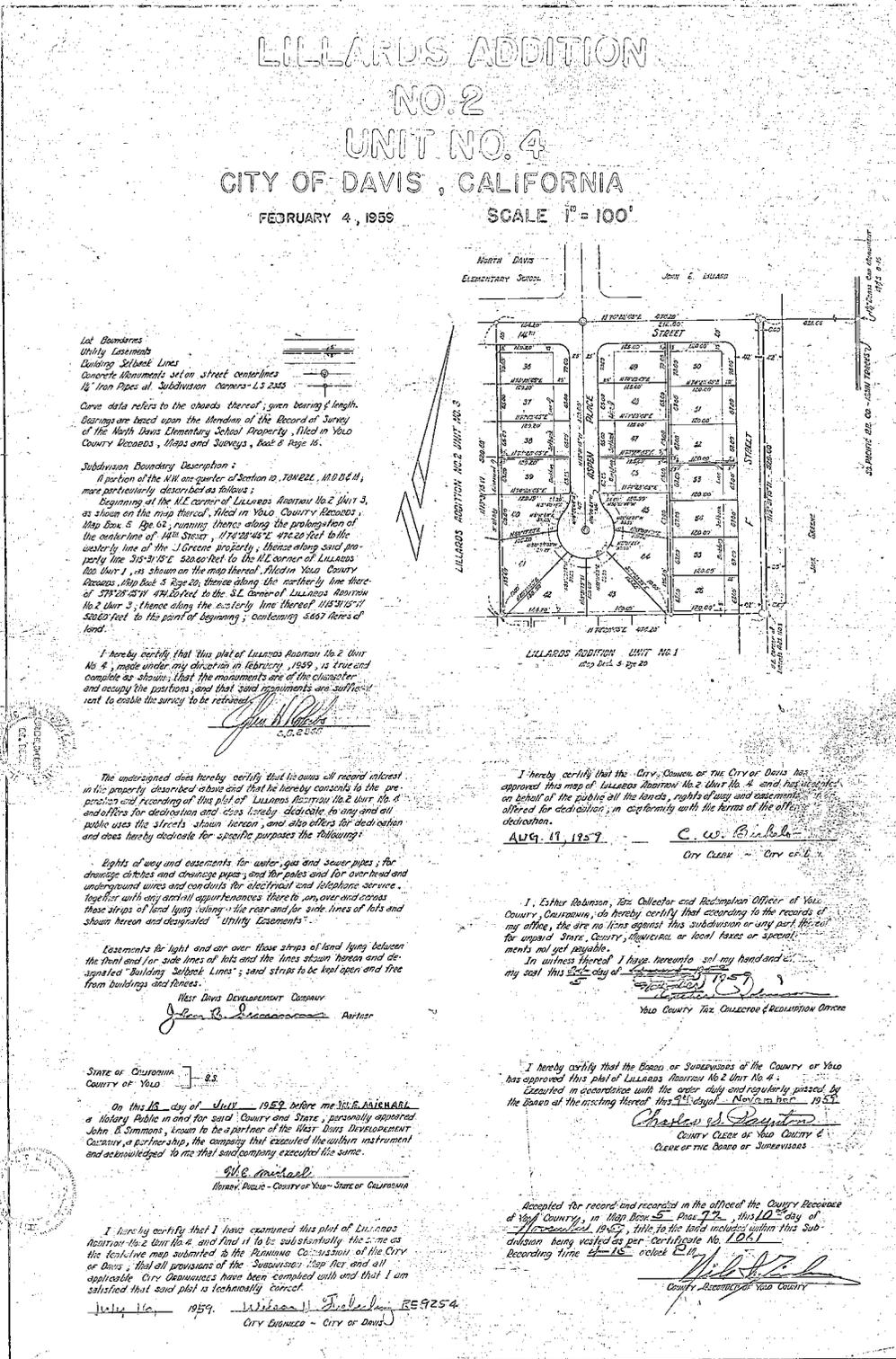


Figure 5: Plat of Lillard's Addition No. 2, Unit No. 4, City of Davis, 1959.



Figure 6: U.S.D.A. Aerial Photograph of Lillard's Addition, 1952, showing undeveloped agricultural land.



Figure 7: U.S.D.A. Aerial Photograph of Lillard's Addition, 1957, showing Twelfth Street under development.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

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Figure 8: U.S.D.A. Aerial Photograph of Lillard's Addition, 1964, showing neighborhood after development with school to the north.

Photographs:



Photograph 1: U-shaped house with combination hipped and gabled roof at 507 Twelfth Street, 1957.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

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Photograph 2: L-shaped Tract Ranch house with gabled roof and projecting carport at 502 Twelfth Street, 1956.



Photograph 3: L-shaped Tract Ranch with flat roof at 1307 Sequoia Place, 1960.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

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Photograph 4: Heavily altered Tract Ranch house at 1307 Cedar Place showing second-story addition, new stone veneer and other changes, 1960.



Photograph 5: Heavily altered house at 520 Twelfth Street showing large second-story addition, "craftsman" porch detail, and other changes, 1957.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

Continuation

Update



Photograph 6: Hipped-roof duplex at 510 East Fourteenth Street, 1961.

*Resource Name or # (Assigned by recorder): Macero Del Norte No. 1 – 3

D1. Historic Name: Macero Del Norte No. 1 – 3

D2. Common Name: Macero Del Norte neighborhood

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

The irregular-shaped neighborhood is located in southeast Davis east of Mace Boulevard and south of Chiles Road between El Macero Gardens subdivision and Pioneer Park. It lacks coherence, with commercial, multi-family, duplex, and single-family residential building types in a relatively small area. There is a concentration of automobile-oriented commercial properties on Chiles Road (which is busy arterial road adjacent to Highway 80.) El Cemonte Drive has a large multi-building apartment complex that was constructed outside the historic period, as well as small historic-period apartment buildings, duplexes, and single-family dwellings. Swingle Drive, Hamel Street, and Cowell Boulevard are a mix of duplex and single-family residential. Sidewalks with square curbs are immediately adjacent to streets throughout the neighborhood. The residential streets feature mature street trees.

The commercial properties are mostly typical mid-1970s gas stations and car dealership buildings, although some have been remodeled in recent decades. The most interesting is 5000 Chiles Road, a Post-and-Beam car dealership building with a wide, low-pitch gabled roof, vast expanses of glass, and modernist parking lot lights.

Residential buildings are typical of mass-produced post-war housing. The Wellington Apartments at 4849 El Cemonte Avenue has multiple two-story buildings with gabled roofs and vertical-groove plywood siding. Smaller two-story apartment buildings on Cowell Boulevard have flat or mansard roofs and stucco cladding. Houses and duplexes are Ranch style with hipped or gabled roofs and prominent garages. The stuccoed duplexes lack exterior ornamentation, while the Ranch houses have a broader range of features including decorative brick accents, shaped fascia board, and shake roofs. There are a handful of examples of Spanish Ranch, and at least one example each of Post-and-Beam and Mansard styles. Unaltered houses and duplexes have wood garage doors and aluminum windows, though many have been replaced. Some houses have been more drastically modified, for example with historicist projecting entryways (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

Macero Del Norte is bounded to the northwest by Chiles Road and the northwest by El Cemonte Road. The rear property boundaries of the parcels on the south side of Cowell Boulevard form its southern boundary. It is bordered to the west by Mace Boulevard.

***D5. Boundary Justification:**

The Macero Del Norte neighborhood encompasses the first three Macero Del Norte subdivisions, which are contiguous and were developed over a roughly 11-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Macero Del Norte neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued, p. 6).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: February 16, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

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***D3. Detailed Description** (continued)

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	notes
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 010 09	4920 CHILES ROAD	0	Vacant
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 010 13	4748 CHILES ROAD	0	Post-and-Beam gas station, c1970
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 010 11	4810 CHILES ROAD	0	Not age eligible, recently constructed commercial
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 010 14	4812 CHILES ROAD	0	Vacant
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 010 10	4836 CHILES ROAD	0	Barrel Roof Gas Station, c1968
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 010 08	5000 CHILES ROAD	1974	Large steel Post-and-Beam car dealership
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 072 01	4926 COWELL BLVD	1971	Duplex, gabled, Ranch, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 071 08	4935 COWELL BLVD	1966	Cross gabled, Ranch, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 073 01	5005 EL CEMONTE AVENUE	1966	Cross hipped, L-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 16	5009 COWELL BLVD	1966	Multi hipped, U-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 073 02	5010 COWELL BLVD	1972	Multi hipped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 17	5015 COWELL BLVD	1971	Gabled/hipped, U-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 073 03	5016 COWELL BLVD	1967	Gabled/gable on hip, U-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 18	5021 COWELL BLVD	1966	Hipped, L-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 073 04	5022 COWELL BLVD	1966	Cross gabled, linear, heavily altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 27	5027 COWELL BLVD	1970	Gabled/mansard, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 29	5033 COWELL BLVD	1973	Gabled/hipped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 073 05	5102 COWELL BLVD	1966	Cross gabled, L-shaped, moderately altered

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MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 21	5103 COWELL BLVD	1966	Gable on hip/gabled, L-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 073 06	5108 COWELL BLVD	1967	Cross hipped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 22	5109 COWELL BLVD	1966	Not visible from street
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 073 07	5114 COWELL BLVD	1977	Cross hipped, U-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 23	5115 COWELL BLVD	1969	Gabled/gable on hip, L-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 073 08	5120 COWELL BLVD	1976	Gabled/gable on hip, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 24	5121 COWELL BLVD	1966	Gabled/hipped, L-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 073 09	5126 COWELL BLVD	1972	Gabled/gable on hip, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 25	5127 COWELL BLVD	1971	Gabled/flat, arched entryway to courtyard, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 073 10	5132 COWELL BLVD	1968	Cross gabled, L-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 26	5133 COWELL BLVD	1971	Cross hipped, L-shaped, brick, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 010 16	4849 EL CEMONTE AVENUE	1986	Gabled, multibuilding apartment complex, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 010 15	4849 EL CEMONTE AVENUE	1986	Gabled, multibuilding apartment complex, not historic period
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 061 01	4850 EL CEMONTE AVENUE	1970	Hipped compact ranch, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 14	4906 EL CEMONTE AVENUE	1968	Hipped linear ranch, corner lot, side garage entry, mod alt
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 071 07	4917 EL CEMONTE AVENUE	1970	Multi hipped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 15	4918 EL CEMONTE AVENUE	1969	Cross gabled, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 072 02	5004 EL CEMONTE AVENUE	1966	Gabled, linear, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 072 03	5010 EL CEMONTE AVENUE	1971	Front gabled, duplex, post and beam, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 09	5036 HAMEL STREET	1971	Hipped, L-shaped, unaltered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 08	5042 HAMEL STREET	1971	Gabled, U-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 07	5104 HAMEL STREET	1972	Combo, U-shaped, moderately altered

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MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 06	5110 HAMEL STREET	1966	Hipped, L-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 05	5116 HAMEL STREET	1972	Hipped, L-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 04	5122 HAMEL STREET	1972	Hipped, U-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 03	5128 HAMEL STREET	1967	Combo, L-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 02	5134 HAMEL STREET	1969	Hipped, L-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 010 12	400 MACE BLVD	0	Post-and-Beam gas station, c1970
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 061 02	5011 SWINGLE DRIVE	1970	Combo, U-shaped, unaltered, duplex
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 13	5012 SWINGLE DRIVE	1968	Hipped, L-shaped, unaltered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 061 03	5017 SWINGLE DRIVE	1969	Gabled, U-shaped, moderately altered, duplex
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 12	5018 SWINGLE DRIVE	1969	Hipped, L-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 061 04	5023 SWINGLE DRIVE	1966	Gabled, linear, moderately altered, duplex
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 11	5024 SWINGLE DRIVE	1970	Combo, U-shaped, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 061 05	5029 SWINGLE DRIVE	1969	Mansard, U-shaped, moderately altered, duplex
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 062 10	5030 SWINGLE DRIVE	1971	Hipped, linear, moderately altered
MACERO DEL NORTE NO. 01	6/2/65 0:00	068 061 06	5035 SWINGLE DRIVE	1970	Mansard, linear, moderately altered
MACERO DEL NORTE NO. 02	5/14/68 0:00	068 071 01	4831 COWELL BLVD	1969	2-story multibuilding apartment complex, mansard, moderately
MACERO DEL NORTE NO. 02	5/14/68 0:00	068 071 02	4841 COWELL BLVD	1969	2-story multibuilding apartment complex, mansard, moderately
MACERO DEL NORTE NO. 02	5/14/68 0:00	068 071 03	4851 COWELL BLVD	1969	2-story multibuilding apartment complex, mansard, moderately
MACERO DEL NORTE NO. 02	5/14/68 0:00	068 071 04	4903 COWELL BLVD	1969	2-story apartment building, flat, heavily altered
MACERO DEL NORTE NO. 02	5/14/68 0:00	068 071 05	4913 COWELL BLVD	1969	2-story apartment building, moderately altered
MACERO DEL NORTE NO. 02	5/14/68 0:00	068 071 06	4923 COWELL BLVD	1969	2-story apartment building, moderately altered
MACERO DEL NORTE NO. 02	5/14/68 0:00	068 072 10	4820 COWELL BLVD	1973	Front gabled, duplex, moderately altered

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MACERO DEL NORTE NO. 02	5/14/68 0:00	068 072 09	4826 COWELL BLVD	1972	Front gabled, duplex, moderately altered
MACERO DEL NORTE NO. 02	5/14/68 0:00	068 072 08	4832 COWELL BLVD	1971	Multi gabled, duplex, moderately altered
MACERO DEL NORTE NO. 02	5/14/68 0:00	068 072 07	4908 COWELL BLVD	1971	Multi gabled, duplex, moderately altered
MACERO DEL NORTE NO. 02	5/14/68 0:00	068 072 06	4914 COWELL BLVD	1971	Multi gabled, duplex, moderately altered
MACERO DEL NORTE NO. 02	5/14/68 0:00	068 072 05	4920 COWELL BLVD	1971	Multi gabled, duplex, moderately altered
MACERO DEL NORTE NO. 03	9/2/71 0:00	068 093 01	5206 HAMEL STREET	1973	Hipped, moderately altered, L-shaped
MACERO DEL NORTE NO. 03	9/2/71 0:00	068 093 02	5212 HAMEL STREET	1974	Combo, moderately altered, Linear
MACERO DEL NORTE NO. 03	9/2/71 0:00	068 093 03	5218 HAMEL STREET	1973	Gabled, moderately altered, U-shaped
MACERO DEL NORTE NO. 03	9/2/71 0:00	068 093 04	5224 HAMEL STREET	1973	Gabled, moderately altered, L-shaped
MACERO DEL NORTE NO. 03	9/2/71 0:00	068 093 05	5230 HAMEL STREET	1973	Gabled, moderately altered, U-shaped
MACERO DEL NORTE NO. 03	9/2/71 0:00	068 093 06	5236 HAMEL STREET	1973	Hipped, unaltered, U-shaped
MACERO DEL NORTE NO. 03	9/2/71 0:00	068 093 07	5242 HAMEL STREET	1973	Combo, moderately altered, U-shaped

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to grow beyond all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” By the early 1970s, development was becoming controversial in Davis. Expansion continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

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Macero Del Norte Subdivision Development

Macero Del Norte No. 1 – 3 were subdivided by John B. Simmons with West Davis Development Co. between 1965 and 1971. John Simmons was born in 1902 in Palo Alto, California, and came to Davis to study Animal Husbandry at the University Farm during the 1920s. Alice Gatgens was born in Germany in 1906, and settled in Davis with her father when she was sixteen. She graduated from business college, and went to work in the viticulture department of the University Farm. John Simmons and Alice Gatgens met through a mutual interest in gymnastics, and married in 1927. Their eldest daughter, Helen, was born in 1929. Two other children followed in the 1930s. The couple went into partnership with the Haussler family and formed a dairy business, which they operated during the 1930s and 1940s. The Simmons' were active in the community. John served on the school board while Alice participated in clubs and charity organizations.¹

In 1949, the couple gave up dairy farming and formed Simmons Real Estate. The Simmons's appear to have been planning their first subdivision by the early 1940s, as a Chamber of Commerce publication from 1945 suggests expanding Davis city limits to encompass the portion of the Simmons Dairy that became East Acres No. 1 a few years later. East Acres No. 1, which consists of 26 houses constructed in 1951 and 1952, was the couple's first foray into real estate development. They carved the subdivision out of the western portion of their dairy property, which was just inside Davis city limits. It was one of the first Davis subdivisions recorded in the 1950s. Cut off from the urbanized portion of Davis and completely surrounded by agricultural land, East Acres was the first neighborhood developed east of H Street and north of East Eighth Street. The Simmons' began building in the area alongside the Huntwood Development Company, which began construction on a subdivision to the southwest around the same time. Many other developers followed the Simmons' and Huntwood to East Davis starting in the mid-1950s.²

When Simmons subdivided Macero Del Norte 1 in 1965, he had four residential subdivisions underway in other parts of Davis, which was the height of the town's most explosive period of residential growth. Simmons was still selling lots in small, exclusive Elmwood, and the last of his modest Tract Ranch houses in East Acres were under construction, as were the final streets in the middle-market Norwood subdivision. In addition, he had started building the Westwood neighborhood in 1964.³

Perhaps because Simmons was working on so many other Davis subdivisions, the first three Macero Del Norte subdivisions took a decade to complete. After 1975, he recorded three more Macero Del Norte subdivisions to the east of the first three, which were complete by 1980.

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the Macero Del Norte neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

Macero Del Norte does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. The houses, apartments, commercial buildings, and duplexes in the neighborhood are common examples, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

¹ Yolo County CA Obituary Project Obituaries, SIMMONS, Alice Kate, July 27 2002, <http://files.usgwararchives.net/ca/yolo/obits/gob1127simmons.txt>, accessed March 5, 2015: U.S. Census Records, Davis, Yolo County, 1930.

² W.W. Robbins, "Facts Concerning Annexation," Chamber of Commerce, City of Davis, May, 1945, p.8- 9.

³ Davis Enterprise, Simmons Realty Advertisement, April 29, 1968, p. 7.

*Recorded by: Kara Brunzell

*Date: February 16, 2015

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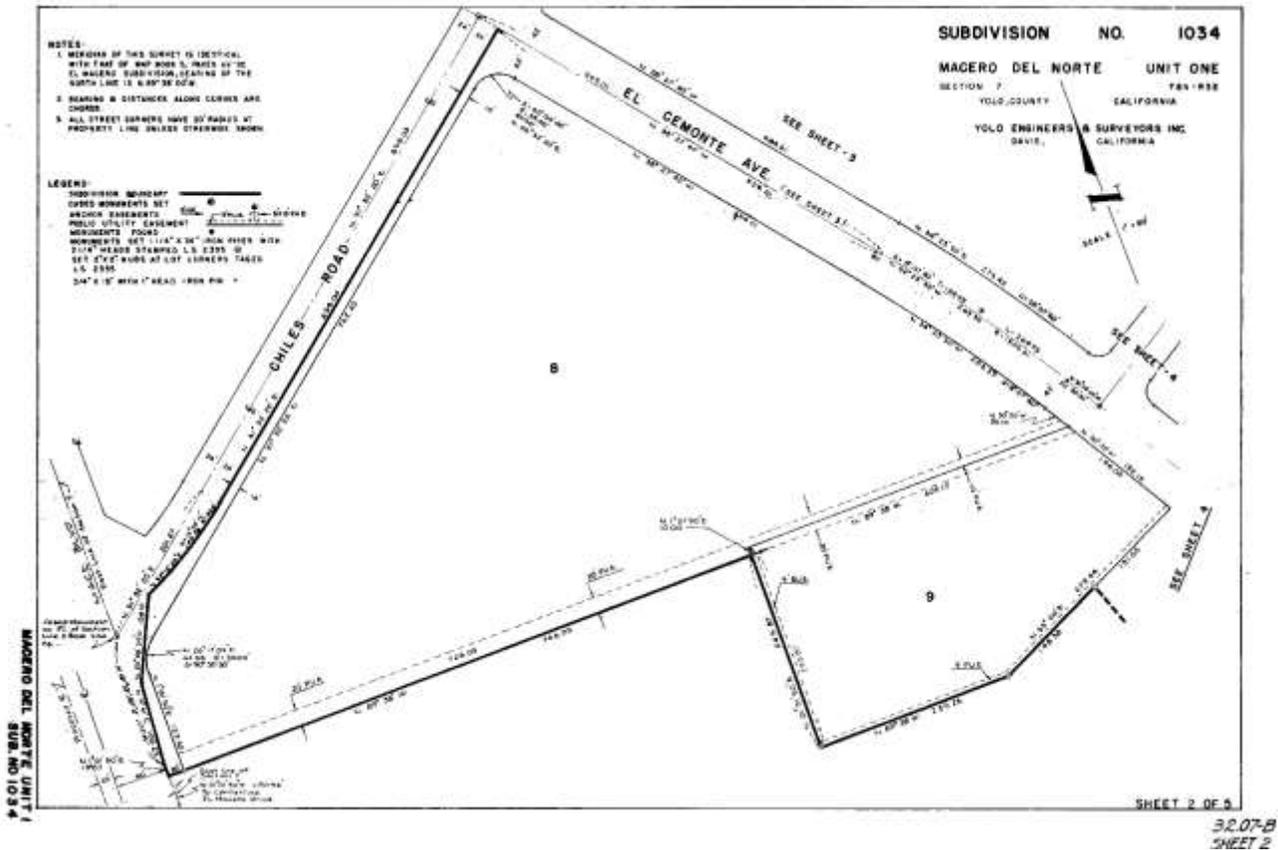


Figure 1: Plat of Macero Del Norte No. 1, City of Davis, August, 1965.

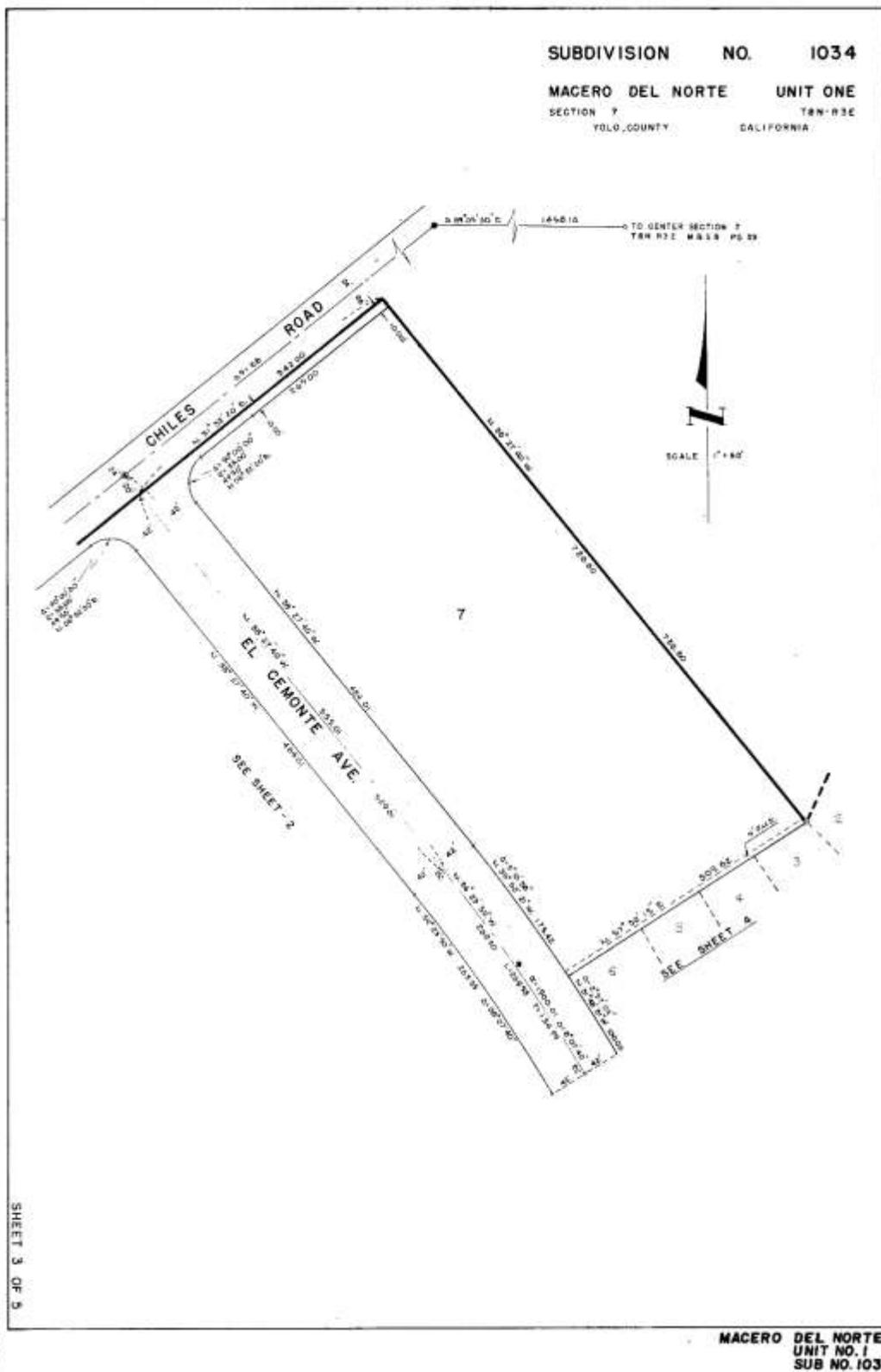


Figure 2: Plat of Macero Del Norte No. 1, City of Davis, August, 1965.

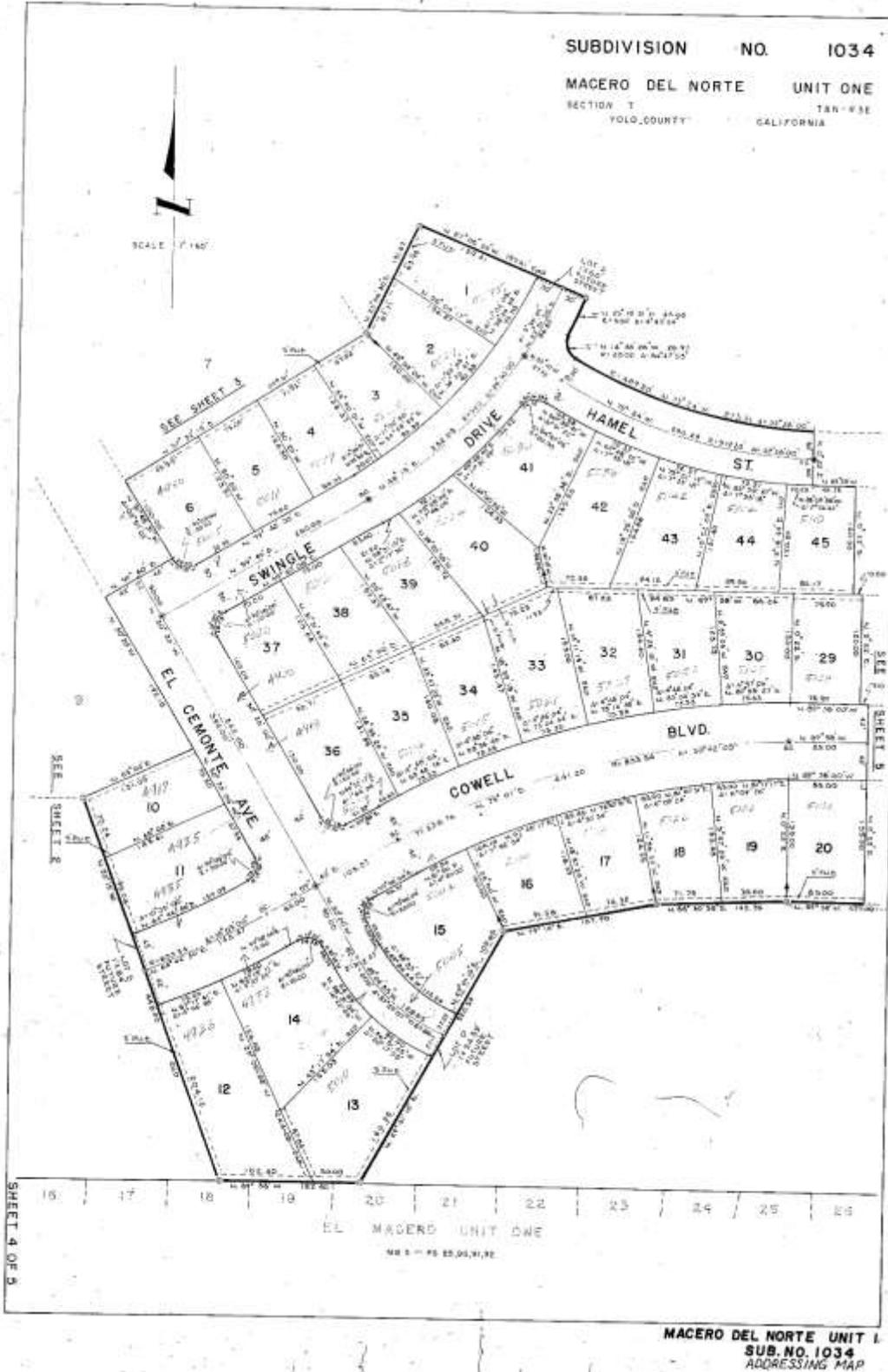


Figure 3: Plat of Macero Del Norte No. 1, City of Davis, August, 1965.

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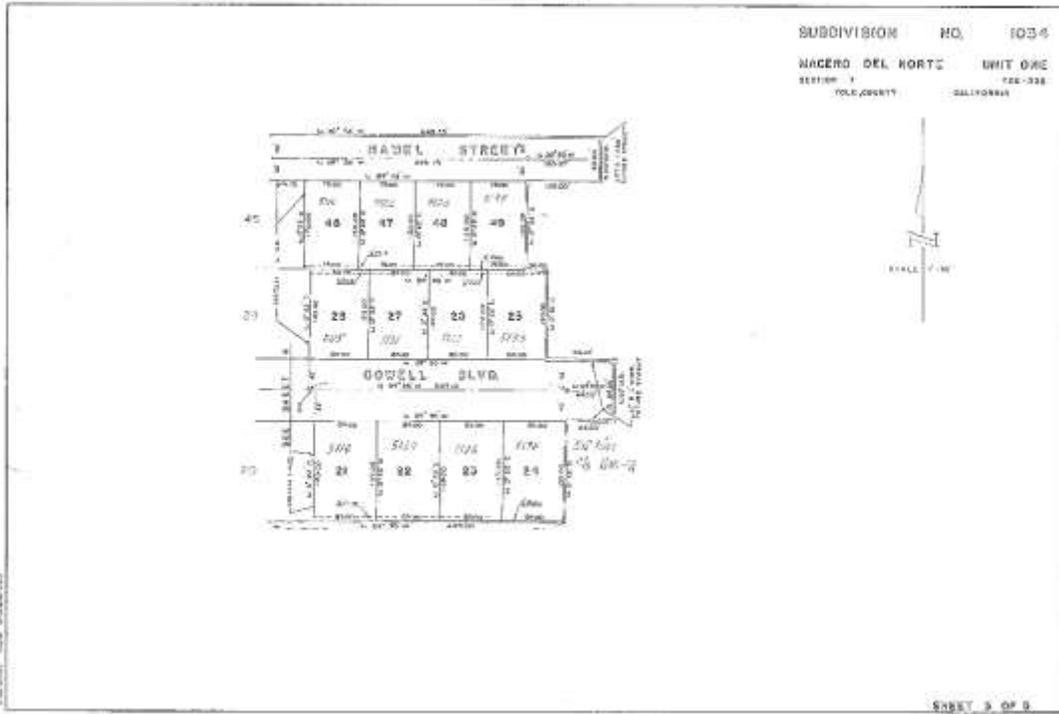


Figure 4: Plat of Macero Del Norte No. 1, City of Davis, August, 1965.

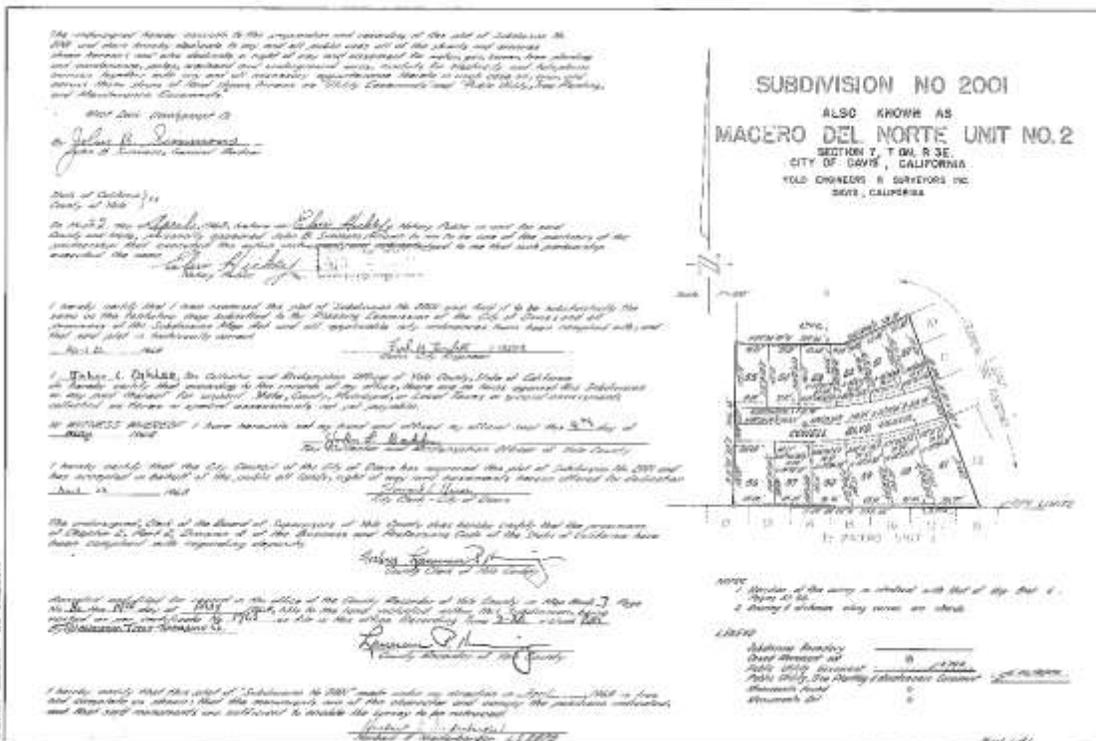


Figure 5: Plat of Macero Del Norte No. 2, City of Davis, May, 1968.

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SUBDIVISION NO. 2087
MACERO DEL NORTE
UNIT NO. 3
 SECTION 7, T. 8N. R. 3E. M.D.B. & M.
 CITY OF DAVIS, CALIFORNIA
 YOLO ENGINEERS & SURVEYORS INC.
 Woodland Davis West Sacramento

PIONEER SCHOOL
HAMEL STREET
MACERO DEL NORTE
COWELL BLVD.

LOT 48 **LOT 49** **LOT 52** **LOT 53** **LOT 54** **LOT 55** **LOT 56** **LOT 57** **LOT 58**

LOT 25 **LOT 26**

BASIS OF BEARINGS:
 N 0° 12' 00" E Hamel Street, same as shown on record map of Macero Del Norte Unit No. 1, filed in Map Book 4, Page 52 A 54, Yolo County, Record.

LEGEND:
 N - Road Monument
 S - Lot Monument
 E - Division of Public Utility, Gas, Water and Sewerage
 L - 5' Public Utility Easement
 --- Subdivision Boundary

The undersigned hereby consents to the preparation and recording of this plat of Subdivision No. 2087 and does hereby dedicate to any and all public uses all of the streets and easements shown hereon, and also dedicate a right of way and easement for water, gas, sewer, tele- phone and maintenance, public, overhead and underground wires, conduits for electricity and telephone services together with any and all on-easery appurtenances thereon to each lot on, over and in and about those streets of land shown hereon as "Utility Easements" and "Public Utility, Tree Planting, and Maintenance Easements."

WEST DAVIS DEVELOPMENT COMPANY
 By John B. Simpson
 John B. Simpson, General Partner
 State of California
 County of Yolo

On this 15th day of June 19 71, before me ROBERT L. JOHNSON Notary Public in and for said County and State, personally appeared John B. Simpson, being to me 1. the partner of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

Robert L. Johnson
 My Commission Expires 9-19-71
 Notary Public

I hereby certify that I have examined this plat of "Subdivision No. 2087" and find it to be substantially the same as the tentative map submitted to the Planning Commission of the City of Davis, and all provisions of the Subdivision Map Act and all applicable city ordinances have been complied with, and that said plat is technically correct.

David E. Cole CIVIL ENGR. 1971
 Davis City Engineer

I, John A. Deblon, Tax Collector and Redemption Officer of Yolo County, State of California do hereby certify that according to the records of my office, there are no liens against this Subdivision or any part thereof by unpaid State, County, Municipal, or Local Taxes or special assessments collected as taxes or special assessments not yet paid.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal this 25th day of August 19 71.

John A. Deblon
 Tax Collector and Redemption Officer of Yolo County

The undersigned, Clerk of the Board of Supervisors of Yolo County does hereby certify that the provisions of Chapter 2, Part 2, Division 4 of the Business and Professions Code of the State of California have been complied with regarding deposits.

Robert L. Johnson
 County Clerk of Yolo County

Accepted and filed for record in the office of the County Recorder of Yolo County in Map Book 8 Page No. 13 this 25th day of September 19 71. Filed in the land to land within this Subdivision, being stated as per certificate No. 5053 on file in this office. Recording time 9:05 o'clock A.M. By Leslie Cunningham + Trust Co.

Robert L. Johnson
 County Recorder of Yolo County

I hereby certify that this plat of "Subdivision No. 2087" made under my direction on May 19 71 is true and complete as shown; that the monuments are of the character and occupy the positions indicated and that said monuments are sufficient to enable the survey to be retraced.

Herbert E. Meekerburg
 Herbert E. Meekerburg, L.S. 2078

I hereby certify that the City Council of the City of Davis has approved this plat of Subdivision No. 2087 and has accepted in behalf of the public all lands, rights of way and easements hereon offered for dedication.

July 1 19 71 John L. Rose
 City Clerk - City of Davis

Macero Del Norte
 Unit No. 3
 Sht 104

Figure 6: Plat of Macero Del Norte No. 3, City of Davis, September, 1971.

*Recorded by: Kara Brunzell

*Date: February 16, 2015

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Figure 7: U.S.D.A. Aerial photograph of Macero Del Norte neighborhood, 1964.



Figure 8: U.S.D.A. Aerial photograph of Macero Del Norte neighborhood, 1969.

*Recorded by: Kara Brunzell

*Date: February 16, 2015

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Figure 9: U.S.D.A. Aerial photograph of Macero Del Norte neighborhood, 1971.



Figure 10: U.S.D.A. Aerial photograph of Macero Del Norte neighborhood, 1984.

*Recorded by: Kara Brunzell
Photographs:

*Date: February 16, 2015

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Figure 1: Wellington Apartments at 4849 El Cemente Avenue, 1984.

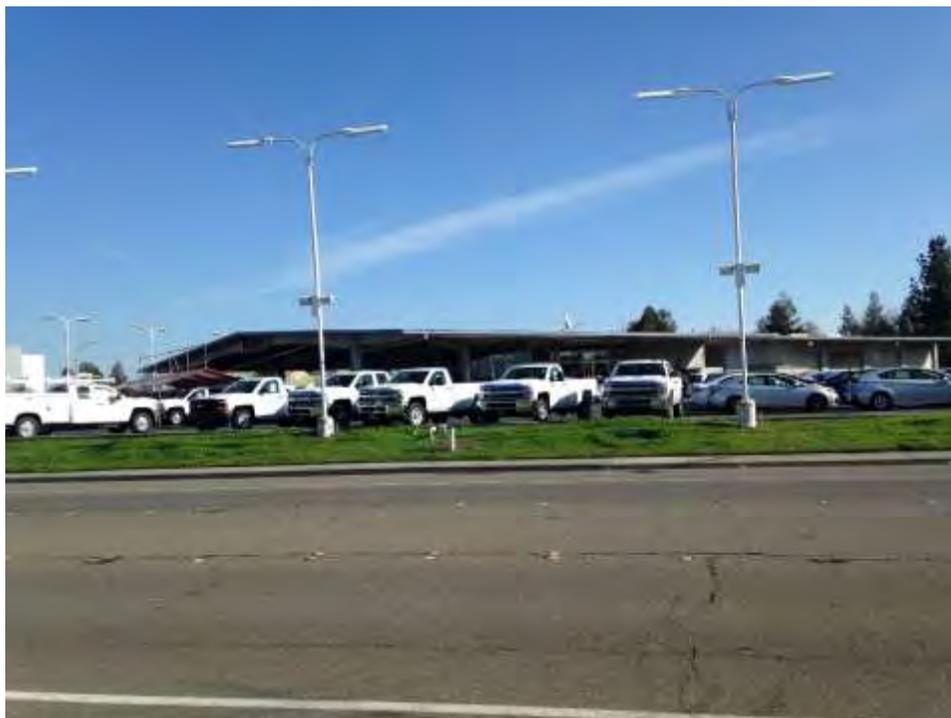


Figure 2: Post-and-Beam steel car dealership at 5000 Chiles Road, 1974.

*Recorded by: Kara Brunzell

*Date: February 16, 2015

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Photograph 3: Post-and-Beam gas station at corner of Mace Boulevard and Chiles Road.



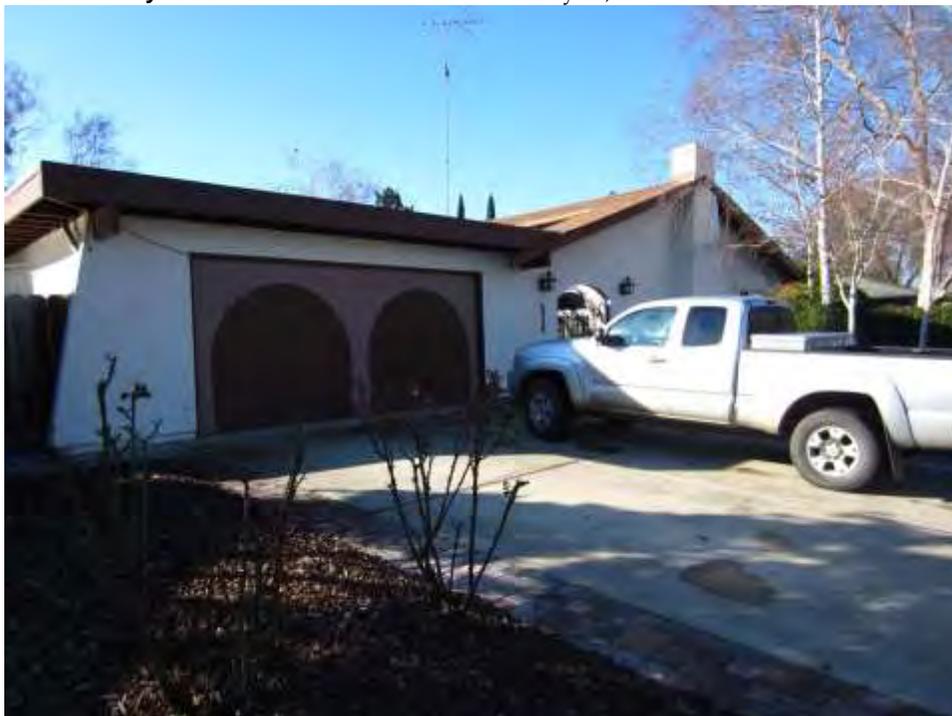
Photograph 4: Spanish Ranch at 5116 Hamel Road, 1972.

*Recorded by: Kara Brunzell

*Date: February 16, 2015

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Photograph 5: Spanish Ranch house at 5212 Hamel Street, 1974.



Photograph 6: Ranch house at 5016 El Cemente Avenue, 1967.

*Recorded by: Kara Brunzell

*Date: February 16, 2015

Continuation

Update



Photograph 7: Post-and-Beam duplex at 5010 – 5012 El Cemente Avenue, 1971.

*Resource Name or # (Assigned by recorder): Miller's Addition

D1. Historic Name: Miller's Addition

D2. Common Name:

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

The small Miller's Addition subdivision is located near Downtown Davis, west of B Street and immediately north of the present City Hall. It was recorded in 1947. The houses in the neighborhood were constructed gradually between 1926 and 1978, and development was most intensive during the 1950s. The neighborhood ties into the orthogonal Davis street grid, although B Street is angled, creating some irregular-shaped lots. Lots range in size from roughly 5,000 to over 17,000 square feet. Houses are roughly 1,300 – 2,400 square feet. The neighborhood is characterized by mature street trees planted in yards adjacent to the street, although some older trees have been replaced in recent years. The neighborhood features rolled curbs. The single family houses and duplexes are spaced fairly widely apart and set back 20 to 40 feet from the curbs. The neighborhood has a rural-suburban feeling.

The small neighborhood has examples from a wide range of architectural styles including American Foursquare, Tract Ranch, Custom Ranch, Contemporary, Post-and-Beam, and Minimal Traditional. Developed over a period of over 50 years, the houses lack unified architectural characteristics, construction methods, or materials. In addition to the wide variety of styles represented, basic design features differ from house to house. For example, there are one-and two-story houses in the neighborhood, and houses with carports, and both single and double garages. One house, 805 A Street, appears to be locally eligible as an individual landmark for its architecture.

The houses also vary widely in the level of alteration performed over the years. Roughly a third of the mid-century buildings are well-preserved. The houses in this group are either unaltered, or have been changed only slightly. Another third of the buildings in the neighborhood have been moderately remodeled, for example with replacement of windows and garage doors. The remaining houses exhibit more extreme transformations, including large front or second-story additions, front decks, and stucco applied over original wood cladding.

The table on Page 2 lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

Miller's Addition is an L-shaped area west of B Street and north of Seventh Street. Its boundaries are shown on Figure 1, its original Plat map:

***D5. Boundary Justification:**

The Miller's Addition neighborhood encompasses all of the Miller's Addition subdivision, which is contiguous and was developed over a roughly fifty-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Miller's Addition neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued p. 3).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: October 2, 2014

Affiliation and Address: Brunzell Historical

1613 B Street, Napa, CA 94559

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*Resource Name or # (Assigned by recorder) Miller's Addition

*Recorded by: Kara Brunzell

*Date: October 2, 2014

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***D3. Detailed Description** (continued)

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	Description
Miller's Addition	6/26/1947 0:00	070 090 26	201 7TH STREET	1950	NOT age eligible
Miller's Addition	6/26/1947 0:00	070 090 27	215 7TH STREET	1951	GABLED, single garage, unaltered
Miller's Addition	6/26/1947 0:00	070 090 29	221 7TH STREET	1950	GABLED, single garage, heavily altered
Miller's Addition	6/26/1947 0:00	070 090 31	235 7TH STREET	1950	HIPPED, single garage, heavily altered
Miller's Addition	6/26/1947 0:00	070 090 25	710 A STREET	1957	GABLED, single garage, unaltered
Miller's Addition	6/26/1947 0:00	070 090 13	731 A STREET	1954	GABLED, single garage, lightly altered
Miller's Addition	6/26/1947 0:00	070 090 18	736 A STREET	1950	HIPPED, single garage, unaltered
Miller's Addition	6/26/1947 0:00	070 090 12	739 A STREET	1948	GABLED, single garage, unaltered, original windows
Miller's Addition	6/26/1947 0:00	070 090 10	805 A STREET	1964	GABLED, single garage, moderately altered
Miller's Addition	6/26/1947 0:00	070 090 20	749 B STREET	1926	HIPPED, single garage, heavily altered, windows
Miller's Addition	6/26/1947 0:00	070 090 16	805 B STREET	1964	GABLED, single garage, lightly altered
Miller's Addition	6/26/1947 0:00	070 090 14	207 E 8TH STREET	1951	GABLED, single garage, unaltered
Miller's Addition	6/26/1947 0:00	070 090 19	210 E 8TH STREET	1952	GABLED, single garage, unaltered
Miller's Addition	6/26/1947 0:00	070 090 15	217 E 8TH STREET	1964	HIPPED, single garage, heavily altered, 2-story
Miller's Addition	6/26/1947 0:00	070 090 17	229 E 8TH STREET	1956	HIPPED, single garage, heavily altered, garage conversion
Miller's Addition	6/26/1947 0:00	070 090 06	730 MILLER DRIVE	1950	GABLED, single garage, moderately altered
Miller's Addition	6/26/1947 0:00	070 090 32	739 MILLER DRIVE	1960	GABLED, single garage, moderately altered
Miller's Addition	6/26/1947 0:00	070 090 07	740 MILLER DRIVE	1955	GABLED, single garage, unaltered, original windows
Miller's Addition	6/26/1947 0:00	070 090 02	801 MILLER DRIVE	1951	HIPPED, single garage, unaltered, original windows
Miller's Addition	6/26/1947 0:00	070 090 08	806 MILLER DRIVE	1950	GABLED, single garage, unaltered, original windows
Miller's Addition	6/26/1947 0:00	070 090 01	807 MILLER DRIVE	1951	GABLED, single garage, unaltered, original windows
Miller's Addition	6/26/1947 0:00	070 090 09	808 MILLER DRIVE	1950	GABLED, moderately altered, garage conversion
Miller's Addition	6/26/1947 0:00	070 090 24	202 SHEPHERDS LANE	1955	HIPPED, single garage, unaltered
Miller's Addition	6/26/1947 0:00	070 090 33	219 SHEPHERDS LANE	1953	GABLED, single garage, unaltered, original windows
Miller's Addition	6/26/1947 0:00	070 090 23	229 SHEPHERDS LANE	1978	GABLED, single garage, unaltered, original windows
Miller's Addition	6/26/1947 0:00	070 090 30	230 SHEPHERDS LANE	1949	HIPPED, Heavily altered/not age eligible
Miller's Addition	6/26/1947 0:00	070 090 11	101 W 8TH STREET	1955	HIPPED, single garage, unaltered, original windows
Miller's Addition	6/26/1947 0:00	070 090 03	208 W 8TH STREET	1968	GABLED, single garage, unaltered

*Recorded by: Kara Brunzell

*Date: October 2, 2014

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***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the "homegrown" Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis's transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, "The City of Bicycles." Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis's attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Miller's Addition Subdivision Development

In 1947, husband and wife Roxie and Robert Miller recorded Miller's subdivision. Both Texas natives, Robert was born in 1889 and Roxie in 1896. Robert Miller was a livestock expert and Animal Husbandry Professor at the University. In 1914, he became an assistant professor at Davis before returning to Texas for two years. The couple moved into College Park during its early years of development, and were living there with their three children by 1930. From 1939 – 1949 Miller was Professor of Animal Husbandry at UC Davis. He was a leader in the California livestock industry, often presenting at farmers' meetings. Miller's subdivision was part of a larger tract of land the family owned west of B Street and north of what was then Davis High School (currently City Hall).¹

During World War II, Robert Miller was a member of the Chamber of Commerce committee that studied Davis's potential for growth. The committee's report, which was released in 1945, recommended the expansion of city limits to encompass Miller's Subdivision, the installation of city sewer lines in the neighborhood, and the extension of Eighth Street through the subdivision. In November 1945, Davis residents approved the annexation plan in an election. At this time, there were only one or two houses in the neighborhood. After annexation and recordation of the subdivision, the Millers began to sell lots. Gradually, individual buyers constructed houses on the parcels, and by the early 1960s the neighborhood was nearly built out. The gradual pace of development and lack of continuity between buildings indicates that the Millers were subdividers who sold lots to individuals rather than constructing the houses themselves.²

Robert Miller died of cancer in 1949, which he had been suffering from for years. After Robert's death, Roxie Miller went on to create two more subdivisions on the family property during the 1950s, which were located to the north of Miller's subdivision.

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the Miller's Addition neighborhood was governed by the general trends associated

¹ Robert Frederick Miller, Funeral Record, October 2, 1949; U.S. Census, Davis, California, 1920; Calisphere, "Robert Frederick Miller," Regents of the University of California, 2011, <http://texts.cdlib.org/view?docId=hb167nb08j&doc.view=frames&chunk.id=div00009&toc.depth=1&toc.id=>, accessed March 10, 2015.

² Chamber of Commerce, 1945, p. 2 – 3; Sacramento Bee, "Annexation Election Carries in Davis," November 21, 1945, p. 10 col. 1.

*Recorded by: Kara Brunzell *Date: October 2, 2014 Continuation Update

with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

Miller's Addition does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. No significant associations have been discovered between the neighborhood and persons important to history.

The houses and duplexes in the neighborhood are common examples of dwellings constructed in a wide variety of architectural styles, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. Although the neighborhood has one architecturally significant house, (805 A Street), it does not possess the concentration of resources required for a historic district.

The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

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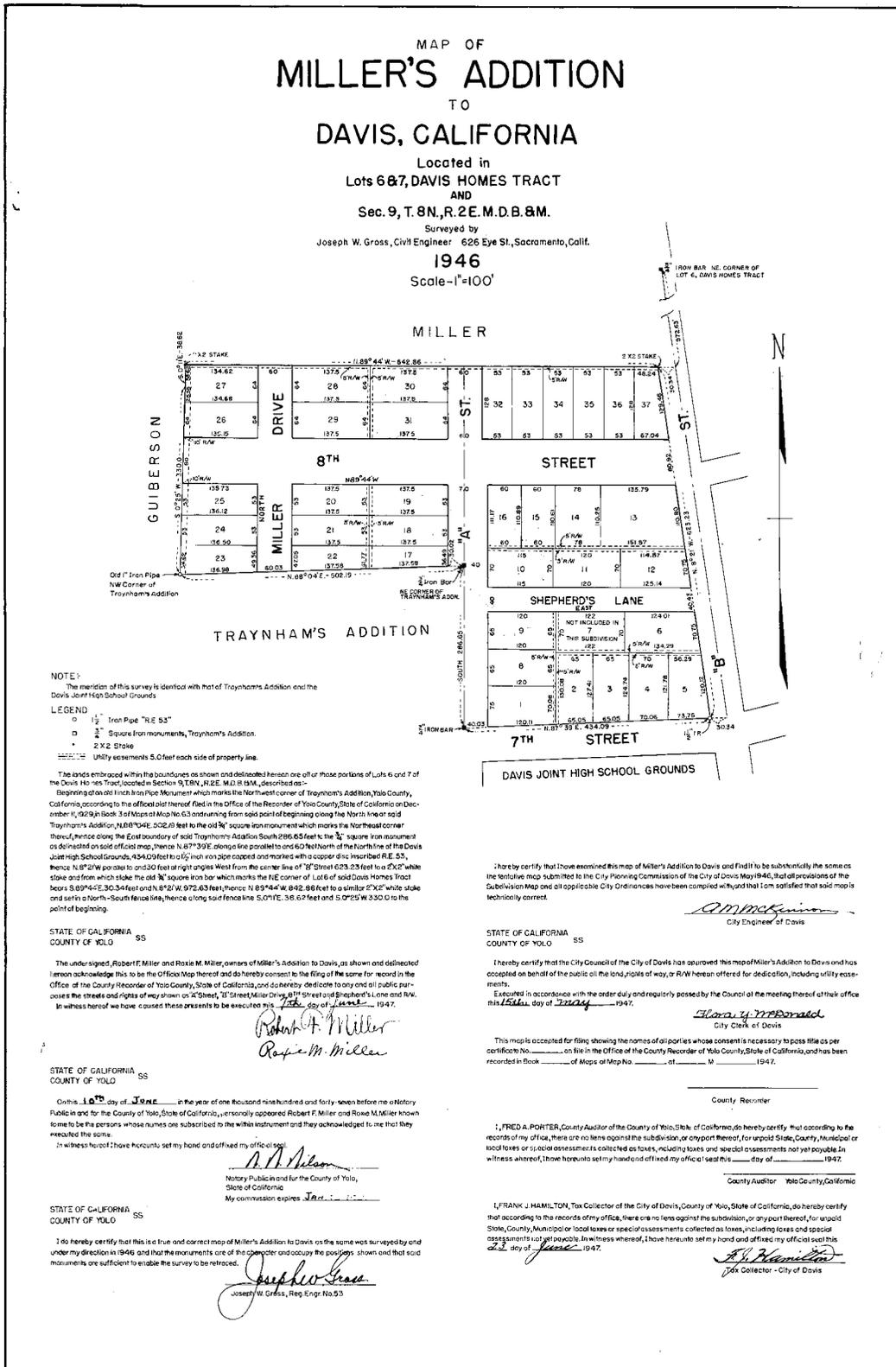
*Resource Name or # (Assigned by recorder) Miller's Addition

*Recorded by: Kara Brunzell

*Date: October 2, 2014

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MILLER'S ADDITION

Figure 1: Plat of Miller's Addition subdivision, City of Davis, June, 1947.

*Recorded by: Kara Brunzell

*Date: October 2, 2014

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Figure 2: U.S.D.A. Aerial Photograph of Miller's Subdivision, 1952.



Figure 3: U.S.D.A. Aerial Photograph of Miller's Subdivision, 1957.

*Recorded by: Kara Brunzell

*Date: October 2, 2014

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Figure 4: U.S.D.A. Aerial Photograph of Miller's Subdivision, 1964.

Photographs:



Photograph 1: Minimal Traditional house at 739 A Street, 1948.

*Recorded by: Kara Brunzell

*Date: October 2, 2014

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Photograph 2: Heavily altered American Foursquare house at 749 B Street, 1926.



Photograph 3: Multi-hipped roof Ranch house at 801 Miller Drive, 1951.

*Recorded by: Kara Brunzell

*Date: October 2, 2014

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Photograph 4: Minimal Traditional house with single garage at 808 Miller Drive, 1950.



Photograph 5: Ranch house with double rear garage at 710 A Street, 1957.

*Recorded by: Kara Brunzell

*Date: October 2, 2014

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Photograph 6: Heavily altered Contemporary house at 230 Shepherds Lane, 1949.



Photograph 7: Contemporary house with projecting carport at 805 A Street, 1964.

*Resource Name or # (Assigned by recorder): Norwood 1 – 6

D1. Historic Name: Norwood 1 – 6

D2. Common Name: Norwood neighborhood

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

The Norwood 1 – 5 subdivisions are northwest of downtown Davis, roughly bounded by Davis Senior High School on the north and Anderson Road on the west. John B. Simmons of West Davis Development Co. recorded the subdivisions between 1961 and 1963, and most of the houses were constructed between 1961 and 1964. Norwood 6, which is slightly to the north of the other Norwood subdivisions, was recorded in 1966 and developed between 1967 and 1970. Its character is very similar to the older portion of the neighborhood, however. Primarily non-orthogonal street layout and mature trees immediately adjacent to the streets give the neighborhood a strongly suburban character. Although tree species vary throughout the larger neighborhood, many streets have trees of a single species of similar age, lending harmony to the area. Single-family dwellings dominate the neighborhood, except for a handful of duplexes along the west side of Anderson Road and near the high school. House size varies widely in these subdivisions, from under 1400 square feet to over 3,000, reflecting the mixture of custom architect-designed homes with more modest mass-produced dwellings.

The ranch style is dominant, especially among the smaller and simpler houses. Although not exact replicas as in some large tracts of the era, the houses have a limited menu of features. Almost all of the ranch-style houses feature moderate pitch roofs, and most are gabled, although there are also many gable-on-hip and hipped examples. All feature two-car garages, which are frequently projecting in L-shaped plans. Most garages are front-entry, although some have curving driveways and side-facing vehicle doors. The L-shaped plan is most common, although U-shaped, compact, and linear plan houses are seen throughout the neighborhood. Original windows are aluminum sliders or occasionally steel casement, and original garage doors are wood (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The Norwood neighborhood is an irregular-shaped area that is roughly bounded by Anderson Road on the west. Its southern boundary is the rear lot lines of the parcels along Antioch Drive, and the St. James Catholic Church parcel is its eastern boundary. West Fourteenth Street is the northern boundary for the eastern portion of the neighborhood, and the boundary turns north along Oak Avenue to include Norwood No. 6, which is bounded on the north by the northern property lines of 1613 Oak Avenue, 411 Scripps Avenue, and 1610 and 1615 Redwood Lane.

***D5. Boundary Justification:**

The Norwood neighborhood encompasses all the Norwood subdivisions, which are mostly contiguous and were developed consecutively over a roughly nine-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Norwood neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued p. 14).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: November 6, 2014

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

***D3. Detailed Description** (continued)

*Recorded by: Kara Brunzell *Date: March 4, 2015 Continuation Update

Cladding is often wide horizontal wood siding with brick trim, although stucco is also common. Typical alterations include vinyl replacement windows and metal garage doors. Very few unaltered examples remain. Heavier alterations include façade and second story additions and projecting entryways.

The more unique houses in the neighborhood, some of which appear to be architect-designed, feature a broader range of forms and ornamental details. Many are larger than the simpler houses, and tend to be located on the irregular lots located at the ends of cul-de-sacs or on large corner lots. The ranch style dominates this category as well, although the individually designed ranch houses display more diverse ornamental features. The large ranch houses include split-level plans, decorative features such as projecting beams and large chimneys, and neo-Spanish eclectic or storybook details. There are also a number of Contemporary and Post-and-Beam houses, some of which appear to be houses built by Streng Bros. and designed by architect Carter Sparks. These are similar to houses found throughout Davis, and most appear to be based on standard plans. A few are unique, and feature flat or shed roof designs and materials such as natural wood cladding. The neighborhood also features a number of two-story Ranch houses reminiscent of Monterey-style houses. The individually designed houses in the neighborhood have been generally well preserved, and retain their original features, although garage doors and windows have typically been replaced. A few have been more heavily altered, for example with faux-period façade additions.

The handful of duplexes along the neighborhood's thoroughfares are more modest versions of the single family homes in the neighborhood. Roofs may be gabled, hipped or a combination, and there are both ranch and modern styles, including Contemporary and Mansard. The buildings feature fairly consistent compact or linear floor plans, with a single-car garage or carport at either end of each building and dwellings between. The duplexes are 1,600 – 2,000 square feet.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
NORWOOD NO. 01	6/24/60 0:00	070 024 11	1102 EUREKA AVENUE	1961	Flat, linear
NORWOOD NO. 01	6/24/60 0:00	070 024 10	1108 EUREKA AVENUE	1961	Split gable, single garage, heavily altered
NORWOOD NO. 01	6/24/60 0:00	070 022 15	302 MILLS DRIVE	1961	Hipped, compact, recessed entry, unaltered
NORWOOD NO. 01	6/24/60 0:00	070 022 16	306 MILLS DRIVE	1961	gabled, L-shaped, decorative screen, moderately altered,
NORWOOD NO. 01	6/24/60 0:00	070 022 17	310 MILLS DRIVE	1960	Gable on hip, L-shaped w/recessed entry, moderately altered
NORWOOD NO. 01	6/24/60 0:00	070 022 18	314 MILLS DRIVE	1997	not age eligible
NORWOOD NO. 01	6/24/60 0:00	070 022 19	318 MILLS DRIVE	1966	Hipped Monterey, moderately altered
NORWOOD NO. 01	6/24/60 0:00	070 022 20	322 MILLS DRIVE	1962	Hipped, L-shaped w/recessed entry, moderately altered
NORWOOD NO. 01	6/24/60 0:00	070 022 21	326 MILLS DRIVE	1961	Gable on hip, L-shaped w/recessed entry, side carport, moderately altered
NORWOOD NO. 01	6/24/60 0:00	070 022 22	330 MILLS DRIVE	1961	Hipped, linear, moderately altered
NORWOOD NO. 01	6/24/60 0:00	070 022 23	334 MILLS DRIVE	1978	Hipped, L-shaped w/produting entry, heavily altered

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NORWOOD NO. 01	6/24/60 0:00	070 024 19	1100 OVEJAS AVENUE	1961	Low pitch gable, L-shaped, rear garage, unique, unaltered
NORWOOD NO. 01	6/24/60 0:00	070 024 15	1101 OVEJAS AVENUE	1961	Flat w/gabled entry, heavily altered, craftsman detail
NORWOOD NO. 01	6/24/60 0:00	070 024 18	1106 OVEJAS AVENUE	1961	Hipped, L-shaped, front carport
NORWOOD NO. 01	6/24/60 0:00	070 024 16	1107 OVEJAS AVENUE	1966	L-shaped, carport, not visible
NORWOOD NO. 01	6/24/60 0:00	070 024 17	1112 OVEJAS AVENUE	1964	Flat, linear, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 023 02	1212 BEECH LANE	1962	Flat, 1-car garage, heavily altered
NORWOOD NO. 02	8/17/60 0:00	070 021 08	1217 BEECH LANE	1961	Hipped, L-shaped, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 023 03	1218 BEECH LANE	1962	Combo, L-shaped, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 021 07	1223 BEECH LANE	1961	multi-hipped, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 023 04	1224 BEECH LANE	1963	Hipped, L-shaped, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 023 05	1302 BEECH LANE	1961	Gable, L-shaped, unaltered
NORWOOD NO. 02	8/17/60 0:00	070 021 06	1303 BEECH LANE	1961	Gable, L-shaped, 1-car garage, moderately altered,
NORWOOD NO. 02	8/17/60 0:00	070 023 06	1308 BEECH LANE	1987	Gable, L-shaped, heavily altered, 2-story
NORWOOD NO. 02	8/17/60 0:00	070 021 05	1309 BEECH LANE	1961	Combo, L-shaped, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 023 07	1314 BEECH LANE	1961	Gable, L-shaped, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 021 04	1315 BEECH LANE	1961	Gable, L-shaped, side garage entry, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 023 08	1320 BEECH LANE	1961	Streng duplex, cmu block, carport on each elevation, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 021 03	314 W 14TH STREET	1961	Gable, duplex, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 023 17	1203 EUREKA AVENUE	1964	Hipped, linear, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 024 09	1204 EUREKA AVENUE	1961	Gable on hip, L-shaped w/recessed entry, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 023 16	1209 EUREKA AVENUE	1962	Multi-gable, L-shaped w/recessed entry,
NORWOOD NO. 02	8/17/60 0:00	070 024 08	1210 EUREKA AVENUE	1961	Hipped, L-shaped, unaltered

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NORWOOD NO. 02	8/17/60 0:00	070 023 15	1215 EUREKA AVENUE	1961	Gabled, L-shaped, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 024 07	1216 EUREKA AVENUE	1961	Cross-gabled, L-shaped w/recessed entry, unaltered
NORWOOD NO. 02	8/17/60 0:00	070 023 14	1221 EUREKA AVENUE	1961	hipped, L-shaped, carport, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 024 06	1222 EUREKA AVENUE	1961	Gabled, L-shaped, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 024 05	1228 EUREKA AVENUE	1961	Gable on hip, L-shaped, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 024 04	1300 EUREKA AVENUE	1961	Hipped, U-shaped, heavily altered
NORWOOD NO. 02	8/17/60 0:00	070 023 13	1301 EUREKA AVENUE	1961	Gabled, linear, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 024 03	1306 EUREKA AVENUE	1961	heavily altered, 2-story garage, front addition
NORWOOD NO. 02	8/17/60 0:00	070 023 12	1307 EUREKA AVENUE	1961	Gable, L-shaped w/recessed entry, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 024 02	1312 EUREKA AVENUE	1961	Gable on hip, L-shaped w/recessed entry, unaltered
NORWOOD NO. 02	8/17/60 0:00	070 023 11	1313 EUREKA AVENUE	1961	Gable on hip, L-shaped w/recessed entry, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 023 10	1319 EUREKA AVENUE	1961	Gable on hip, duplex, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 023 18	305 MILLS DRIVE	1961	Cross-gabled, L-shaped w/recessed entry, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 023 19	309 MILLS DRIVE	1961	Hipped, linear, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 023 01	313 MILLS DRIVE	1961	Roof not visible, heavily altered, 2-story
NORWOOD NO. 02	8/17/60 0:00	070 021 09	333 MILLS DRIVE	1961	Multi-hipped, linear, moderately altered,
NORWOOD NO. 02	8/17/60 0:00	070 021 10	337 MILLS DRIVE	1966	Post-and-beam with atrium, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 021 01	1314 OAK AVENUE	1961	Combo, Duplex, garage each elevation, moderately altered,
NORWOOD NO. 02	8/17/60 0:00	034 162 21	1317 OAK AVENUE	1961	Hipped, duplex, garage each elevation, moderately altered
NORWOOD NO. 02	8/17/60 0:00	034 142 44	1317 REDWOOD LANE	1961	duplex, garage each elevation, moderately altered

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NORWOOD NO. 02	8/17/60 0:00	034 142 44	1317 REDWOOD LANE	1961	Hipped, duplex, garage each elevation, moderately altered
NORWOOD NO. 02	8/17/60 0:00	034 162 20	1320 REDWOOD LANE	1961	Combo, duplex, garage each elevation, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 024 01	214 W 14TH STREET	1962	Hipped, duplex, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 023 09	306 W 14TH STREET	1975	Cross-gabled, duplex, moderately altered
NORWOOD NO. 02	8/17/60 0:00	070 021 02	320 W 14TH STREET	1961	Streng apartment
NORWOOD NO. 03	4/18/61 0:00	070 031 13	324 ANTIOCH DRIVE	0	empty lot
NORWOOD NO. 03	4/18/61 0:00	070 032 14	304 ANTIOCH DRIVE	1963	Hipped, L-shaped, heavily altered, second story addition
NORWOOD NO. 03	4/18/61 0:00	070 022 13	307 ANTIOCH DRIVE	1962	Combo, L-shaped, moderately altered
NORWOOD NO. 03	4/18/61 0:00	070 032 13	308 ANTIOCH DRIVE	1962	Gabled, L-shaped, moderately altered
NORWOOD NO. 03	4/18/61 0:00	070 022 12	311 ANTIOCH DRIVE	1962	Combo, L-shaped, heavily altered, garage conversion
NORWOOD NO. 03	4/18/61 0:00	070 032 12	312 ANTIOCH DRIVE	1962	Multi-hipped, L-shaped, moderately altered
NORWOOD NO. 03	4/18/61 0:00	070 022 11	315 ANTIOCH DRIVE	1962	Gabled, L-shaped, decorative roof, moderately altered
NORWOOD NO. 03	4/18/61 0:00	070 032 11	316 ANTIOCH DRIVE	1962	Gabled, U-shaped, heavily altered, garage conversion
NORWOOD NO. 03	4/18/61 0:00	070 022 10	319 ANTIOCH DRIVE	1963	Gable on Hip, L-shaped, rear garage, moderately altered
NORWOOD NO. 03	4/18/61 0:00	070 022 09	323 ANTIOCH DRIVE	1962	Combo, L-shaped, heavily altered, garage conversion
NORWOOD NO. 03	4/18/61 0:00	070 022 08	327 ANTIOCH DRIVE	1962	Gable, carport, heavily altered
NORWOOD NO. 03	4/18/61 0:00	070 031 12	328 ANTIOCH DRIVE	1968	Hipped, L-shaped, heavily altered
NORWOOD NO. 03	4/18/61 0:00	070 022 07	331 ANTIOCH DRIVE	1962	Hipped, L-shaped, moderately altered
NORWOOD NO. 03	4/18/61 0:00	070 022 06	335 ANTIOCH DRIVE	1962	Combo, L-shaped, moderately altered
NORWOOD NO. 03	4/18/61 0:00	034 162 17	401 ANTIOCH DRIVE	1963	Unique, unaltered
NORWOOD NO. 03	4/18/61 0:00	034 168 01	402 ANTIOCH DRIVE	1963	Hipped, linear, heavily altered
NORWOOD NO. 03	4/18/61 0:00	070 031 14	921 DOUGLASS AVENUE	1962	Cross-gabled, linear, moderately altered
NORWOOD NO. 03	4/18/61 0:00	070 033 12	922 EUREKA AVENUE	1976	Flat, 2-story, not age eligible

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NORWOOD NO. 03	4/18/61 0:00	070 033 13	928 EUREKA AVENUE	1963	Cross-gabled, compact, detached garage
NORWOOD NO. 03	4/18/61 0:00	070 024 14	1000 EUREKA AVENUE	1961	Gable on hip, L-shaped w/recessed entry, moderately altered
NORWOOD NO. 03	4/18/61 0:00	070 024 13	1006 EUREKA AVENUE	1962	Multi-hipped, linear, moderately altered,
NORWOOD NO. 03	4/18/61 0:00	070 022 14	1007 EUREKA AVENUE	1962	Hipped, linear, unaltered
NORWOOD NO. 03	4/18/61 0:00	070 024 12	1012 EUREKA AVENUE	1963	Gable on hip, L-shaped, moderately altered
NORWOOD NO. 03	4/18/61 0:00	070 022 01	340 MILLS DRIVE	1962	Split-level with storybook details
NORWOOD NO. 03	4/18/61 0:00	070 021 11	341 MILLS DRIVE	1963	Post-and-Beam, moderately altered
NORWOOD NO. 03	4/18/61 0:00	034 312 32	915 OAK AVENUE	1956	in University Park subdivision
NORWOOD NO. 03	4/18/61 0:00	070 031 11	920 OAK AVENUE	1962	Gable, linear, moderately altered
NORWOOD NO. 03	4/18/61 0:00	070 022 05	1002 OAK AVENUE	1962	Cross-gabled, linear, unaltered
NORWOOD NO. 03	4/18/61 0:00	034 162 16	1005 OAK AVENUE	1962	Combo, U-shaped, heavily altered, second story addition
NORWOOD NO. 03	4/18/61 0:00	070 022 04	1006 OAK AVENUE	1963	Gable, U-shaped, moderately altered
NORWOOD NO. 03	4/18/61 0:00	034 162 15	1009 OAK AVENUE	1962	Hipped, L-shaped, moderately altered
NORWOOD NO. 03	4/18/61 0:00	070 022 03	1010 OAK AVENUE	1962	Hipped, U-shaped, moderately altered
NORWOOD NO. 03	4/18/61 0:00	034 162 14	1013 OAK AVENUE	1963	Combo, L-shaped, moderately altered
NORWOOD NO. 03	4/18/61 0:00	070 022 02	1100 OAK AVENUE	1962	Combo, L-shaped, moderately altered
NORWOOD NO. 03	4/18/61 0:00	034 162 13	1103 OAK AVENUE	1963	Gabled, L-shaped, porch, moderately altered, porch
NORWOOD NO. 03	4/18/61 0:00	034 162 12	1107 OAK AVENUE	1961	Gable, linear, moderately altered, tile roof
NORWOOD NO. 03	4/18/61 0:00	034 162 11	1201 OAK AVENUE	1962	Cross-gabled, L-shaped w/recessed gabled entry, moderately altered
NORWOOD NO. 03	4/18/61 0:00	034 162 10	1205 OAK AVENUE	1963	Cross-gable, L-shaped, moderately altered
NORWOOD NO. 03	4/18/61 0:00	070 021 12	1206 OAK AVENUE	1962	Gable on hip, L-shaped w/recessed gabled entry, moderately altered

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NORWOOD NO. 03	4/18/61 0:00	034 162 09	1301 OAK AVENUE	1963	Gable on hip, compact, heavily altered
NORWOOD NO. 03	4/18/61 0:00	070 021 13	1302 OAK AVENUE	1962	Hipped, 2-story, compact, heavily altered
NORWOOD NO. 03	4/18/61 0:00	034 162 08	1305 OAK AVENUE	1964	Hipped, L-shaped w/recessed entry, moderately altered
NORWOOD NO. 03	4/18/61 0:00	070 021 14	1306 OAK AVENUE	1962	Gable on hip, L-shaped, moderately altered
NORWOOD NO. 03	4/18/61 0:00	034 162 07	1309 OAK AVENUE	1963	Cross-gabled, L-shaped w/recessed entry, moderately altered
NORWOOD NO. 03	4/18/61 0:00	070 021 15	1310 OAK AVENUE	1962	Cross-gabled, L-shaped, moderately altered
NORWOOD NO. 03	4/18/61 0:00	034 162 06	1313 OAK AVENUE	1963	Hipped, L-shaped , moderately altered
NORWOOD NO. 03	4/18/61 0:00	034 162 02	1204 REDWOOD LANE	1962	Hipped, L-shaped , heavily altered
NORWOOD NO. 03	4/18/61 0:00	034 162 03	1308 REDWOOD LANE	1963	Cross-Gabled, L-shaped, moderately altered
NORWOOD NO. 03	4/18/61 0:00	034 142 42	1309 REDWOOD LANE	1963	Gabled, 2 story, heavily altered
NORWOOD NO. 03	4/18/61 0:00	034 162 04	1312 REDWOOD LANE	1962	Gable on hip, L-shaped w/recessed entry, heavily altered
NORWOOD NO. 03	4/18/61 0:00	034 142 43	1313 REDWOOD LANE	1962	Cross-Gabled, L-shaped, moderately altered
NORWOOD NO. 03	4/18/61 0:00	034 162 05	1316 REDWOOD LANE	1963	Gable on hip, L-shaped w/recessed entry, heavily altered
NORWOOD NO. 04	5/16/62 0:00	034 141 08	1206 ANDERSON ROAD	1963	Hip duplex, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 155 01	405 ANTIOCH DRIVE	1964	Hipped, U-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 152 10	406 ANTIOCH DRIVE	1964	Multi-hipped, L-shaped w/recessed entry, heavily altered
NORWOOD NO. 04	5/16/62 0:00	034 152 09	410 ANTIOCH DRIVE	1963	Hipped, linear, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 152 08	500 ANTIOCH DRIVE	1963	Gable on hip, linear, atrium, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 143 01	1119 OESTE DRIVE	1965	Hipped, linear, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 144 03	1120 OESTE DRIVE	1964	Streng, linear, unaltered
NORWOOD NO. 04	5/16/62 0:00	034 153 14	1003 REDWOOD LANE	1964	Gable on hip, linear, heavily

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					altered, second story addition
NORWOOD NO. 04	5/16/62 0:00	034 155 02	1004 REDWOOD LANE	1964	Gable, linear, Spanish details
NORWOOD NO. 04	5/16/62 0:00	034 155 03	1008 REDWOOD LANE	1964	heavily altered, original form unknown
NORWOOD NO. 04	5/16/62 0:00	034 153 13	1009 REDWOOD LANE	1963	Hipped, heavily altered, second story addition
NORWOOD NO. 04	5/16/62 0:00	034 155 04	1012 REDWOOD LANE	1964	Multi-hipped, heavily altered, window openings changed
NORWOOD NO. 04	5/16/62 0:00	034 155 05	1102 REDWOOD LANE	1963	Gable on hip, L-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 155 06	1106 REDWOOD LANE	1964	Gable on hip, L-shaped, heavily altered
NORWOOD NO. 04	5/16/62 0:00	034 162 19	1110 REDWOOD LANE	1964	Gabled, L-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 162 18	1114 REDWOOD LANE	1964	Cross-Gabled, L-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 162 01	1200 REDWOOD LANE	1962	Hipped, not visible
NORWOOD NO. 04	5/16/62 0:00	034 142 01	1205 REDWOOD LANE	1964	Hipped, linear, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 154 01	501 REED DRIVE	1964	Multi-hipped, heavily altered, heavily altered
NORWOOD NO. 04	5/16/62 0:00	034 145 11	1116 REED DRIVE	1964	Cross-gabled, L-shaped, heavily altered
NORWOOD NO. 04	5/16/62 0:00	034 144 01	1117 REED DRIVE	1964	Hipped, linear, heavily altered, second story addition
NORWOOD NO. 04	5/16/62 0:00	034 141 01	1201 REED DRIVE	1965	Gable on Hip, linear, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 142 12	1202 REED DRIVE	1964	Hipped, linear, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 145 01	504 RUTGERS DRIVE	1963	Hipped, L-shaped, 2-story, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 142 02	509 RUTGERS DRIVE	1964	Hipped, U-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 145 02	510 RUTGERS DRIVE	1963	Gable, U-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 142 03	515 RUTGERS DRIVE	1964	heavily altered/not age eligible
NORWOOD NO. 04	5/16/62 0:00	034 145 03	516 RUTGERS DRIVE	1963	Hipped, U-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 142 04	521 RUTGERS DRIVE	1964	Hipped, U-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 145 04	522 RUTGERS DRIVE	1964	Cross-gabled, linear,

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					moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 142 05	527 RUTGERS DRIVE	1963	Combo, U-shaped, heavily altered
NORWOOD NO. 04	5/16/62 0:00	034 145 05	528 RUTGERS DRIVE	1963	Gable on hip, U-shaped, heavily altered
NORWOOD NO. 04	5/16/62 0:00	034 142 06	533 RUTGERS DRIVE	1963	Gabled, L-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 145 06	534 RUTGERS DRIVE	1963	Hipped, L-shaped, unaltered
NORWOOD NO. 04	5/16/62 0:00	034 142 07	539 RUTGERS DRIVE	1964	Hipped, L-shaped, rear garage, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 145 07	540 RUTGERS DRIVE	1964	Hipped, U-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 142 08	545 RUTGERS DRIVE	1963	Gable on hip, U-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 142 09	551 RUTGERS DRIVE	1964	Combo, L-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 145 08	552 RUTGERS DRIVE	1964	Cross-Gabled, L-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 145 09	554 RUTGERS DRIVE	1964	Gable on hip, L-shape, heavily altered
NORWOOD NO. 04	5/16/62 0:00	034 142 10	557 RUTGERS DRIVE	1964	Gable on hip, L-shape, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 145 10	558 RUTGERS DRIVE	1963	Hipped, L-shaped, heavily altered
NORWOOD NO. 04	5/16/62 0:00	034 142 11	563 RUTGERS DRIVE	1964	not age eligible/heavily altered
NORWOOD NO. 04	5/16/62 0:00	034 144 02	606 RUTGERS DRIVE	1963	Gable, L-shaped, heavily altered
NORWOOD NO. 04	5/16/62 0:00	034 141 02	607 RUTGERS DRIVE	1964	Gable, U-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 141 03	613 RUTGERS DRIVE	1964	Cross-Gabled, L-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 141 04	619 RUTGERS DRIVE	1963	Combo, L-shaped, storybook details, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 141 05	625 RUTGERS DRIVE	1965	Hipped, L-shaped, Spanish details, heavily altered
NORWOOD NO. 04	5/16/62 0:00	034 141 06	631 RUTGERS DRIVE	1964	Combo, L-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 143 02	632 RUTGERS DRIVE	1964	Cross-gabled, heavily altered
NORWOOD NO. 04	5/16/62 0:00	034 141 07	637 RUTGERS DRIVE	1964	Hipped, U-shaped, moderately altered
NORWOOD NO. 04	5/16/62 0:00	034 143 03	638 RUTGERS DRIVE	1964	Combo, L-shaped, moderately

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					altered
NORWOOD NO. 05	4/2/63 0:00	034 151 15	908 ANDERSON ROAD	1966	Combo, linear, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 151 16	916 ANDERSON ROAD	1964	Combo, L-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 151 17	1004 ANDERSON ROAD	1964	Gable, Linear, unaltered
NORWOOD NO. 05	4/2/63 0:00	034 151 18	1010 ANDERSON ROAD	1964	Hipped, L-shaped, heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 151 19	1016 ANDERSON ROAD	1964	Gable duplex, L-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 151 20	1104 ANDERSON ROAD	1964	Gable on hip duplex, L-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 151 21	1110 ANDERSON ROAD	1965	Gable duplex, Linear, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 151 22	1116 ANDERSON ROAD	1964	Gable duplex, Linear, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 153 15	509 ANTIOCH DRIVE	1965	Streng w/garage, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 152 06	512 ANTIOCH DRIVE	1964	Streng, heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 153 16	515 ANTIOCH DRIVE	1965	Multi-hipped, 2-story, heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 152 05	518 ANTIOCH DRIVE	1964	Post-and-Beam, 2-story, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 153 17	521 ANTIOCH DRIVE	1965	Gable on hip, L-shape, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 152 04	524 ANTIOCH DRIVE	1964	Gable on hip, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 153 18	527 ANTIOCH DRIVE	1964	Hipped, U-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 152 03	530 ANTIOCH DRIVE	1965	Gable on hip, U-shaped, heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 153 19	533 ANTIOCH DRIVE	1964	Gable, mid-century modern, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 152 02	536 ANTIOCH DRIVE	1964	Hipped, U-shaped, heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 153 20	539 ANTIOCH DRIVE	1964	Multi-hipped, L-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 152 01	542 ANTIOCH DRIVE	1964	Cross-gable, linear, heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 153 21	545 ANTIOCH DRIVE	1964	Multi-hipped, L-shaped, moderately altered

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NORWOOD NO. 05	4/2/63 0:00	034 153 22	551 ANTIOCH DRIVE	1965	Gable on hip, L-shape, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 151 12	602 LAUREL PLACE	1964	Multi-hipped, Linear, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 151 11	608 LAUREL PLACE	1964	Hipped, U-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 151 10	614 LAUREL PLACE	1980	Streng. Heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 151 09	620 LAUREL PLACE	1964	Flat, U-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 151 08	626 LAUREL PLACE	1965	Flat, L-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 151 07	632 LAUREL PLACE	1965	Hipped, U-shaped, heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 151 06	638 LAUREL PLACE	1964	Hipped, linear, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 151 14	907 OESTE DRIVE	1964	Gable on hip, U-shaped, heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 153 23	1000 OESTE DRIVE	1964	Multi-hipped, linear, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 151 13	1001 OESTE DRIVE	1964	Gable, U-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 153 24	1006 OESTE DRIVE	1964	Hipped, U-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 153 25	1012 OESTE DRIVE	1964	Hipped, U-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 153 26	1018 OESTE DRIVE	1964	Combo, L-shaped, heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 151 05	1019 OESTE DRIVE	1964	Hipped, L-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 151 04	1025 OESTE DRIVE	1965	Gable, linear, heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 151 03	1101 OESTE DRIVE	1964	Cross-gabled, U-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 153 27	1102 OESTE DRIVE	1965	Streng, projecting carport, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 151 02	1107 OESTE DRIVE	1964	Hipped, 2-story, heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 153 28	1108 OESTE DRIVE	1964	Gable, 2-story, heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 151 01	1113 OESTE DRIVE	1964	Hipped, 2-story, heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 153 29	1114 OESTE DRIVE	1964	Hipped, L-shaped, heavily altered, carport
NORWOOD NO. 05	4/2/63 0:00	034 154 02	507 REED DRIVE	1964	Cross-gabled, U-shaped, moderately altered

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NORWOOD NO. 05	4/2/63 0:00	034 153 12	508 REED DRIVE	1965	Post-and-Beam, L-shape, unaltered
NORWOOD NO. 05	4/2/63 0:00	034 154 03	513 REED DRIVE	1964	Gable on hip, L-shape, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 153 11	514 REED DRIVE	1964	Gable, linear, heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 154 04	519 REED DRIVE	1965	Gable on hip, heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 153 10	520 REED DRIVE	1964	Hipped, U-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 154 05	525 REED DRIVE	1964	Gable, flat garage, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 153 09	526 REED DRIVE	1966	Hipped, L-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 154 06	531 REED DRIVE	1965	Streng, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 153 08	532 REED DRIVE	1964	Gable, linear, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 154 07	537 REED DRIVE	1965	Gable on hip, L-shape, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 153 07	538 REED DRIVE	1964	not age eligible/heavily altered
NORWOOD NO. 05	4/2/63 0:00	034 154 08	543 REED DRIVE	1964	Cross-Gabled, L-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 153 06	544 REED DRIVE	1964	Combo, L-shaped, heavily altered, garage, pergola
NORWOOD NO. 05	4/2/63 0:00	034 154 09	549 REED DRIVE	1966	Hipped, U-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 153 05	550 REED DRIVE	1964	Hipped, U-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 154 10	555 REED DRIVE	1964	Gable on hip, linear, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 153 04	556 REED DRIVE	1965	Hipped, T-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 153 03	562 REED DRIVE	1964	Hipped, U-shaped, moderately altered
NORWOOD NO. 05	4/2/63 0:00	034 153 02	568 REED DRIVE	1965	Multi-gable, heavily altered, façade change
NORWOOD NO. 05	4/2/63 0:00	034 153 01	574 REED DRIVE	1964	Hipped, linear, heavily altered
NORWOOD NO. 06	1/10/66 0:00	034 121 04	417 CITADEL DRIVE	1968	2-story, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 121 03	425 CITADEL DRIVE	1969	Gable, L-shaped, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 121 02	431 CITADEL DRIVE	1966	Combo, L-shaped, moderately altered

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NORWOOD NO. 06	1/10/66 0:00	034 121 01	437 CITADEL DRIVE	1967	Hipped, L-shaped, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 122 13	1407 OAK AVENUE	1971	Gable duplex, U-shaped, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 122 14	1413 OAK AVENUE	1968	Mansard duplex, linear, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 122 15	1419 OAK AVENUE	1971	Gable duplex, U-shaped, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 122 16	1425 OAK AVENUE	1969	Gable duplex, linear, unaltered
NORWOOD NO. 06	1/10/66 0:00	034 122 17	1503 OAK AVENUE	1969	Gable duplex, linear, unaltered
NORWOOD NO. 06	1/10/66 0:00	034 122 18	1509 OAK AVENUE	1969	Gable duplex, linear, garage, unaltered
NORWOOD NO. 06	1/10/66 0:00	034 122 19	1515 OAK AVENUE	1969	Hipped duplex, linear, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 122 20	1521 OAK AVENUE	1969	Gable on hip duplex, U-shaped, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 122 21	1527 OAK AVENUE	1970	Flat duplex, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 102 25	405 SCRIPPS DRIVE	1969	Gable duplex, linear, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 102 24	1611 OAK AVENUE	1970	Gable on hip duplex, u-shaped, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 122 10	1406 REDWOOD LANE	1970	Gable, L-shape, side garage entry, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 122 09	1412 REDWOOD LANE	1967	Multi-hipped, L-shaped, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 122 08	1418 REDWOOD LANE	1966	Gable on hip, L-shaped, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 122 07	1424 REDWOOD LANE	1966	Multi-hipped, L-shaped, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 122 06	1502 REDWOOD LANE	1970	Gable, L-shape, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 122 05	1508 REDWOOD LANE	1966	Gable, linear, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 121 05	1513 REDWOOD LANE	1970	Gable, L-shape, heavily altered, window openings
NORWOOD NO. 06	1/10/66 0:00	034 122 04	1514 REDWOOD LANE	1967	Multi-hipped, U-shaped, heavily altered
NORWOOD NO. 06	1/10/66 0:00	034 121 06	1519 REDWOOD LANE	1970	Gable, L-shaped, unaltered
NORWOOD NO. 06	1/10/66 0:00	034 122 03	1520 REDWOOD LANE	1968	Multi-hipped, L-shaped, moderately altered, shares lot with 1526, Multi-hipped, U-shaped, heavily altered

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NORWOOD NO. 06	1/10/66 0:00	034 121 07	1525 REDWOOD LANE	1969	not age eligible/heavily altered
NORWOOD NO. 06	1/10/66 0:00	034 122 01	418 SCRIPPS DRIVE	1968	Multi-hipped, U-shaped, heavily altered
NORWOOD NO. 06	1/10/66 0:00	034 102 10	1604 REDWOOD LANE	1967	Combo, L-shaped, side garage, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 101 04	1609 REDWOOD LANE	1970	Combo, L-shaped, heavily altered, craftsman details
NORWOOD NO. 06	1/10/66 0:00	034 102 09	1610 REDWOOD LANE	1969	Gable, irregular, heavily altered
NORWOOD NO. 06	1/10/66 0:00	034 101 05	1615 REDWOOD LANE	1970	Hipped, compact, heavily altered
NORWOOD NO. 06	1/10/66 0:00	034 122 22	406 SCRIPPS DRIVE	1969	Gable duplex, unaltered
NORWOOD NO. 06	1/10/66 0:00	034 102 11	411 SCRIPPS DRIVE	1971	Gable, linear, heavily altered
NORWOOD NO. 06	1/10/66 0:00	034 122 02	412 SCRIPPS DRIVE	0	not age eligible/heavily altered
NORWOOD NO. 06	1/10/66 0:00	034 101 03	423 SCRIPPS DRIVE	1968	Gable on Hip, linear, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 121 08	424 SCRIPPS DRIVE	1969	Hipped, compact, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 101 02	429 SCRIPPS DRIVE	1988	not age eligible
NORWOOD NO. 06	1/10/66 0:00	034 121 09	430 SCRIPPS DRIVE	1968	Gable, heavily altered, craftsman remodel
NORWOOD NO. 06	1/10/66 0:00	034 101 01	435 SCRIPPS DRIVE	1967	Hipped, L-shaped, moderately altered
NORWOOD NO. 06	1/10/66 0:00	034 121 10	436 SCRIPPS DRIVE	1969	Hipped, L-shaped, ranch/contemporary, moderately altered

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that were becoming popular post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always

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successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Norwood Subdivision Development

In July of 1950, Alice and John Simmons recorded the first East Acres subdivision. John Simmons was born in 1902 in Palo Alto, California, and came to Davis to study Animal Husbandry at the University Farm during the 1920s. Alice Gatgens was born in Germany in 1906, and settled in Davis with her father when she was sixteen. She graduated from business college, and went to work in the viticulture department of the University Farm. John Simmons and Alice Gatgens met through a mutual interest in gymnastics, and married in 1927. Their eldest daughter, Helen, was born in 1929. Two other children followed in the 1930s. The couple went into partnership with the Haussler family and formed a dairy business, which they operated during the 1930s and 1940s. The Simmons' were active in the community. John served on the school board while Alice participated in clubs and charity organizations.¹

In 1949, the couple gave up dairy farming and formed Simmons Real Estate. The Simmons's appear to have been planning their first subdivision by the early 1940s, as a Chamber of Commerce publication from 1945 suggests expanding Davis city limits to encompass the portion of the Simmons Dairy that became East Acres No. 1 a few years later. East Acres No. 1, which consists of 26 houses constructed in 1951 and 1952, was the couple's first foray into real estate development. They carved the subdivision out of the western portion of their dairy property, which was just inside Davis city limits. It was one of the first Davis subdivisions recorded in the 1950s. The Simmons' began building in the area alongside the Huntwood Development Company, which began construction on a subdivision to the southwest around the same time. Many other developers followed the Simmons' and Huntwood to East Davis starting in the mid-1950s.²

The new subdivisions in East Davis spurred other new development around them. In 1957, the school district began constructing an elementary school on the south side of East Eighth Street just across from East Acres to serve all the young families living in the new houses. The junior high school to the west of the neighborhood was constructed at the end of the 1960s. Norwood, which was to the west of East Acres and the junior high school, was closer to the University and high-end neighborhoods like College Park. It was just north of Elmwood, a small neighborhood Simmons had subdivided in the late 1950s. Elmwood was nearly complete in 1960 when Simmons recorded Norwood No. 1. With a high percentage of unique, architect-designed houses, Elmwood had already become a fashionable neighborhood and a veritable professor's row. With his success at mass-production of modest dwellings as well as the profitable sale of lots for more expensive individually designed houses, Simmons was clearly attempting to capture the upper-middle portion of the housing market with Norwood. The houses in Norwood were 1400 – 2000 square feet, substantially larger than those he had built in East Acres (which was still being finished during Norwood's first years). The area was larger than East Acres, and most houses, while not cookie-cutter repetitions, featured combinations from a limited range of fairly simple options, so industrialized building techniques were clearly used here. The presence of the modern styles among the Tract Ranch houses, however, shows that Simmons was attempting to broaden the appeal of this subdivision by offering some degree of customization, or was at least willing to sell empty parcels to those who wished to build their own homes.

Norwood is only about a half-mile north of the University, and not much more than a mile from the heart of downtown, but the area remained in agricultural use until Simmons began developing it in the 1960s. Its development for suburban housing was planned decades before, when Charles Williams Bowers and his associates purchased the property as part of a large tract of land assembled in 1912. The area was known as the Davis Homes Tract, but was still outside city limits in the 1950s. The growth of the University, however, made its development virtually inevitable in the 1960s, Davis's period of explosive residential growth.

Most Davis subdivisions from this era feature street trees in a variety of species. The early residents of Reed Drive in Norwood No. 5, however, lobbied the city to plant only colorful Zelkova trees on their street. Other streets in Norwood

¹ Yolo County CA Obituary Project Obituaries, SIMMONS, Alice Kate, July 27 2002, <http://files.usgwarchives.net/ca/yolo/obits/gob1127simmons.txt>, accessed March 5, 2015: U.S. Census Records, Davis, Yolo County, 1930.

² W.W. Robbins, "Facts Concerning Annexation," Chamber of Commerce, City of Davis, May, 1945, p.8- 9.

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also have single tree varieties, which gives the neighborhood a slightly more formal and urbane feeling than other Davis neighborhoods. Reed Drive also became a close-knit neighborhood, where children played together and neighbors held and annual block party. Several original owners who raised their children on the street have remained living there over the decades.³

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the Norwood neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

Norwood does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. No association has been discovered between the neighborhood and the lives of persons important to our history.

The houses and duplexes in the neighborhood are common examples of Tract Ranch and Post-and-Beam dwellings, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

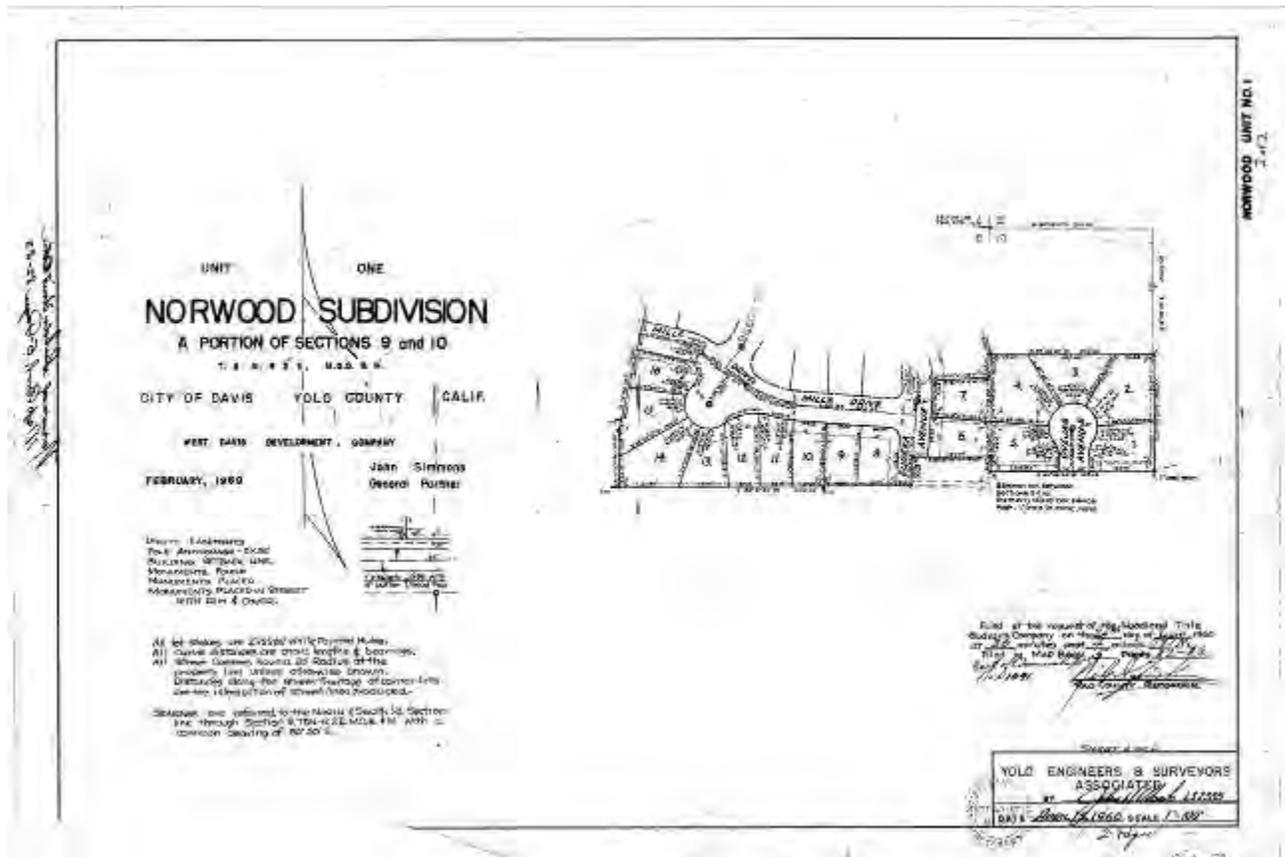


Figure 1: Plat of Norwood No. 1, City of Davis, 1960.

³ Chloe Kim, "Book Bonds Reed Drive Neighbors," Davis Enterprise, December 13, 2010.

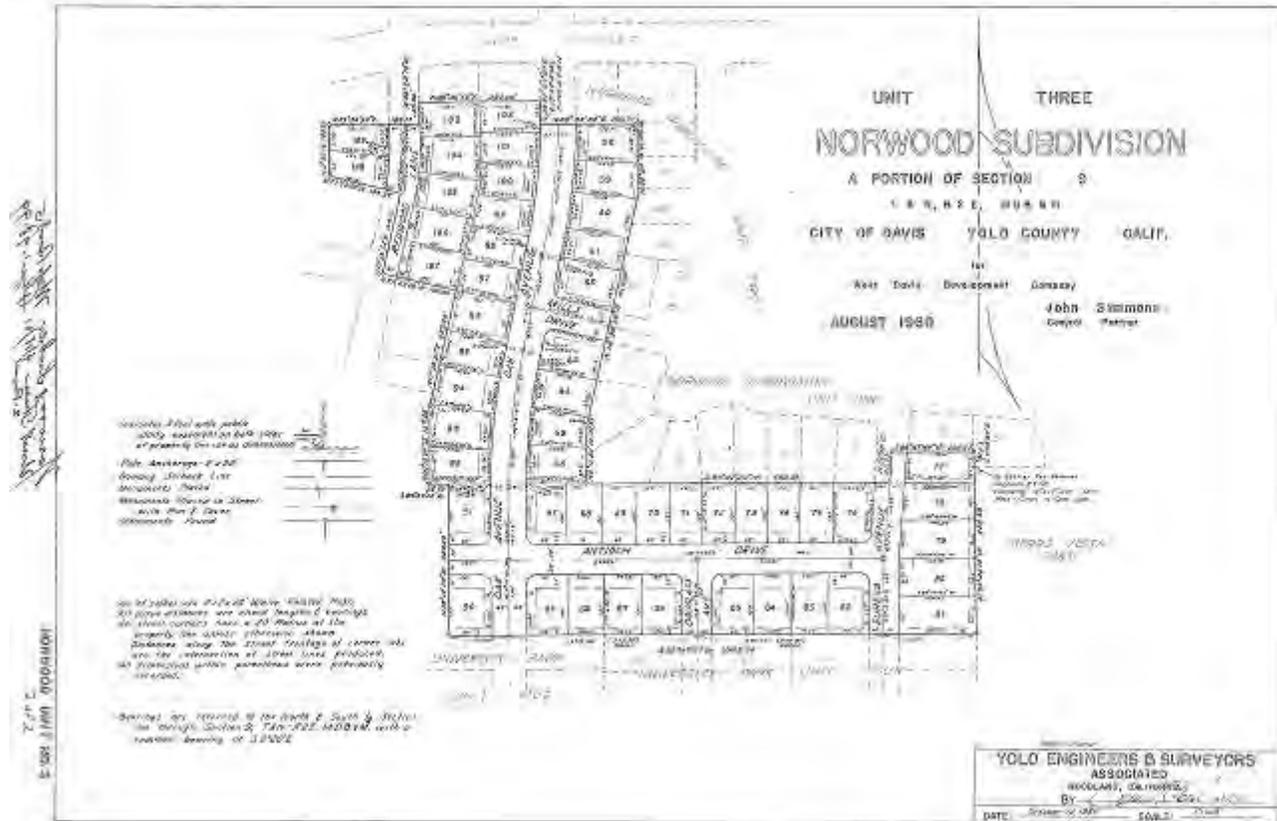


Figure 2: Plat of Norwood No. 3, City of Davis, 1960.

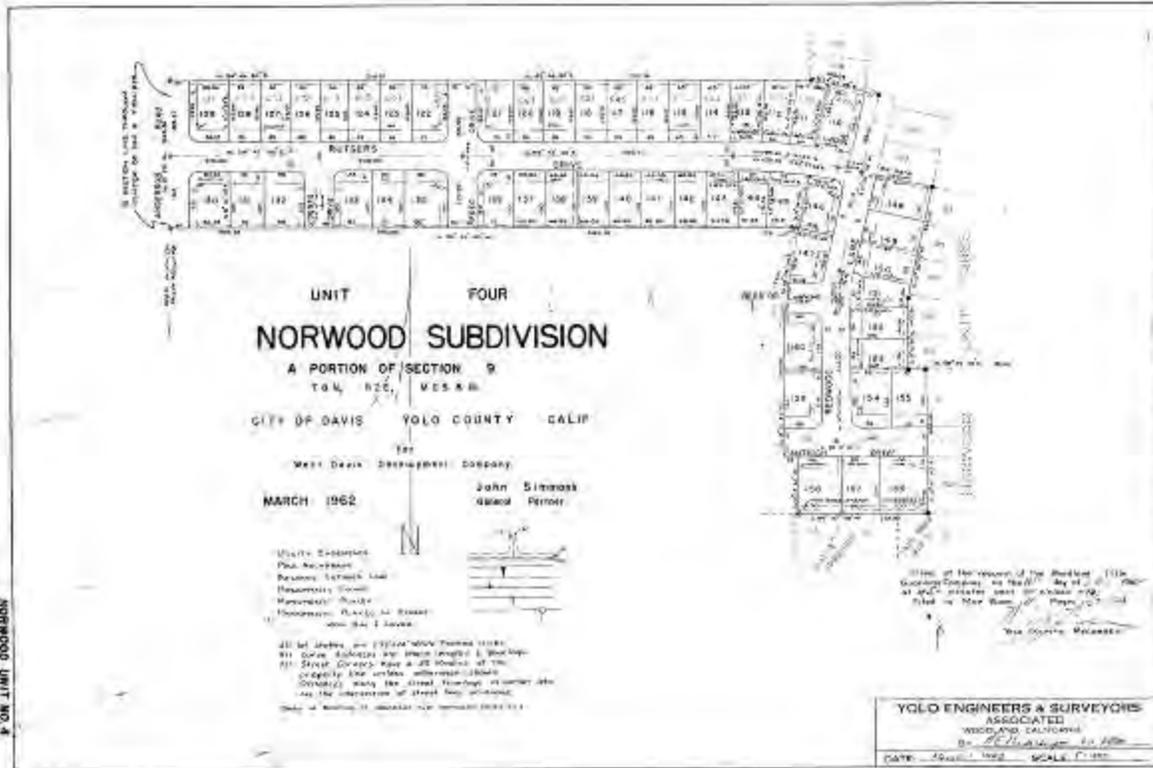


Figure 3: Plat of Norwood No. 4, City of Davis, 1962.

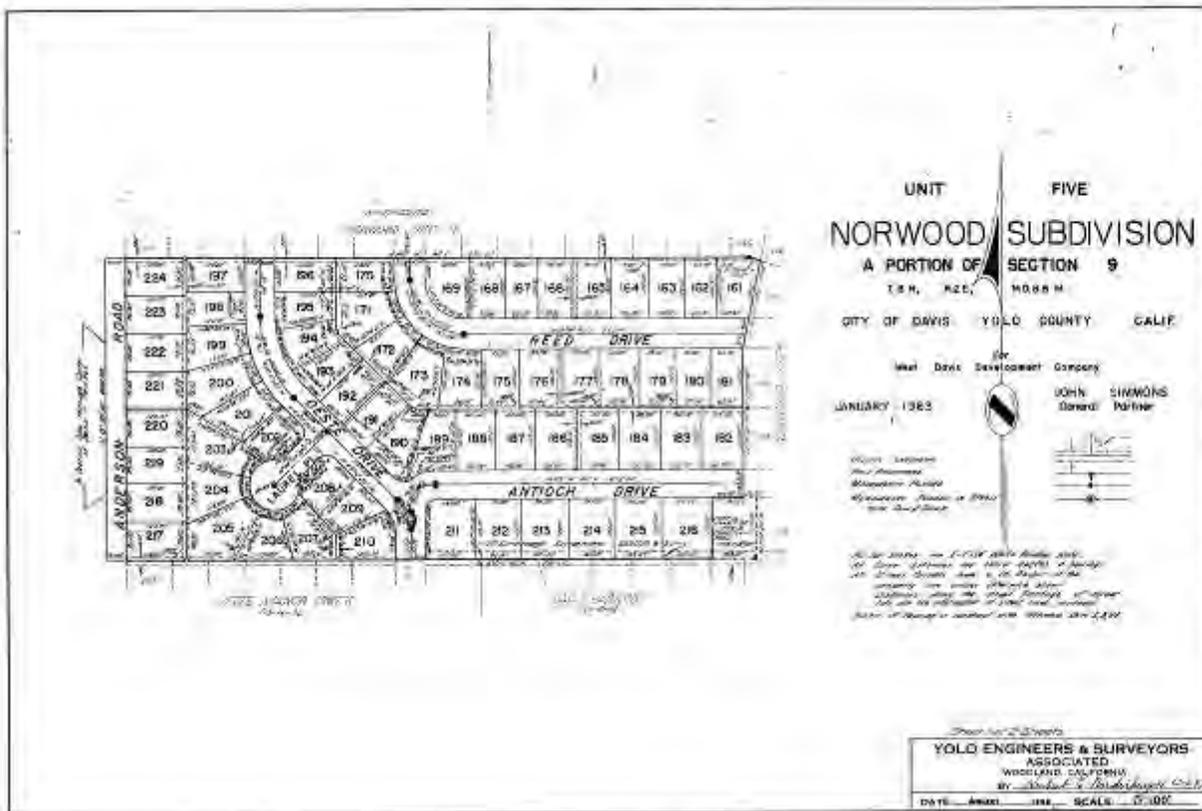


Figure 4: Plat of Norwood No. 5, City of Davis, 1963.

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Figure 6: Aerial photograph of Norwood neighborhood before development, 1957.

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Figure 7: Aerial photograph of Norwood neighborhood, 1964.

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Figure 8: Aerial photograph of Norwood neighborhood, 1969.

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Figure 9: Aerial photograph of Norwood neighborhood, 1971.



Figure 10: Aerial photograph of Norwood neighborhood, 1973.

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Figure 11: Aerial photograph of Norwood neighborhood, 1984.

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Photograph 1: 508 Reed Drive, Example of unaltered Post-and-beam Ranch with side-entry garage.



Photograph 2: 1610 Redwood Lane, Example of a heavily altered gabled Ranch house with a shed-roofed addition.

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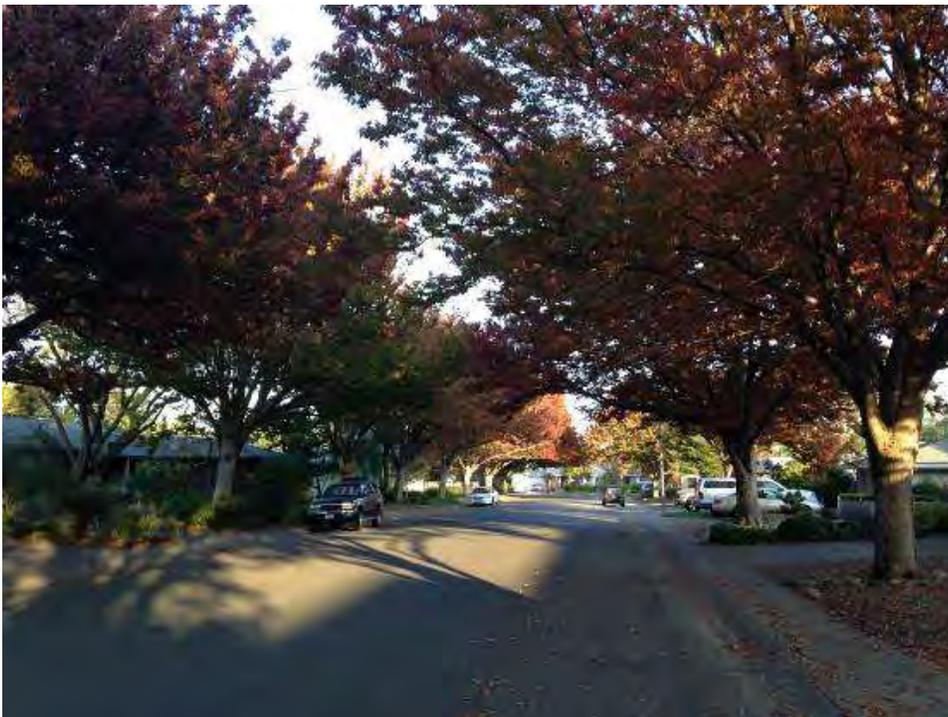
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Photograph 3: 1004 Anderson Road, Example of unaltered linear ranch house.



Photograph 4: Neighborhood setting showing street trees on Reed Drive.

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Photograph 5: 1519 Redwood Lane, Example of an unaltered L-shaped Ranch house with a gabled roof.



Photograph 6: 417 Citadel Drive, Example of a moderately altered two-story house with a gabled roof.

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Photograph 7: 1302 Beech Drive, Example of unaltered ranch house with gabled roof.



Photograph 8: 340 Mills Drive, Example of Split-level house with storybook details, moderately altered.

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Photograph 9: 1503 Oak Avenue, example of moderately altered Contemporary duplex.



Photograph 10: 1415 Oak Avenue, example of moderately altered Mansard duplex.

*Resource Name or # (Assigned by recorder): Oeste Manor

D1. Historic Name: Oeste Manor No. 1 and 2

D2. Common Name:

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

The Oeste Manor No. 1 and 2 subdivisions are located immediately north of the University across Russell Boulevard and east of Anderson Road. The subdivisions were recorded in 1950, and most of the houses were complete by 1952. Several curving streets and one cul-de-sac intersect to form a neighborhood characterized by mature street trees and relatively large, irregularly-shaped lots. The neighborhood features rolled curbs, and is characterized by mature trees, and has a suburban feeling.

The original houses in the neighborhood are for the most part linear-plan Minimal Traditional houses with single-car garages. Although some garages are integral, many are projecting. Most houses feature a low pitch side-gabled roof with front-gabled garage roof. Hipped roofs are also common. The houses were originally roughly 1,200 – 1,900 square feet. The most common windows on original examples are multiple-light steel casement, often flanked by decorative shutters. Original roofs are tar and gravel. Most houses feature a full-width integral porch, and cladding is typically horizontal wood siding. Many have large decorative chimneys centered on their main facades. A few houses in the neighborhood exhibit the characteristics of early Tract Ranch architecture.

Although the houses are not identical repetitions like many later tracts, they feature a limited range of features and forms, and the majority were clearly developed as a group from standard patterns. A number of unaltered examples remain, but moderate alteration including window and garage door replacement is more typical. Most have also had composition shingle roofs installed. A large number of houses have been more radically altered, for example with raised roof pitches, porch enclosures, and garage conversions.

Most of the parcels nearest to the university in the southern part of the neighborhood are duplexes. They feature the same materials and design elements as the single family dwellings, although their footprints are generally slightly larger and they have two single garages. Three parcels on Anderson Road and Russell Boulevard, major arterials on the borders of the neighborhood, have been redeveloped for modern institutional or commercial uses. (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The boundaries of the Oeste Manor neighborhood are shown in Figures 1 and 2, the original subdivision maps for the neighborhood.

***D5. Boundary Justification:**

The Oeste Manor neighborhood encompasses the two original Oeste Manor subdivisions, which are contiguous and were primarily developed over a two-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Oeste Manor neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although it was one of the first Davis neighborhoods to feature important trends in post-war residential development, many of its properties have been heavily altered, and the neighborhood does not retain the level of integrity required for listing as a historic district (continued p. 8).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: November 10, 2014

Affiliation and Address: Brunzell Historical

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*Date: November 10, 2014

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***D3. Detailed Description** (continued)

The level of alteration varies widely between properties. Common changes include replacement of windows and garage doors, while more extreme alterations include second-story additions, large façade additions, and application of historicist architectural details. A handful of properties are virtually unchanged, however most have been at least moderately altered

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity. Historic period buildings are Minimal Traditional style where not otherwise noted.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 26	536 ANDERSON ROAD	1951	Church, not age eligible
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 02	524 ANDERSON ROAD	1951	Cross-gabled, moderate pitch, L-shape, unaltered
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 06	548 ANDERSON ROAD	1951	Cross-gabled, side garage entry, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 07	602 ANDERSON ROAD	1952	Cross-gabled, moderate pitch, L-shape, heavily altered, garage conversion
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 08	610 ANDERSON ROAD	1951	Combination gable/hip, L-shape, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 09	616 ANDERSON ROAD	1951	Combination gable/hip, L-shape, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 10	622 ANDERSON ROAD	1951	Gable-on-hip, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 11	630 ANDERSON ROAD	1951	Cross gabled, heavily altered, garage conversion
OESTE MANOR NO. 01	5/17/1950 0:00	034 301 01	702 ANDERSON ROAD	1952	Combination gable/hip, irregular, heavily altered, 2nd story addition
OESTE MANOR NO. 01	5/17/1950 0:00	034 301 02	714 ANDERSON ROAD	1951	Cross-gabled, moderate pitch, L-shape, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 303 01	502 OESTE DRIVE	1952	hipped low pitch duplex, compact, unaltered, like 601 Russell
OESTE MANOR NO. 01	5/17/1950 0:00	034 303 02	514 OESTE DRIVE	1960	hipped low pitch duplex, u-shaped moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 303 03	520 OESTE DRIVE	1951	hipped low pitch duplex, u-shaped unaltered
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 23	525 OESTE DRIVE	1951	Gabled low pitch, linear, moderately altered, no garage
OESTE MANOR NO. 01	5/17/1950 0:00	034 303 04	526 OESTE DRIVE	1951	Hipped low pitch, L shaped, heavily altered, garage conversion
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 22	531 OESTE DRIVE	1954	Gabled low pitch, linear, heavily altered, long windows
OESTE MANOR NO. 01	5/17/1950 0:00	034 303 05	532 OESTE DRIVE	1951	Gabled low-pitch, L-shaped, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 21	539 OESTE DRIVE	1951	Gabled low pitch, linear, moderately altered

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OESTE MANOR NO. 01	5/17/1950 0:00	034 303 06	540 OESTE DRIVE	1951	Gabled low pitch, linear, unaltered
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 20	545 OESTE DRIVE	1951	Cross-gabled low pitch, Linear, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 19	601 OESTE DRIVE	1951	Gabled low pitch, linear, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 18	609 OESTE DRIVE	1951	Cross-gabled low pitch, Linear, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 17	617 OESTE DRIVE	1956	Cross-gabled, low-pitch, heavily altered, stucco & additional front door
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 12	620 OESTE DRIVE	1951	Side-gabled, Linear, single garage, not visible
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 16	623 OESTE DRIVE	1951	Cross-gabled Ranch, heavily altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 301 07	701 OESTE DRIVE	1952	Cross-gabled, low pitch, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 21	712 OESTE DRIVE	1951	Cross-gabled, low pitch, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 01	539 RUSSELL BLVD	0	not age eligible, mosque
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 24	655 RUSSELL BLVD	1999	not age eligible, Rite-Aid
OESTE MANOR NO. 01	5/17/1950 0:00	034 303 14	601 RUSSELL BLVD	0	hipped low pitch duplex, compact, unaltered, like 621 Russell
OESTE MANOR NO. 01	5/17/1950 0:00	034 303 15	611 RUSSELL BLVD	1952	hipped low pitch duplex, linear, heavily altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 03	520 SOUTH CAMPUS WAY	1951	Hipped low pitch, L-shape, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 303 13	513 SOUTH CAMPUS WAY	1951	
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 02	514 SOUTH CAMPUS WAY	1951	Cross-gabled low pitch, Linear, heavily altered, enclosed porch
OESTE MANOR NO. 01	5/17/1950 0:00	034 303 12	519 SOUTH CAMPUS WAY	1951	Cross-gabled, low pitch, L-shaped, unaltered
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 04	526 SOUTH CAMPUS WAY	1951	Cross-gabled, moderate pitch, L-shape, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 303 11	527 SOUTH CAMPUS WAY	1960	Cross gabled, in the process of being completely rebuilt at time of survey
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 05	532 SOUTH CAMPUS WAY	1951	Cross-gabled low pitch, Linear, moderately altered,
OESTE MANOR NO. 01	5/17/1950 0:00	034 303 10	533 SOUTH CAMPUS WAY	1951	Hipped low pitch, Linear, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 06	538 SOUTH CAMPUS WAY	1951	Cross-gabled low pitch, linear, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 303 09	543 SOUTH CAMPUS WAY	1951	Cross-gabled linear, heavily altered, raised pitch

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OESTE MANOR NO. 01	5/17/1950 0:00	034 302 07	544 SOUTH CAMPUS WAY	1951	Cross-gabled low pitch linear, heavily altered, front pergola and other alterations
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 08	550 SOUTH CAMPUS WAY	2012	not age eligible
OESTE MANOR NO. 01	5/17/1950 0:00	034 303 08	553 SOUTH CAMPUS WAY	1951	gabled u-shaped, heavily altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 09	556 SOUTH CAMPUS WAY	1954	hipped low pitch linear, heavily altered, 2-car garage
OESTE MANOR NO. 01	5/17/1950 0:00	034 303 07	561 SOUTH CAMPUS WAY	1951	combination gable/hip, irregular, heavily altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 10	562 SOUTH CAMPUS WAY	1951	Cross-gabled low pitch, linear, unaltered
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 11	568 SOUTH CAMPUS WAY	1951	cross-gabled low pitch, compact, heavily altered garage conversion
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 17	601 SUNSET COURT	1955	Cross-gabled low pitch, heavily altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 16	602 SUNSET COURT	1951	Cross-gabled low pitch, heavily altered, second story
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 18	605 SUNSET COURT	1954	Gabled low pitch, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 15	606 SUNSET COURT	1951	gabled low pitch, u-shaped, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 14	610 SUNSET COURT	1953	Multi-hipped, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 19	611 SUNSET COURT	1951	Hipped ranch, projecting garage, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 13	618 SUNSET COURT	1951	Cross-gabled low pitch, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 302 20	619 SUNSET COURT	1951	Multi-hipped, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 15	634 SUNSET COURT	1985	Gable-on-hip, heavily altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 301 06	641 SUNSET COURT	1951	Hipped, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 14	644 SUNSET COURT	1951	Multi-hipped, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 301 05	647 SUNSET COURT	1951	Multi-hipped, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 13	650 SUNSET COURT	1952	Multi-hipped, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 301 04	653 SUNSET COURT	1952	Cross-gabled low pitch, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 304 12	656 SUNSET COURT	1951	Cross-gabled low pitch, moderately altered
OESTE MANOR NO. 01	5/17/1950 0:00	034 301 03	659 SUNSET COURT	1951	Cross-gabled low pitch, moderately altered

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OESTE MANOR NO. 02	2/1/1951 0:00	034 291 06	611 AMHERST DRIVE	1952	Cross-gabled low pitch, Linear, heavily altered,
OESTE MANOR NO. 02	2/1/1951 0:00	034 295 02	612 AMHERST DRIVE	1952	Cross-gabled low pitch, linear, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 291 05	619 AMHERST DRIVE	1952	Hipped linear, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 291 04	627 AMHERST DRIVE	1952	Cross-gabled, L-shaped, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 291 03	633 AMHERST DRIVE	1952	Gabled, original plan unknown, heavily altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 296 02	640 AMHERST DRIVE	1952	Hipped, not visible
OESTE MANOR NO. 02	2/1/1951 0:00	034 291 02	641 AMHERST DRIVE	1952	Hipped, linear, heavily altered, carport
OESTE MANOR NO. 02	2/1/1951 0:00	034 296 01	650 AMHERST DRIVE	1952	Cross-gabled low pitch, linear, moderately altered carport
OESTE MANOR NO. 02	2/1/1951 0:00	034 297 12	720 ANDERSON ROAD	1953	Cross-gabled linear, heavily altered, second story addition
OESTE MANOR NO. 02	2/1/1951 0:00	034 297 13	726 ANDERSON ROAD	1953	Multi-hipped, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 297 14	732 ANDERSON ROAD	1953	gabled, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 297 15	738 ANDERSON ROAD	1959	Multi-hipped, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 297 16	750 ANDERSON ROAD	1953	Multi-hipped, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 297 01	752 ANDERSON ROAD	1953	Cross-gabled, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 296 10	802 ANDERSON ROAD	1952	Hipped, unaltered
OESTE MANOR NO. 02	2/1/1951 0:00	034 296 11	812 ANDERSON ROAD	1953	Cross-gabled low pitch, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 296 12	820 ANDERSON ROAD	1953	Cross-gabled low pitch, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 296 13	828 ANDERSON ROAD	1953	Cross-gabled low pitch, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 296 14	836 ANDERSON ROAD	1953	Hipped, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 291 01	902 ANDERSON ROAD	1952	Hipped, compact, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 297 10	725 NORTH CAMPUS WAY	1953	gabled, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 294 08	730 NORTH CAMPUS WAY	1953	Gabled, heavily altered, contemporary front addition
OESTE MANOR NO. 02	2/1/1951 0:00	034 297 09	731 NORTH CAMPUS WAY	1953	Cross-gabled low pitch, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 297 08	735 NORTH CAMPUS WAY	1952	Cross-gabled low pitch, unaltered

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OESTE MANOR NO. 02	2/1/1951 0:00	034 297 07	739 NORTH CAMPUS WAY	1952	Cross-gabled low pitch, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 294 09	744 NORTH CAMPUS WAY	1953	Cross-gabled low pitch, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 297 06	745 NORTH CAMPUS WAY	1953	Cross-gabled low pitch, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 297 05	751 NORTH CAMPUS WAY	1953	Cross-gabled low pitch, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 294 10	752 NORTH CAMPUS WAY	1953	Hipped low pitch, heavily altered, windows, gabled carport
OESTE MANOR NO. 02	2/1/1951 0:00	034 297 04	759 NORTH CAMPUS WAY	1953	Hipped low pitch, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 294 11	760 NORTH CAMPUS WAY	1952	Cross-gabled low pitch, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 297 03	765 NORTH CAMPUS WAY	1956	Cross-gabled low pitch, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 296 08	801 NORTH CAMPUS WAY	1953	Hipped, Linear, heavily altered, carport & garage conversion
OESTE MANOR NO. 02	2/1/1951 0:00	034 295 09	802 NORTH CAMPUS WAY	1952	Cross-gabled low pitch, linear, moderately altered,
OESTE MANOR NO. 02	2/1/1951 0:00	034 296 07	811 NORTH CAMPUS WAY	1953	Cross-gabled low pitch, linear, moderately altered, aluminum siding
OESTE MANOR NO. 02	2/1/1951 0:00	034 295 10	814 NORTH CAMPUS WAY	1952	Cross-gabled raised pitch, linear, moderately altered,
OESTE MANOR NO. 02	2/1/1951 0:00	034 296 06	819 NORTH CAMPUS WAY	1953	Hipped, L-shaped unaltered
OESTE MANOR NO. 02	2/1/1951 0:00	034 295 11	824 NORTH CAMPUS WAY	1952	Hipped, linear, unaltered
OESTE MANOR NO. 02	2/1/1951 0:00	034 296 05	827 NORTH CAMPUS WAY	1953	Hipped, linear, heavily altered, historicist decorative features
OESTE MANOR NO. 02	2/1/1951 0:00	034 295 12	832 NORTH CAMPUS WAY	1952	Hipped, linear, moderately altered, 2-car garage
OESTE MANOR NO. 02	2/1/1951 0:00	034 296 04	835 NORTH CAMPUS WAY	1952	Hipped, linear, Heavily altered, stucco, windows
OESTE MANOR NO. 02	2/1/1951 0:00	034 295 01	840 NORTH CAMPUS WAY	1952	Hipped, linear, heavily altered, garage conversion
OESTE MANOR NO. 02	2/1/1951 0:00	034 296 03	845 NORTH CAMPUS WAY	1952	Cross-gabled linear, heavily altered, garage conversion
OESTE MANOR NO. 02	2/1/1951 0:00	034 295 03	841 OESTE DRIVE	1952	Hipped, heavily altered, garage conversion
OESTE MANOR NO. 02	2/1/1951 0:00	034 297 11	715 OESTE DRIVE	1952	Cross-gabled, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 293 09	718 OESTE DRIVE	1952	Cross-gabled, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 293 08	724 OESTE DRIVE	1954	Multi-hipped, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 293 07	730 OESTE DRIVE	1952	Cross-gabled, moderately altered

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OESTE MANOR NO. 02	2/1/1951 0:00	034 294 07	735 OESTE DRIVE	1952	Cross-gabled, U-shaped, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 293 06	736 OESTE DRIVE	1952	Gabled, U-shaped, heavily altered, additions
OESTE MANOR NO. 02	2/1/1951 0:00	034 293 05	744 OESTE DRIVE	1952	Multi-hipped, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 294 06	745 OESTE DRIVE	1952	Multi-hipped, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 293 04	750 OESTE DRIVE	1952	Cross-gabled, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 294 05	753 OESTE DRIVE	1952	Cross-gabled, heavily altered, second story addition, windows
OESTE MANOR NO. 02	2/1/1951 0:00	034 293 03	756 OESTE DRIVE	1952	Multi-hipped, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 294 04	761 OESTE DRIVE	1952	Cross-gabled, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 293 02	762 OESTE DRIVE	1952	Cross-gabled, heavily altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 295 07	801 OESTE DRIVE	1952	Cross-gabled low pitch, linear, moderately altered,
OESTE MANOR NO. 02	2/1/1951 0:00	034 292 08	810 OESTE DRIVE	1952	Cross-gabled low pitch, linear, heavily altered,
OESTE MANOR NO. 02	2/1/1951 0:00	034 295 06	815 OESTE DRIVE	1952	Cross-gabled low pitch, linear, moderately altered,
OESTE MANOR NO. 02	2/1/1951 0:00	034 292 07	818 OESTE DRIVE	1954	Hipped, heavily altered, tall front wall
OESTE MANOR NO. 02	2/1/1951 0:00	034 295 05	823 OESTE DRIVE	1952	L-shaped cross-gabled Ranch, heavily altered, projecting historicist entry, etc.
OESTE MANOR NO. 02	2/1/1951 0:00	034 292 06	826 OESTE DRIVE	1952	Cross-gabled low pitch, linear, moderately altered, carport
OESTE MANOR NO. 02	2/1/1951 0:00	034 295 04	831 OESTE DRIVE	1952	Cross-gabled low pitch, linear, moderately altered,
OESTE MANOR NO. 02	2/1/1951 0:00	034 292 05	832 OESTE DRIVE	1952	Cross-gabled low pitch, linear, heavily altered, carport
OESTE MANOR NO. 02	2/1/1951 0:00	034 292 04	840 OESTE DRIVE	1952	Cross-gabled low pitch, linear, heavily altered, carport
OESTE MANOR NO. 02	2/1/1951 0:00	034 292 03	848 OESTE DRIVE	1952	Cross-gabled, heavily altered, carport
OESTE MANOR NO. 02	2/1/1951 0:00	034 291 07	901 OESTE DRIVE	1952	Hipped, heavily altered, garage conversion
OESTE MANOR NO. 02	2/1/1951 0:00	034 292 02	902 OESTE DRIVE	1952	flat, heavily altered/not age eligible
OESTE MANOR NO. 02	2/1/1951 0:00	034 292 01	910 OESTE DRIVE	1954	Cross-gabled, heavily altered, addition
OESTE MANOR NO. 02	2/1/1951 0:00	034 294 02	612 W 8TH STREET	1954	Cross-gabled, heavily altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 293 01	540 W 8TH STREET	1954	Cross-gabled, moderately altered,

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OESTE MANOR NO. 02	2/1/1951 0:00	034 292 09	541 W 8TH STREET	1952	Cross-gabled, moderately altered, rear addition
OESTE MANOR NO. 02	2/1/1951 0:00	034 294 03	602 W 8TH STREET	1954	Cross-gabled, heavily altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 295 08	611 W 8TH STREET	1953	Hipped, linear, heavily altered, garage conversion
OESTE MANOR NO. 02	2/1/1951 0:00	034 294 01	618 W 8TH STREET	1953	Hipped, moderately altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 297 02	640 W 8TH STREET	1953	Cross-gabled, heavily altered
OESTE MANOR NO. 02	2/1/1951 0:00	034 296 09	641 W 8TH STREET	1953	Cross-gabled, heavily altered, garage conversion

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Oeste Manor Subdivision Development

In May of 1950, Henry and E.S. Oeste recorded Oeste Manor No. 1, following with Oeste Manor No. 2 near the end of the year. They created the subdivisions out of agricultural land owned by their family. Born in Yolo County in 1876, Henry Oeste was a member of a Yolo County farm family that owned substantial tracts of land. E.S. Oeste was probably Sophia Oeste, Henry’s younger sister, born about 1888. Henry Oeste raised sheep and had various investments. Neither sibling ever married. Henry Oeste died in 1951, while the neighborhood was still under construction, leaving behind an estate that included property in several California counties, as well as the Davis subdivisions. Sophia died three years later.¹

Oeste Manor was one of the first Davis neighborhoods developed using industrialized construction methods, along with East Acres and Huntwood Park in East Davis. These neighborhoods also pioneered the local use of a non-orthogonal street grid, which later became the dominant form of neighborhood layout. Oeste Manor was the first Davis subdivision to incorporate plans for commercial development at its edges. Although neighbors that lived on Russell Boulevard

¹ Sacramento Bee, “Yolo Farmer Left \$504,486 Estate,” May 13, 1952; National Wool Growers Association. “National Wool Grower,” Volumes 11 – 12, 1921, p. 45.

*Recorded by: Kara Brunzell *Date: November 10, 2014 Continuation Update

objected to the planned grocery store at the corner of Russell Boulevard and Anderson Road, the store was built anyway in the mid-1950s.

Harter Realty, which had an office in the tract at the corner of Russell Boulevard and Oeste Drive, promoted the tract and was probably its builder. Joseph Spinks, a Sacramento civil engineer who later worked on the El Macero neighborhood, was its designer. Initially, Harter offered a choice of three two- and three-bedroom plans for \$9,250 - \$9,950. Real estate brochures touted F.H.A. and G.I. Bill housing, and proudly advertised the subdivision's "restricted" status (which meant that houses were sold only to whites.) An idealized map showed the neighborhood's proximity to the University, the high school, and Downtown Davis. In early 1951, Harter began selling additional floor plans in Oeste Manor 2, and prices had already risen to the \$11,000 - \$12,000 range. By 1952, Harter Realty was advertising three-bedroom Oeste Manor houses in the Sacramento Bee, promoting the subdivision as a twenty-minute drive from Sacramento.²

As one of the first real "tract" subdivisions in Davis, Oeste Manor has historic significance under NRHP Criterion A and the CRHR Criterion 1. Oeste Manor was one of three such neighborhoods developed at the very beginning of the 1950s in Davis. Groundbreaking features included the use of a non-orthogonal street layout and rapid construction of nearly-identical houses using industrialized building techniques. The neighborhood was also one of the first to advertise its houses in the Sacramento Bee, promoting them for their easy accessibility via freeway. In addition, the grocery store at Oeste Manor's southwest corner was the first local example of commercial development planned outside the Downtown area as part of a residential subdivision. Because of these historically significant features, Oeste Manor would be eligible for listing as a historic district if it retained integrity.

The Oeste Manor neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. No significant associations have been discovered between the neighborhood and persons important to history.

The houses in the neighborhood are common examples of Minimal Traditional and Tract Ranch dwellings constructed during the post-war era, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3.

The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

Eligibility to the NRHP or the CRHR relies on integrity as well as significance. Loss of integrity, if sufficiently great, overwhelms the significance of a property. Oeste Manor retains only a handful of examples of unaltered buildings. Although many dwellings have been altered only moderately, a significant number have undergone extreme transformations. Several of these heavily altered buildings have been changed in a way that degrades the historic setting as well as the integrity of the individual building. For example, several houses have large, out-of-scale additions that make them much larger than their neighbors. Several buildings have been demolished and replaced, including the grocery store that was a historically important feature of the neighborhood. Commercial and institutional properties have also encroached on the southern border of the neighborhood as Davis has grown over the decades since Oeste Manor's completion. Because of these changes, Oeste Manor does not feature the concentration of contributing resources or the integrity of setting required for listing as a historic district, and is ineligible for the NRHP or the CRHR.

² H.M. Harter, "Oeste Manor: A New Restricted Home Subdivision in Davis with City Conveniences," undated brochure; Woodland Daily Democrat, "Letters to the Editor," October 1, 1968, p. 7; Sacramento Bee, "Why Fight Traffic," July 24, 1951, p. 52.

*Recorded by: Kara Brunzell

*Date: November 10, 2014

Continuation

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Figure 1: U.S.D.A. Aerial Photograph of Oeste Manor subdivision, 1952.

*Recorded by: Kara Brunzell

*Date: November 10, 2014

Continuation

Update



Figure 1: U.S.D.A. Aerial Photograph of Oeste Manor subdivision, 1957.

*Recorded by: Kara Brunzell

*Date: November 10, 2014

Continuation

Update

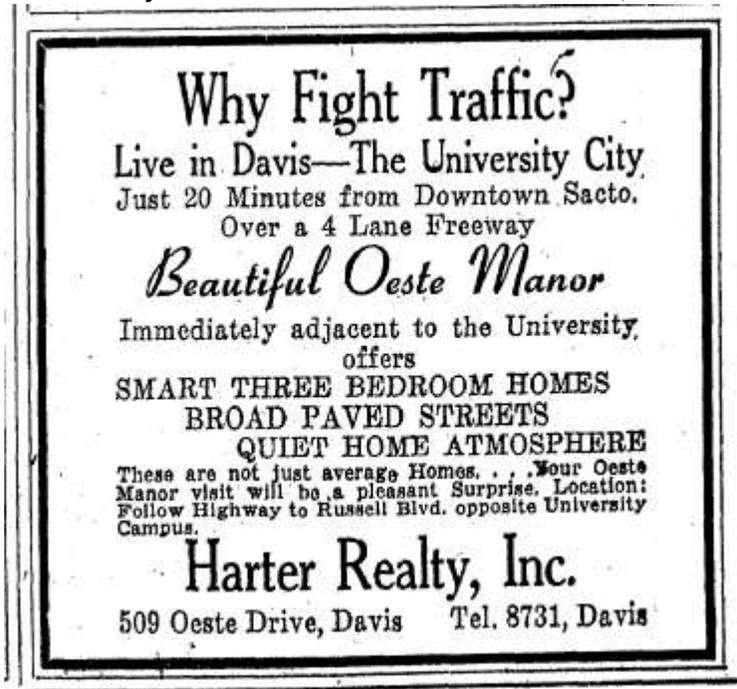


Figure 3: Oeste Manor Advertisement, Sacramento Bee, July 24, 1952.



Figure 4: Oblique aerial photograph looking north from the University showing Oeste Manor No. 1 under construction with Davis Parkside center right of frame. Anderson Road is to the west of Oeste Manor with farm fields surrounding new development, c1951 (Photograph courtesy of John Lofland).

*Recorded by: Kara Brunzell

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Figure 5: Oeste Manor Real Estate Brochure, c1950.

Figure 6: Oeste Manor Real Estate Brochure, c1950.

*Recorded by: Kara Brunzell

*Date: November 10, 2014

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OESTE MANOR is especially attractive because it was designed by Joseph Spink, famous City planner.

OESTE MANOR lots are wide with sufficient depth for the proper landscaping of your garden. OESTE MANOR has controlled home design, which protects your home investment.

OESTE MANOR homes are being constructed under strict F.H.A. and G.I. inspection.

OESTE MANOR is adjacent to the California College of Agriculture with an expansion program under development destined to create the finest Agriculture College in the United States. OESTE MANOR is within the Davis City Limits.

Beautiful Two and Three Bedroom California Ranch Homes

PRICED AS LOW AS \$9,250.00

Low Down Payments

F. H. A. and G. I. Financing

For details and inspection of Homes Dial Davis 713

Oeste Manor is located on Russell Boulevard at the West edge of Davis

Figure 7: Oeste Manor Real Estate Brochure, c1950.



Figure 8: Oeste Manor Real Estate Brochure, c1950.

OESTE MANOR

Northern California's Most Beautiful Subdivision

OPENING SALE DATE

Unit No. 2

SATURDAY, FEB. 3rd, 1951

9:00 A.M.

80 BEAUTIFUL TWO AND THREE BEDROOM CALIFORNIA RANCH HOMES 80

These 80 beautiful California Ranch style homes with six basic floor plans are to be constructed in Unit No. 2 for your selection. These homes are planned for the family wanting convenient, restful, liveable homes for both outdoor and indoor living. Oeste Manor, with its curved streets, wide lots, deep rich soil, adjacent to schools, churches and the new Rancho Type shopping center planned for the immediate future offers buyers the perfect home investment.

Please Note: Due to new Credit Restrictions and Government Control of building materials it is urgent that those wishing to purchase a new home do so immediately. We have no definite guarantee that New Home Construction will be allowed to proceed beyond immediate contracts.

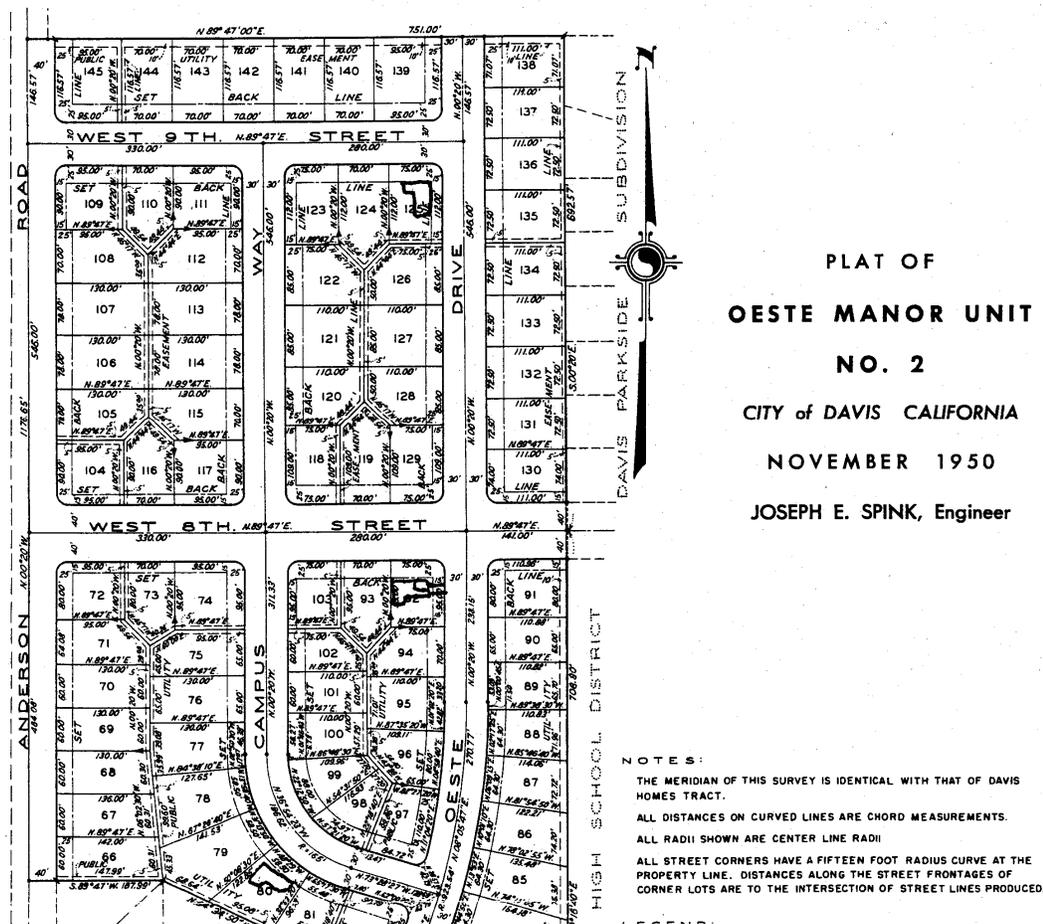


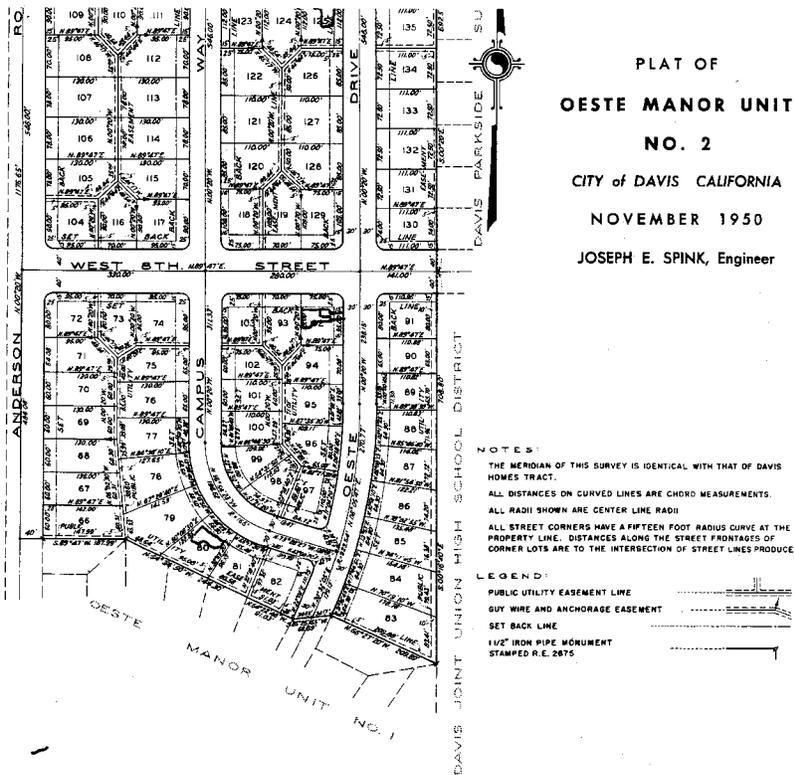
Figure 9: Oeste Manor Real Estate Brochure, 1951.

*Recorded by: Kara Brunzell

*Date: November 10, 2014

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Oeste Manor lots are wide with sufficient depth for the proper landscaping of your garden.
 Oeste Manor has controlled home design, which protects your investment.
 Oeste Manor homes are constructed under strict F.H.A. and G.I. inspection.

Oeste Manor is adjacent to the California College of Agriculture with an expansion program under development destined to create the finest Agricultural College in the United States.
 Oeste Manor is within Davis City Limits.

Remember the Opening Sale Date
SATURDAY, FEB. 3rd. 1951 — 9:00 A.M.
HARTER REALTY, INC.
 509 Oeste Drive :: Davis, California
 Telephone 8731

Figure 10: Oeste Manor Real Estate Brochure, 1951.

*Recorded by: Kara Brunzell
Photographs:

*Date: November 10, 2014

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Photograph 1: Unaltered L-shaped Minimal Traditional house at 524 Anderson Road, 1951.



Photograph 2: Unaltered Minimal Traditional house with shingle siding at 540 Oeste Drive, 1951.

*Recorded by: Kara Brunzell

*Date: November 10, 2014

Continuation

Update



Photograph 3: Moderately altered Minimal Traditional house at 801 Oeste Drive, 1952.



Photograph 4: Heavily altered Minimal Traditional house at 810 Oeste Drive, 1952.

*Recorded by: Kara Brunzell

*Date: November 10, 2014

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Photograph 5: Moderately altered hipped-roof Ranch house at 611 Sunset Court, 1952.



Photograph 6: Heavily altered house at 602 Sunset Court, 1952.

*Recorded by: Kara Brunzell

*Date: November 10, 2014

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Photograph 7: Heavily altered house at 730 North Campus Way, 1953.



Photograph 8: Heavily altered house at 753 Oeste Drive, 1952.

*Resource Name or # (Assigned by recorder): Rancho Macero No. 1

D1. Historic Name: Rancho Macero No. 1

D2. Common Name: Rancho Macero neighborhood

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

The neighborhood is located just west of El Macero Country Club and Golf Course in southeast Davis. The roughly square neighborhood is characterized by loop streets. Sidewalks have square curbs, unlike post-war residential neighborhoods in west and central Davis. The neighborhood lacks unified street tree planting: some properties have mature trees, others have newly planted trees, still others have no trees. Although sold as custom houses, they are mass-produced dwellings. The houses in the neighborhood are all L-shaped or U-shaped Ranch-style dwellings, although they exhibit a wide variety of decorative treatments that prevent cookie-cutter repetition. Most have gabled roofs, although hipped and gable-on-hip forms are also used. All houses have prominent double garages. The more standard Ranch houses, which are dominant in the neighborhood, have wide horizontal wood or board-and-batten cladding with stone or brick trim. More customized houses have Ranch plans with Post-and-Beam details like large projecting beams, or Spanish Revival treatments with stucco cladding, tiled roofs, and arched entryways.

Houses range from 1,800 to about 2,200 square feet. Original examples have shake or tile roofs, horizontal aluminum slider windows, and wood garage doors, although these elements have in most cases been replaced (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

Rancho Macero's boundaries are shown on the original plat map (see Figure 1).

***D5. Boundary Justification:**

The Rancho Macero neighborhood encompasses all of the Rancho Macero subdivision, which is contiguous and was developed over a roughly fifteen-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Rancho Macero neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district.

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the "homegrown" Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area (continued, p. 5).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: April 14, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

*Recorded by: Kara Brunzell

*Date: April 14, 2015

Continuation

Update

***D3. Detailed Description** (continued)

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	Description
RANCHO MACERO NO. 01	6/21/65 0:00	069 093 14	4401 LA CANADA WAY	1968	Gabled, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 093 13	4407 LA CANADA WAY	1971	Cross gable w/flat garage, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 094 04	4410 LA CANADA WAY	1971	Gabled, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 093 12	4413 LA CANADA WAY	1971	Gabled, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 094 05	4416 LA CANADA WAY	1967	Hipped, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 093 11	4419 LA CANADA WAY	1968	Cross gable, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 094 06	4422 LA CANADA WAY	1969	Gabled/gable on hip, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 093 10	4501 LA CANADA WAY	1972	Hipped, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 094 07	4504 LA CANADA WAY	1971	Gabled/gable on hip, U-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 093 09	4507 LA CANADA WAY	1973	Not visible from street
RANCHO MACERO NO. 01	6/21/65 0:00	069 094 08	4510 LA CANADA WAY	1972	Gabled, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 20	803 MACE BLVD	1974	Hipped, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 21	809 MACE BLVD	1973	Cross gable on hip, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 22	815 MACE BLVD	1973	Cross gable, U-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 23	821 MACE BLVD	1973	Gabled, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 24	827 MACE BLVD	1973	Cross gable, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 25	903 MACE BLVD	1973	Cross gable, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 26	909 MACE BLVD	1974	Hipped, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 27	915 MACE BLVD	1974	Hipped, L-shaped, moderately altered

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*Resource Name or # (Assigned by recorder) Rancho Macero No. 01

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RANCHO MACERO NO. 01	6/21/65 0:00	069 095 13	1005 MACE BLVD	1973	Gabled, 2-story, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 095 01	4332 SAN MARINO DRIVE	1971	Gabled, 2-story, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 095 02	4338 SAN MARINO DRIVE	1969	Hipped, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 095 03	4400 SAN MARINO DRIVE	1972	Cross gable, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 095 04	4406 SAN MARINO DRIVE	1972	Gabled/gable on hip, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 094 15	4411 SAN MARINO DRIVE	1973	Shed, U-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 095 05	4412 SAN MARINO DRIVE	1971	Hipped, U-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 094 14	4417 SAN MARINO DRIVE	1971	Cross gable on hip, 1.5 story, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 095 06	4418 SAN MARINO DRIVE	1969	Cross gable, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 094 13	4423 SAN MARINO DRIVE	1966	Cross gable, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 095 07	4500 SAN MARINO DRIVE	1969	Gabled, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 094 12	4505 SAN MARINO DRIVE	1968	Gable/gable on hip, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 095 08	4506 SAN MARINO DRIVE	1966	Gabled/flat, U-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 094 11	4511 SAN MARINO DRIVE	1971	Cross gable, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 095 09	4512 SAN MARINO DRIVE	1966	Cross gable, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 094 10	4517 SAN MARINO DRIVE	1972	Cross gable, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 095 10	4518 SAN MARINO DRIVE	1969	Not visible from street
RANCHO MACERO NO. 01	6/21/65 0:00	069 095 11	4600 SAN MARINO DRIVE	1970	Cross gable w/front carport, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 091 06	4603 SAN MARINO DRIVE	1966	Mansard/flat, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 095 12	4606 SAN MARINO DRIVE	1973	Cross gable, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 10	4401 SAN RAMON DRIVE	1968	Hipped, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 11	4407 SAN RAMON DRIVE	1972	Linear, moderately altered

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*Resource Name or # (Assigned by recorder) Rancho Macero No. 01

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RANCHO MACERO NO. 01	6/21/65 0:00	069 093 02	4408 SAN RAMON DRIVE	1972	Gable on hip, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 12	4413 SAN RAMON DRIVE	1969	Cross gable, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 093 03	4414 SAN RAMON DRIVE	1969	Hipped, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 13	4419 SAN RAMON DRIVE	1973	Hipped, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 093 04	4420 SAN RAMON DRIVE	1973	Gable on hip, U-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 14	4425 SAN RAMON DRIVE	1971	Gabled, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 15	4501 SAN RAMON DRIVE	1968	Cross gable, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 093 05	4502 SAN RAMON DRIVE	1971	Cross gable, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 16	4507 SAN RAMON DRIVE	1970	Gabled/gable on hip, U-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 093 06	4508 SAN RAMON DRIVE	1969	Cross gable, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 17	4513 SAN RAMON DRIVE	1973	Cross gable on hip, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 18	806 SANTA PAULA WAY	1973	Cross gable on hip, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 19	812 SANTA PAULA WAY	1973	Gable on hip, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 091 01	818 SANTA PAULA WAY	1973	Hipped, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 093 07	819 SANTA PAULA WAY	1972	Gabled, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 091 02	824 SANTA PAULA WAY	1968	Cross gable, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 093 08	827 SANTA PAULA WAY	1968	Not visible from street
RANCHO MACERO NO. 01	6/21/65 0:00	069 091 03	830 SANTA PAULA WAY	1973	Not visible from street
RANCHO MACERO NO. 01	6/21/65 0:00	069 091 04	904 SANTA PAULA WAY	1975	Gable on hip, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 094 09	909 SANTA PAULA WAY	1968	Hipped/gable on hip, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 091 05	910 SANTA PAULA WAY	1967	Cross gable, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 09	801 SIERRA MADRE WAY	1975	Not visible from street

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RANCHO MACERO NO. 01	6/21/65 0:00	069 092 08	807 SIERRA MADRE WAY	1969	Multihipped, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 093 01	812 SIERRA MADRE WAY	1972	Hipped, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 07	813 SIERRA MADRE WAY	1972	Gabled/hipped, U-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 06	819 SIERRA MADRE WAY	1968	Cross gable, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 05	825 SIERRA MADRE WAY	1972	Cross gable, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 04	903 SIERRA MADRE WAY	1972	Cross gable, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 094 03	906 SIERRA MADRE WAY	1980	Cross gable, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 03	909 SIERRA MADRE WAY	1969	Cross gable, U-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 094 02	912 SIERRA MADRE WAY	1968	Hipped, linear, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 02	915 SIERRA MADRE WAY	1973	Cross gable on hip, L-shaped, moderately altered
RANCHO MACERO NO. 01	6/21/65 0:00	069 094 01	918 SIERRA MADRE WAY	1972	Not visible from street
RANCHO MACERO NO. 01	6/21/65 0:00	069 092 01	921 SIERRA MADRE WAY	1970	Gabled, 2-story, linear, moderately altered

***D6. Significance** (continued)

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself “The City of Bicycles.” Growth continued in the 1970s, even after a change in city leadership in 1972 began an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Southeast Davis

Bruce Mace, a rancher with acreage east of Davis, broke ground on a new development at the end of 1959. El Macero Country Club and Golf Course (its name appears to have been created by adding a Spanish suffix to the developer’s surname) was merely the initial stage of a large development that was to include hundreds of houses. Approximately three miles outside city limits, Davis leaders were afraid that it would become the nucleus of an adjacent competing city. El Macero Vista and Rancho Macero, both located just west of the country club, were the first residential subdivisions in the area. Mace’s plans spurred the Davis city council to undertake the largest annexation in city history. In 1966, Davis annexed 1.6 square miles of new territory south of Interstate 80 in order to head off uncontrolled development adjacent to town.¹

Rancho Macero Subdivision Development

¹ Sacramento Bee, December 13, 1959, p. D8, col. 4 – 7; Lofland, 2004, p.123.

*Recorded by: Kara Brunzell *Date: April 14, 2015 Continuation Update

Rancho Macero was subdivided in 1965 by Walker and Donant Builders Inc., headed by Lloyd M. Donant and Norman Lien. Lloyd Donant was born in Oakland in 1905, and worked in loan sales as a young man. He lived with his parents and brothers in Oakland as a young man. In 1940, he married Terry Greenlaw. About 1944, Terry and Lloyd Donant moved to Sacramento. Donant went into partnership with J. M. Walker, and they two men began developing subdivisions and selling the houses they constructed immediately after the war. By late 1946, they had planned a 30-house subdivision in Sacramento aimed at returning veterans. By 1949, Walker & Donant were advertising Ranch- and Colonial-style houses with two-car garages and forced-air heating. In the early 1950s, Walker & Donant was one of the largest residential builders in Sacramento. Over time, the company stopped advertising Colonial houses and focused on Ranch style. By 1958, Walker & Donant was advertising the “suburban atmosphere” of University Farms in Davis.²

Lloyd Donant died in 1971, although Walker & Donant continued building houses in the Sacramento Valley through the end of the century, adding innovations such as “tandem” garages. In the mid-1970s, Norman Lien ran the company, partnering with Alfred F. Smith to develop the Stonegate neighborhood in West Davis. By 1996, Tim Lien was the head of the company.³

Walker and Donant purchased the 22.5 acre Rancho Macero parcel in late 1964, intending to sell lots for custom homes as well as build houses adjacent to the new country club. It was one of the first neighborhoods subdivided in Southeast Davis. Construction of the custom neighborhood took place gradually, and although the first houses were constructed in 1966 it was not fully built out until 1980. The developers sold some lots, and built others one at a time. Most houses, nevertheless, were based on standard builders’ plans. By early 1966, Walker and Donant had begun heavily advertising the subdivision in the Sacramento Bee. Like El Macero Vista just to its north, advertising for Rancho Macero highlighted proximity to Sacramento. Houses in Rancho Macero were advertised for \$29,500, several thousand dollars above the lowest-priced El Macero Vista house during this period.⁴

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the Rancho Macero neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

Rancho Macero does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. The houses in the neighborhood are common examples, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

² U.S. Census, Oakland, California, 1940; Sacramento Bee, “Contractors Plan Protest to State Fair Land Seizure,” November 4, 1946; Sacramento Bee, “‘Distinctive’ Ranch Type and Colonial Homes,” June 3, 1949;

³ Sacramento Bee, “Tandem Garages the Rage,” June 16, 1996.

⁴ Sacramento Bee, “Building Firm begins work on Subdivision,” July 18, 1965; “Walker & Donant,” June 26, 1966.

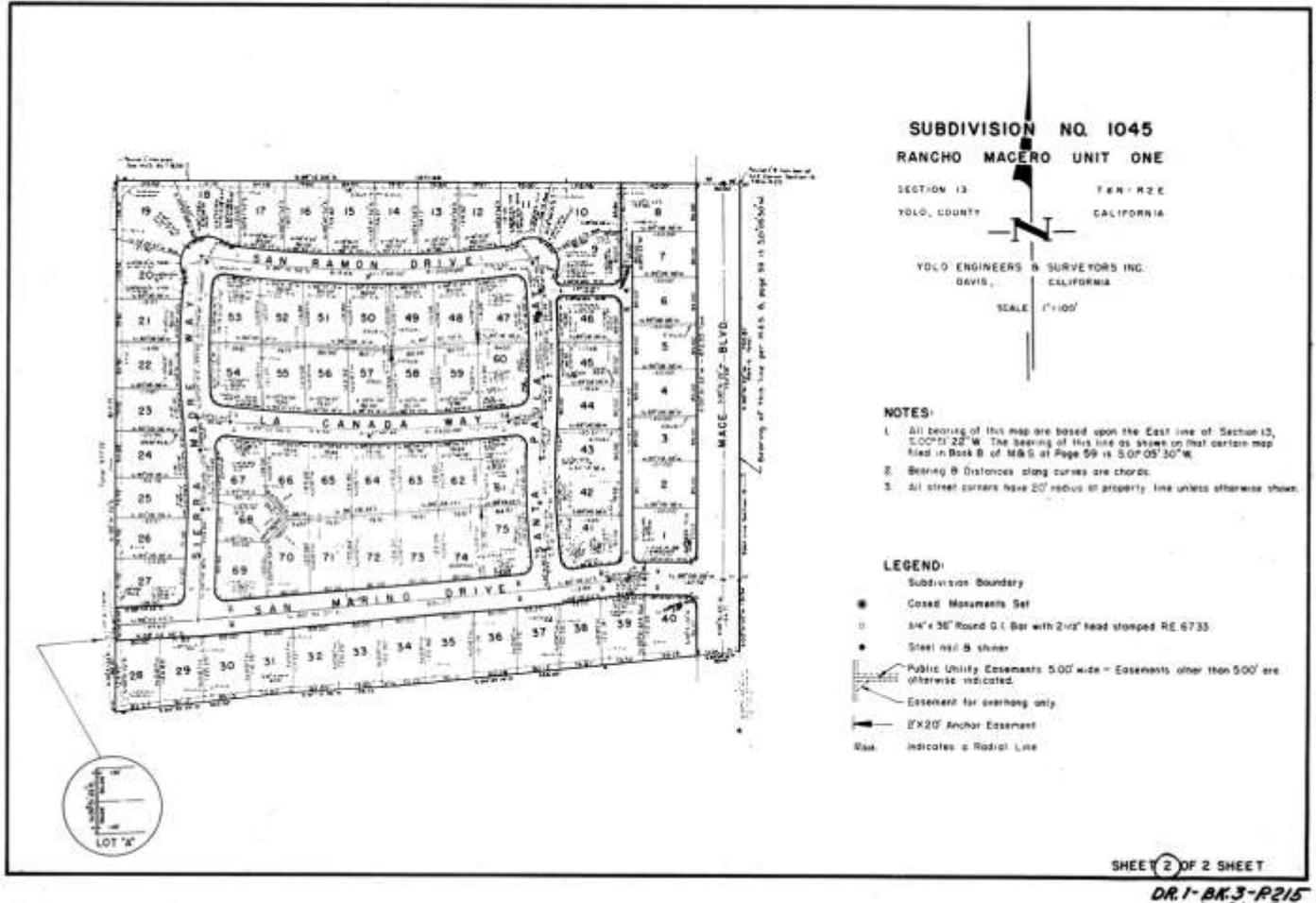


Figure 1: Plat of Rancho Macero No. 1, City of Davis, June, 1965.

*Recorded by: Kara Brunzell

*Date: April 14, 2015

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Figure 2: U.S.D.A. Aerial photograph of Rancho Macero, 1964.



Figure 3: U.S.D.A. Aerial photograph of Rancho Macero, 1969.

*Recorded by: Kara Brunzell

*Date: April 14, 2015

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Figure 4: U.S.D.A. Aerial photograph of Rancho Macero, 1971.



Figure 5: U. S. D. A. Aerial photograph of Rancho Macero, 1984.

*Recorded by: Kara Brunzell
Photographs:

*Date: April 14, 2015

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Photograph 1: 819 Santa Paula Way, Example of moderately altered linear house with gabled roof, 1972.



Photograph 2: 4410 La Canada Way, Example of moderately altered linear house with multi gabled roof, 1971.

*Recorded by: Kara Brunzell

*Date: April 14, 2015

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Photograph 3: 4413 La Canada Way, Example of moderately altered linear house with gabled roof, 1971.



Photograph 4: 819 Sierra Madre Way, Example of moderately altered L-shaped house with cross gabled roof, 1968.

*Recorded by: Kara Brunzell

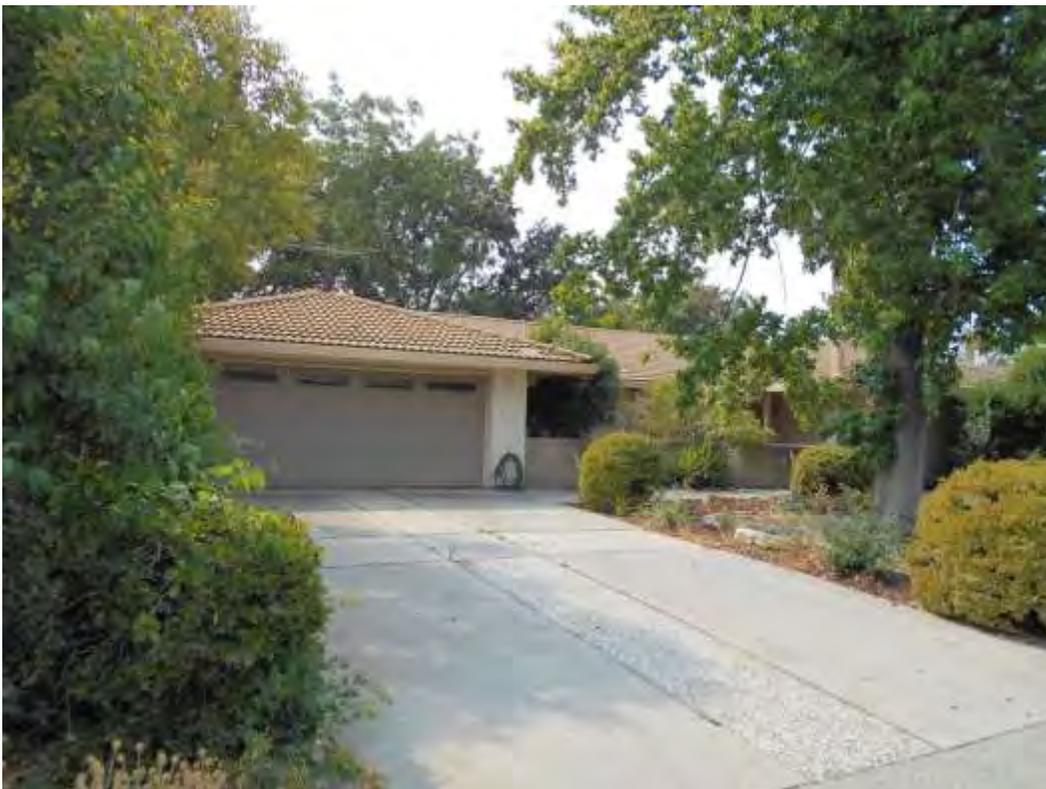
*Date: April 14, 2015

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Photograph 5: 824 Santa Paula Way, Example of moderately altered L-shaped house with cross gabled roof, 1968.



Photograph 6: 903 Mace Boulevard, Example of moderately altered linear house with cross gabled roof, 1973.

*Recorded by: Kara Brunzell

*Date: April 14, 2015

Continuation

Update



Photograph 7: 910 Santa Paula Way, Example of moderately altered linear house with cross gabled roof, 1967.



Photograph 8: 4501 San Ramon Drive, Example of moderately altered L-shaped house with cross gabled roof, 1968.

*Recorded by: Kara Brunzell

*Date: April 14, 2015

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Photograph 9: 4502 San Ramon Drive, Example of moderately altered L-shaped house with cross gabled roof, 1971.



Photograph 10: 4508 San Ramon Drive, Example of moderately altered linear house with cross gabled roof, 1969.

*Recorded by: Kara Brunzell

*Date: April 14, 2015

Continuation

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Photograph 11: 4419 La Canada Way, Example of moderately altered L-shaped house with cross gabled roof, 1968.



Photograph 12: 4407 La Canada Way, Example of moderately altered cross gabled house with L-shaped plan and flat-roofed garage, 1971.

*Recorded by: Kara Brunzell

*Date: April 14, 2015

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Photograph 13: 806 Santa Paula Way, Example of moderately altered L-shaped house with cross gable on hip roof, 1973.



Photograph 14: 809 Mace Boulevard, Example of moderately altered linear house with cross gable on hip roof, 1973.

*Recorded by: Kara Brunzell

*Date: April 14, 2015

Continuation

Update



Photograph 15: 904 Santa Paula Way, Example of moderately altered linear house with gable on hip roof, 1975.



Photograph 16: 909 Santa Paula Way, Example of moderately altered L-shaped house with hip and gable on hip roof, 1968.

*Recorded by: Kara Brunzell

*Date: April 14, 2015

Continuation

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Photograph 18: 912 Sierra Madre Way, Example of moderately altered linear house with hipped roof, 1968.



Photograph 19: 4414 San Ramon Way, Example of moderately altered L-shaped house with hipped roof, 1969.

*Recorded by: Kara Brunzell

*Date: April 14, 2015

Continuation

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Photograph 20: 4419 San Ramon Way, Example of moderately altered L-shaped house with hipped roof, 1973.



Photograph 21: 4501 La Canada Way, Example of moderately altered L-shaped house with hipped roof, 1972.

*Resource Name or # (Assigned by recorder): Robbins Subdivision

D1. Historic Name: Robbins Subdivision

D2. Common Name:

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

Robbins Subdivision located immediately adjacent to the University, just west of Downtown Davis. It consists of 31 parcels along Oak Avenue north of Russell Boulevard and south of West Eighth. The College Park neighborhood is to the east of Robbins Subdivision, and Elmwood is to its west. The linear street ties directly into Davis's original street grid, though the neighborhoods to its east and west are non-orthogonal in layout. Most lots are roughly a quarter acre, but there are two that are over half an acre. The neighborhood is characterized by mature street trees planted in yards adjacent to the street, although some older trees have been replaced in recent years. The neighborhood features mostly rolled curbs, and has a strong suburban feeling.

The subdivision was recorded in 1938, and most of its houses were constructed in the 1940s and 1950s. Development was gradual, however, and a handful of houses were constructed as early as 1937 and as late as 1980. All buildings in the neighborhood are single-family dwellings. Parcels were developed individually, and there is no strong continuity of architectural styles in the neighborhood. Architectural styles for the buildings constructed before 1965 include Minimal Traditional, Custom Ranch, Colonial Revival, and Contemporary residences. Several of the current houses have either been constructed recently or so heavily altered that they are unrecognizable as historic-period dwellings.

The neighborhood originally had two architecturally-significant early examples of Contemporary-style houses, both of which were constructed in the 1940s. Both were documented in the City of Davis surveys that were completed in 1980 and in 1996. 535 Oak Avenue was constructed in 1940. Originally designed by Otto Winkler, it was the fourth house to be constructed in the subdivision, and the innovative building was the first example of Contemporary domestic architecture in Davis. In 1946, Davis native son Silvio Barovetto, (later the architect for several important local civic and commercial buildings in modernist styles), designed a harmonious addition to the original house. The Weier House at 631 Oak street was a flat-roofed Contemporary house constructed in 1948. Designed by its original owners Elliot and Gertrude Weier with assistance from architecture student Mary Kyle, the residence not only exhibited architectural elements inspired by post-war modernism, passive solar features were incorporated into its design. It is the earliest known example of passive solar design, which became an important part of Davis residential development beginning in the 1970s (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

Robbins Subdivision consists of the parcels on both sides of Oak Avenue from Russell Boulevard at the south to the northern lot lines of 731 and 736 Oak Avenue at the north. 335 Russell Boulevard is also included in the subdivision..

***D5. Boundary Justification:**

The Robbins Subdivision neighborhood encompasses all of Robbins Subdivision as originally recorded in 1938.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Robbins Subdivision neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although generally associated with the residential development of the City of Davis during World War II and the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued p. 3).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: November 3, 2014

Affiliation and Address: Brunzell Historical
1613 B Street, Napa, CA 94559

*Recorded by: Kara Brunzell *Date: November 3, 2014 Continuation Update

***D3. Detailed Description** (continued)

Since they were last documented in 1996, both houses have been radically altered, and no longer display the characteristics that originally defined them.¹

There are a few more examples of Contemporary houses in the neighborhood, but most have also been altered from their original forms. A handful of historic-period houses in the neighborhood have retained their original characteristics. There are good examples of the Colonial Revival and Ranch styles, and at least two examples of very well-preserved Minimal Traditional houses.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
ROBBINS SUBDIVISION	December 1938	034 332 24	501 OAK AVENUE	C1941	Determined ineligible by survey evaluation in 2012
ROBBINS SUBDIVISION	December 1938	070 051 01	502 OAK AVENUE	1949	Side Gabled, Minimal Traditional, heavily altered
ROBBINS SUBDIVISION	December 1938	070 051 03	518 OAK AVENUE	1949	Side Gabled, Minimal Traditional, heavily altered
ROBBINS SUBDIVISION	December 1938	034 332 36	525 OAK AVENUE	1937	Not visible
ROBBINS SUBDIVISION	December 1938	070 051 04	526 OAK AVENUE	1941	Side-gabled, Colonial Revival, unaltered
ROBBINS SUBDIVISION	December 1938	070 051 05	530 OAK AVENUE	1955	Flat roof Contemporary, heavily altered
ROBBINS SUBDIVISION	December 1938	034 332 22	535 OAK AVENUE	1941	Hipped, Minimal Traditional, single garage, unaltered
ROBBINS SUBDIVISION	December 1938	070 051 06	540 OAK AVENUE	1948	Flat/shed contemporary, heavily altered
ROBBINS SUBDIVISION	December 1938	034 332 21	545 OAK AVENUE	1955	Side-Gabled, Minimal Traditional, heavily altered, dormer addition
ROBBINS SUBDIVISION	December 1938	070 051 07	548 OAK AVENUE	1944	Side-gabled Colonial Revival, moderately altered
ROBBINS SUBDIVISION	December 1938	070 051 08	602 OAK AVENUE	1964	Ranch, heavily altered
ROBBINS SUBDIVISION	December 1938	070 051 09	612 Oak Ave	1950	Ranch, heavily altered
ROBBINS SUBDIVISION	December 1938	034 332 20	613 OAK AVENUE	1975	Hipped Ranch, double garage, heavily altered
ROBBINS SUBDIVISION	December 1938	070 051 10	618 OAK AVENUE	1950	Ranch, Concrete block, moderately altered
ROBBINS SUBDIVISION	December 1938	034 332 19	619 OAK AVENUE	1955	Ranch, double garage, heavily altered
ROBBINS SUBDIVISION	December 1938	070 041 01	624 OAK AVENUE	1978	Ranch, Not age eligible
ROBBINS SUBDIVISION	December 1938	034 323 16	631 OAK AVENUE	1980	Originally flat roof Contemporary house with passive solar design, radically altered with peaked roof, etc.
ROBBINS SUBDIVISION	December 1938	070 041 02	632 OAK AVENUE	1948	Gabled, Minimal Traditional, heavily altered, projecting entryway
ROBBINS SUBDIVISION	December 1938	034 323 17	639 OAK AVENUE	1942	Hipped roof Ranch, flat carport, brick clad, moderately altered

¹ City of Davis, "Cultural Resources Inventory," Prepared by Historic Environment Consultants, June 1980, p. 363 – 366.

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*Resource Name or # (Assigned by recorder) Robbins Subdivision

*Recorded by: Kara Brunzell

*Date: November 3, 2014

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ROBBINS SUBDIVISION	December 1938	070 041 03	640 OAK AVENUE	1940	Hipped, Minimal Traditional, with Colonial Revival details, moderately altered
ROBBINS SUBDIVISION	December 1938	034 323 18	645 OAK AVENUE	1944	Heavily altered, original form unknown
ROBBINS SUBDIVISION	December 1938	070 041 04	648 OAK AVENUE	1941	Cross-Gabled Minimal traditional, decorative chimney, moderately altered,
ROBBINS SUBDIVISION	December 1938	034 323 19	701 OAK AVENUE	1949	Cross-Gabled Minimal traditional, , moderately altered,
ROBBINS SUBDIVISION	December 1938	070 041 05	702 OAK AVENUE	1946	Cross-Gabled Minimal traditional, , heavily altered,
ROBBINS SUBDIVISION	December 1938	070 041 06	710 OAK AVENUE	1964	not visible
ROBBINS SUBDIVISION	December 1938	034 323 20	711 OAK AVENUE	1941	Side-gabled Minimal Traditional, not visible
ROBBINS SUBDIVISION	December 1938	034 323 21	717 OAK AVENUE	1941	Hipped Ranch, double garage, brick trim, moderately altered
ROBBINS SUBDIVISION	December 1938	070 041 07	718 OAK AVENUE	1966	Gable-on-hip, moderately altered, not visible
ROBBINS SUBDIVISION	December 1938	034 323 22	725 OAK AVENUE	1941	Hipped roof, rambling plan, not visible from street
ROBBINS SUBDIVISION	December 1938	070 041 08	726 OAK AVENUE	1945	Side-Gabled, Minimal Traditional, steel casement windows, brick trim, single port cochere and detached garage, unaltered
ROBBINS SUBDIVISION	December 1938	034 323 23	731 OAK AVENUE	1942	Cross-Gabled, Minimal Traditional, single garage, unaltered
ROBBINS SUBDIVISION	December 1938	070 051 02	335 RUSSELL BLVD	1941	Cross-gabled Minimal Traditional, heavily altered.

***D6. Significance** (continued)

World War II and Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum.

Davis was attractive for housing construction because of its proximity to Sacramento, a lack of strict local controls on development, and the growth of the University. Without geographical barriers like major river systems or mountains, the little town was a developer's paradise. By 1943, Davis leaders had already realized that expansion and growth in California were inevitable after the war, and that Davis would also grow. Elected officials and city staff began planning for enlarging Davis' geographical footprint, developing new areas, and improving infrastructure. The Chamber of Commerce also recognized the challenges Davis was facing, and began planning for the postwar period. By 1944, the group was discussing the need for access roads and overpasses, more housing, and the potential benefits of annexing adjacent areas.²

Robbins Subdivision Development

In December of 1938, Wilfred W. Robbins recorded Robbins subdivision. Robbins was born in Mendon, Ohio in 1884. He attended the University of Colorado, receiving a Master's degree in 1909. In 1911, he married Louise Falk of Davenport,

² City of Davis, 1980, p. 23; Letter from A.D. Coons, City of Davis Engineer to C.A. Covell, Mayor, October 27, 1943; Chamber of Commerce, "Preliminary Report, Chamber of Commerce Report on Postwar Planning, Davis, California," Prepared By Chamber of Commerce, Davis, California, May 29, 1944.

*Recorded by: Kara Brunzell *Date: November 3, 2014 Continuation Update

Iowa. The couple had two children over the next three years while Robbins was teaching at the Colorado Agricultural College. He completed his Ph.D in 1917 at the University of Chicago, and came to Davis in 1922.³

Robbins joined the Botany Department, and founded the Botany Herbarium, which he directed from 1922 – 1928. He was a professor of botany until 1951, when he retired. In 1960, the University constructed a new building to house Weed Science, Nematology, and other departments, and it was named Robbins Hall in honor of Wilfred Robbins.⁴

After moving to Davis in the 1920s, Robbins and his family lived in the College Park neighborhood. Louise and Wilfred Robbins divorced in the late 1930s, and Wilfred married a woman named Barbara. In 1938, around the time his first marriage was ending, Robbins recorded the subdivision. Although the University provided some insulation from the worst effects of the Depression, this was the only subdivision recorded in Davis between 1930 and 1945. Barbara and Wilfred Robbins continued to live in the College Park house until at least 1940. About this time, they started building a new house in Robbins Subdivision. By 1942, the couple had moved into the house at 501 Oak Avenue, on the southwest corner of Oak and Russell Boulevard.⁵

After constructing his own house at the gateway to the subdivision, Robbins began to sell lots, and houses were gradually built on both sides of Oak Avenue. During World War II, he led a Chamber of Commerce committee that studied Davis's potential for growth. The committee's report, which was released in 1945, recommended the expansion of city limits to encompass Robbins Subdivision, the installation of city sewer lines in the neighborhood, and the extension of Eighth Street near the neighborhood's northern boundary. In November 1945, Davis residents approved the annexation plan in an election. At this time, Robbins Subdivision was about 2/3 undeveloped, and over the decade that followed annexation, houses were constructed on most of the empty parcels. In 1951, Robbins retired from the University, and he died the following year.⁶

The neighborhood is not eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of Robbins Subdivision was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods developed during the post-war era. Research has not revealed any significantly important or groundbreaking aspects to its development.

Robbins Subdivision is not eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. Although Robbins was an important University professor and prominent Davis citizen, the neighborhood is not significantly associated with his life and work.

The houses in the neighborhood are mostly common examples of mid-century dwellings, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. The two architecturally significant buildings that were constructed in Robbins Subdivision in the 1940s have been drastically altered, and do not retain sufficient integrity to be eligible for listing as historic resources, and the well-preserved examples of historic-period houses do not rise to the level of significance required for individual eligibility. Nor does the neighborhood feature the continuity of architectural styles or concentration of resources required for listing as a historic district.

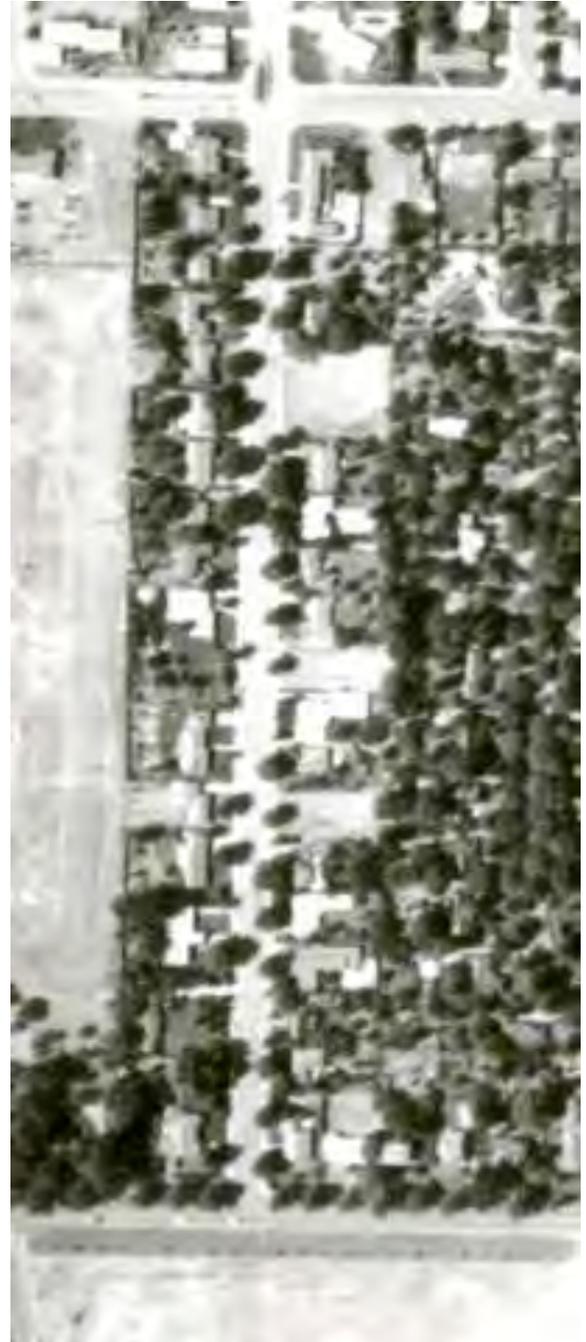
The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

³ City of Davis, "A Review of 501 Oak Avenue," Prepared by Peak & Associates, November 1, 2012, p. 1.

⁴ UC Davis, The Center for Plant Diversity, <http://herbarium.ucdavis.edu/collectionshistory.html>, UC Regents, August 2014, Accessed April 23, 2015; UC Davis, Financial Aid and Scholarships, <http://financialaid.ucdavis.edu/scholarships/campus/awards/cbs.html>, August 2014, Accessed April 23, 2015;

⁵ City of Davis, "A Review of 501 Oak Avenue," Prepared by Peak & Associates, November 1, 2012, p. 2; U.S. Census Records, Davis, California 1940.

⁶ Chamber of Commerce, 1945, p. 2 – 3; Sacramento Bee, "Annexation Election Carries in Davis," November 21, 1945, p. 10 col. 1.



Figures 2 and 3: U.S.D.A. Aerial photographs of Robbins Subdivision, 1952 and 1957, showing progressive development of neighborhood in the 1950s.

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Photographs:



Photograph 1: Colonial Revival House at 548 Oak Avenue, 1944.



Photograph 2: Minimal Traditional house with porte cochere at 726 Oak Avenue, 1945.

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*Date: November 3, 2014

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Photograph 3: Contemporary house at 540 Oak Avenue, 1948.



Photograph 4: Heavily altered Minimal Traditional house at 732 Oak Avenue, 1948.

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Photograph 5: Heavily altered house, originally a flat-roofed Contemporary with passive solar design features at 631 Oak Avenue, 1948.



Photograph 6: Robbins House at 501 Oak Avenue (originally 1 Oak Avenue), constructed c1941 for and later altered for commercial use..

*Resource Name or # (Assigned by recorder): Sierra Vista Oaks

D1. Historic Name: Sierra Vista Oaks Nos. 1 and 2

D2. Common Name:

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

The Sierra Vista Oaks neighborhood is located near Downtown Davis, north of West Eighth Street and west of B Street. The two small subdivisions were recorded in 1950 and 1955. The houses in the western part of the neighborhood, (Sierra Vista Oaks No. 1), were constructed in one parcel at a time during the early 1950s. The western portion of the neighborhood, (Sierra Vista Oaks No. 2), was mostly built between 1956 and 1964. The neighborhood has curving, non-orthogonal streets. The irregular-shaped lots range in size from roughly 7,000 to over 19,000 square feet. Houses are roughly 1,500 – 3,000 square feet. The neighborhood is characterized by mature street trees planted in yards adjacent to the street, although some older trees have been replaced in recent years. The neighborhood features rolled curbs and has a rural-suburban feeling.

The most common architectural styles in the neighborhood are Minimal Traditional and Custom Ranch. Plans are compact or L-shaped, and there are examples of gabled and hipped roofs. These houses are clad in stucco or wood siding, with occasional brick accents. Original windows are steel casement or aluminum sliders. All these houses have some form of vehicle storage, which varies between single or double garages, and carports. Most are integral, but a few are detached and located at the rear of a parcel.

There are also a handful of Contemporary and Post-and-Beam houses in the neighborhood. Although each of these houses has a unique design, they share features such as low-pitch gable or flat roof forms, large expanses of glass, and large projecting beams. The modernistic houses in the neighborhood usually have double carports. Materials are similar to the neighborhood's traditional houses, except for occasional use of concrete block construction or decorative glass block. There are at least two Split-level and one Mansard style residences. Three of these houses, which all appear to be architect-designed, are potentially architecturally significant. 849 A Street was documented in the City of Davis surveys that was completed in 1980. Designed by Richard Kramer and constructed in 1961, it may not retain sufficient integrity for historic eligibility (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The Sierra Vista Oaks neighborhood is a rectangular area west of B Street and north of West Eighth Street. Its boundaries are shown on Figure 1 and 2, its original Plat maps.

***D5. Boundary Justification:**

The Sierra Vista Oaks neighborhood encompasses all of the two Sierra Vista Oaks subdivisions, which are contiguous and were primarily developed over a roughly fifteen-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Sierra Vista Oaks neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued p. 5).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: October 2, 2014

Affiliation and Address: Brunzell Historical

1613 B Street, Napa, CA 94559

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***D3. Detailed Description** (continued)

Contemporary houses at 829 S Street (1958) and 919 Miller Drive (1956) appear to be individually eligible for local listing based on their architecture

The houses in the neighborhood vary widely in the level of alteration performed over the years. Common alterations include window and garage door replacements. Some houses have been more severely transformed, for example with large front or second story additions

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
Sierra Vista Oaks	6/15/1950 0:00	070 102 09	1101 B STREET	1953	Ranch, lacks integrity,
Sierra Vista Oaks	6/15/1950 0:00	070 101 01	815 MILLER DRIVE	1950	Compact ranch, gable-on-hip, left carport
Sierra Vista Oaks	6/15/1950 0:00	070 103 01	816 MILLER DRIVE	1951	Side-gabled Minimal traditional,
Sierra Vista Oaks	6/15/1950 0:00	070 101 02	821 MILLER DRIVE	1955	Minimal Traditional, heavily altered front addition
Sierra Vista Oaks	6/15/1950 0:00	070 103 02	822 MILLER DRIVE	1954	Side-gabled ranch, left carport
Sierra Vista Oaks	6/15/1950 0:00	070 101 03	827 MILLER DRIVE	1950	Extreme remodel, w/front addition, large projecting beams, stucco, &
Sierra Vista Oaks	6/15/1950 0:00	070 103 03	828 MILLER DRIVE	1950	Multiple gable-on-hip compact ranch, second story addition, lacks integrity
Sierra Vista Oaks	6/15/1950 0:00	070 101 04	833 MILLER DRIVE	1955	"Craftsman" remodel, lacks integrity
Sierra Vista Oaks	6/15/1950 0:00	070 103 04	834 MILLER DRIVE	1956	Ranch, lacks integrity, vinyl windows, no front door
Sierra Vista Oaks	6/15/1950 0:00	070 101 05	901 MILLER DRIVE	1954	L-shape ranch, cross gabled, moderate integrity
Sierra Vista Oaks	6/15/1950 0:00	070 103 05	902 MILLER DRIVE	1956	Uniquely remodeled, lacks integrity
Sierra Vista Oaks	6/15/1950 0:00	070 101 06	909 MILLER DRIVE	1954	Ranch
Sierra Vista Oaks	6/15/1950 0:00	070 103 06	912 MILLER DRIVE	1947	Multiple hip compact ranch, steel casement windows
Sierra Vista Oaks	6/15/1950 0:00	070 101 07	919 MILLER DRIVE	1956	MCM, Streg type
Sierra Vista Oaks	6/15/1950 0:00	070 103 07	920 MILLER DRIVE	1953	L-shaped ranch, good integrity
Sierra Vista Oaks	6/15/1950 0:00	070 101 08	923 MILLER DRIVE	1958	Ranch, angled, good integrity
Sierra Vista Oaks	6/15/1950 0:00	070 103 08	926 MILLER DRIVE	1951	Minimal traditional, lacks integrity
Sierra Vista Oaks	6/15/1950 0:00	070 103 09	1002 MILLER DRIVE	1954	Ranch, vinyl windows, moderate integrity
Sierra Vista Oaks	6/15/1950 0:00	070 102 01	1003 MILLER DRIVE	1954	Minimal Traditional, 1 ½ story "alpine" style
Sierra Vista Oaks	6/15/1950 0:00	070 102 04	1011 MILLER DRIVE	1952	Minimal Traditional, identical plan to 1025 Miller Dr
Sierra Vista Oaks	6/15/1950 0:00	070 103 10	1012 MILLER DRIVE	1955	Ranch, radical remodel with 2 story addition & vinyl replacement windows.

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Sierra Vista Oaks	6/15/1950 0:00	070 102 05	1019 MILLER DRIVE	1955	Ranch, 2 nd story addition, lacks integrity
Sierra Vista Oaks	6/15/1950 0:00	070 103 11	1020 MILLER DRIVE	1952	Steeply pitch side gable, right single garage, moderate integrity
Sierra Vista Oaks	6/15/1950 0:00	070 102 06	1025 MILLER DRIVE	1953	Ranch, garage conversion
Sierra Vista Oaks	6/15/1950 0:00	070 103 12	1026 MILLER DRIVE	1951	Compact ranch, Hipped roof, right single flat-roof carport, steel casement
Sierra Vista Oaks	6/15/1950 0:00	070 102 07	1031 MILLER DRIVE	1986	Not age eligible
Sierra Vista Oaks	6/15/1950 0:00	070 103 13	1034 MILLER DRIVE	1952	Ranch, moderate integrity
Sierra Vista Oaks	6/15/1950 0:00	070 102 08	1039 MILLER DRIVE	1954	Ranch, lacks integrity
Sierra Vista Oaks	6/15/1950 0:00	070 103 14	1042 MILLER DRIVE	1951	Ranch, moderate integrity
Sierra Vista Oaks	6/15/1950 0:00	070 101 09	1001 OVEJAS AVENUE	1951	Ranch, angled plan
Sierra Vista Oaks	6/15/1950 0:00	070 101 10	1009 OVEJAS AVENUE	1965	MCM, Streng type, garage
Sierra Vista Oaks	6/15/1950 0:00	070 101 11	1015 OVEJAS AVENUE	1959	Ranch
Sierra Vista Oaks	6/15/1950 0:00	070 102 02	1018 OVEJAS AVENUE	1966	Mid-century modern, Mansard roof, good integrity
Sierra Vista Oaks	6/15/1950 0:00	070 101 12	1023 OVEJAS AVENUE	1958	Ranch, projecting garage, good integrity
Sierra Vista Oaks	6/15/1950 0:00	070 102 03	1026 OVEJAS AVENUE	1951	Linear side-gabled ranch, good integrity
Sierra Vista Oaks	6/15/1950 0:00	070 104 01	814 A STREET	1957	Ranch, undistinguished, moderate integrity
Sierra Vista Oaks	6/15/1950 0:00	070 103 23	815 A STREET	1956	MCM, undistinguished, moderate integrity
Sierra Vista Oaks	6/15/1950 0:00	070 104 02	820 A STREET	1956	Lacks integrity
Sierra Vista Oaks	6/15/1950 0:00	070 103 22	821 A STREET	1956	Ranch, undistinguished
Sierra Vista Oaks	6/15/1950 0:00	070 104 03	828 A STREET	1964	MCM
Sierra Vista Oaks	6/15/1950 0:00	070 103 21	829 A STREET	1958	MCM, cmu block w/ decorative glass block, decorative wood gables, pergola
Sierra Vista Oaks	6/15/1950 0:00	070 103 20	835 A STREET	1956	Ranch, undistinguished, moderate integrity
Sierra Vista Oaks	6/15/1950 0:00	070 104 04	840 A STREET	1960	Ranch
Sierra Vista Oaks	6/15/1950 0:00	070 103 19	841 A STREET	1958	Style not apparent, hard to see, may be an altered ranch
Sierra Vista Oaks	6/15/1950 0:00	070 103 18	849 A STREET	1961	MCM Streng-type, hard to see, probably lacks integrity
Sierra Vista Oaks	6/15/1950 0:00	070 104 05	854 A STREET	1985	Not age eligible
Sierra Vista Oaks	6/15/1950 0:00	070 103 17	855 A STREET	1958	Linear ranch, undistinguished
Sierra Vista Oaks	6/15/1950 0:00	070 103 16	861 A STREET	1956	U-shaped ranch, undistinguished
Sierra Vista Oaks	6/15/1950 0:00	070 104 06	864 A STREET	1957	Ranch, L-shape
Sierra Vista Oaks	6/15/1950 0:00	070 103 15	869 A STREET	1957	Large Split level, gable/shed roofs,

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Sierra Vista Oaks	6/15/1950 0:00	070 104 09	815 B STREET	1960	Extensively remodeled, lacks integrity
Sierra Vista Oaks	6/15/1950 0:00	070 104 08	821 B STREET	1956	Ranch, l-shaped plan, gabled shake roof, chimney centered in projecting
Sierra Vista Oaks	6/15/1950 0:00	070 104 07	835 B STREET	1963	Split-level ranch, hipped roof, partial shed porch, left slightly projecting

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Sierra Vista Oaks Subdivision Development

In 1950, Roxie Miller recorded Sierra Vista Oaks No. 1 subdivision, and in 1955, she recorded Sierra Vista Oaks No. 2. Husband and wife Roxie and Robert Miller had developed Miller’s subdivision just to the south beginning in 1947. Both Texas natives, Robert was born in 1889 and Roxie in 1896. Robert Miller was a livestock expert and Animal Husbandry Professor at the University. In 1914, he became an assistant professor at Davis before returning to Texas for two years. The couple moved into College Park during its early years of development, and were living there with their three children by 1930. The Miller children, Virginia, Josephine, and Robert, Jr. were born in California between 1917 and 1921. Roxie Miller was a housewife when her husband was employed at the University. From 1939 – 1949 Miller was Professor of Animal Husbandry at UC Davis. He was a leader in the California livestock industry, often presenting at farmers’ meetings. The family’s subdivisions were part of a tract of land they owned west of B Street and north of what was then Davis High School (currently City Hall).¹

During World War II, Robert Miller was a member of the Chamber of Commerce committee that studied Davis’s potential for growth. The committee’s report, which was released in 1945, recommended the expansion of city limits to encompass Miller’s Subdivision, the installation of city sewer lines in the neighborhood, and the extension of Eighth Street through the subdivision.²

¹ Robert Frederick Miller, Funeral Record, October 2, 1949; U.S. Census, Davis, California, 1920; Calisphere, “Robert Frederick Miller,” Regents of the University of California, 2011, <http://texts.cdlib.org/view?docId=hb167nb08j&doc.view=frames&chunk.id=div00009&toc.depth=1&toc.id=> accessed March 10, 2015.

² Chamber of Commerce, 1945, p. 2 – 3; Sacramento Bee, “Annexation Election Carries in Davis,” November 21, 1945, p. 10 col. 1.

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Robert Miller died of cancer in 1949, which he had been suffering from for years. After Robert's death, Roxie Miller went on to create the two Sierra Vista Oaks subdivisions on the family property during the 1950s, which were located to the north of Miller's subdivision. There was at least one house present in the neighborhood prior to subdivision. The western portion of the neighborhood, which was subdivided first, was constructed mostly between 1950 and 1955, while most houses in the eastern portion were built between 1956 and 1964. The gradual pace of development and lack of continuity between buildings indicates that Miller was a subdivider who sold lots to individuals rather than constructing the houses herself.

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the Sierra Vista Oaks neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood. Although the neighborhood has at least two architecturally significant houses, it does not feature a sufficient concentration of such properties to merit listing as a historic district.

The Sierra Vista Oaks neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. No significant associations have been discovered between the neighborhood and persons important to history.

The houses in the neighborhood are common examples of dwellings constructed in a wide variety of architectural styles, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. Although the neighborhood has three potentially architecturally significant houses, (805 A Street), it does not possess the concentration of resources required for a historic district.

The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

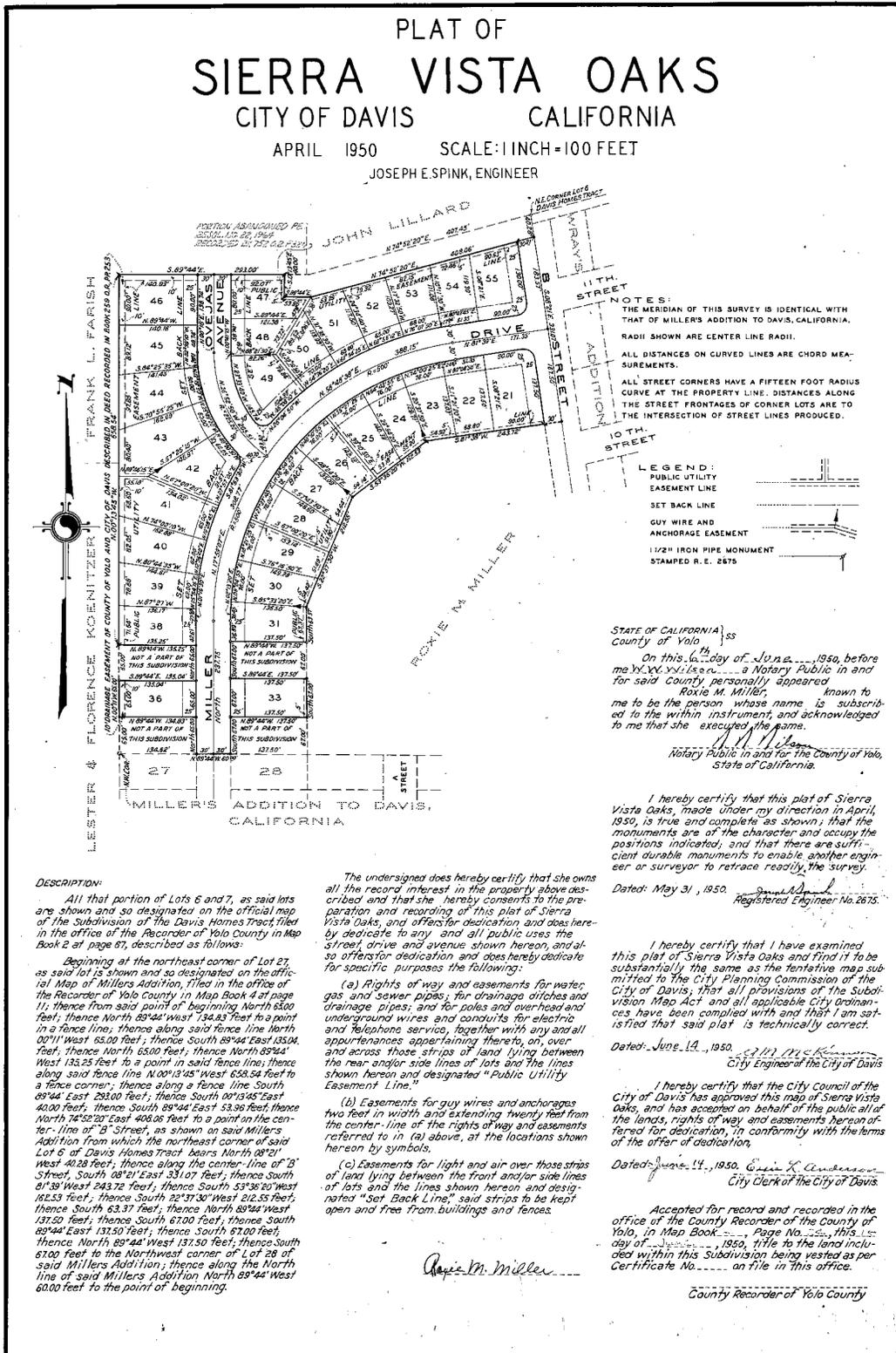


Figure 1: Plat of Sierra Vista Oaks, City of Davis, 1950.

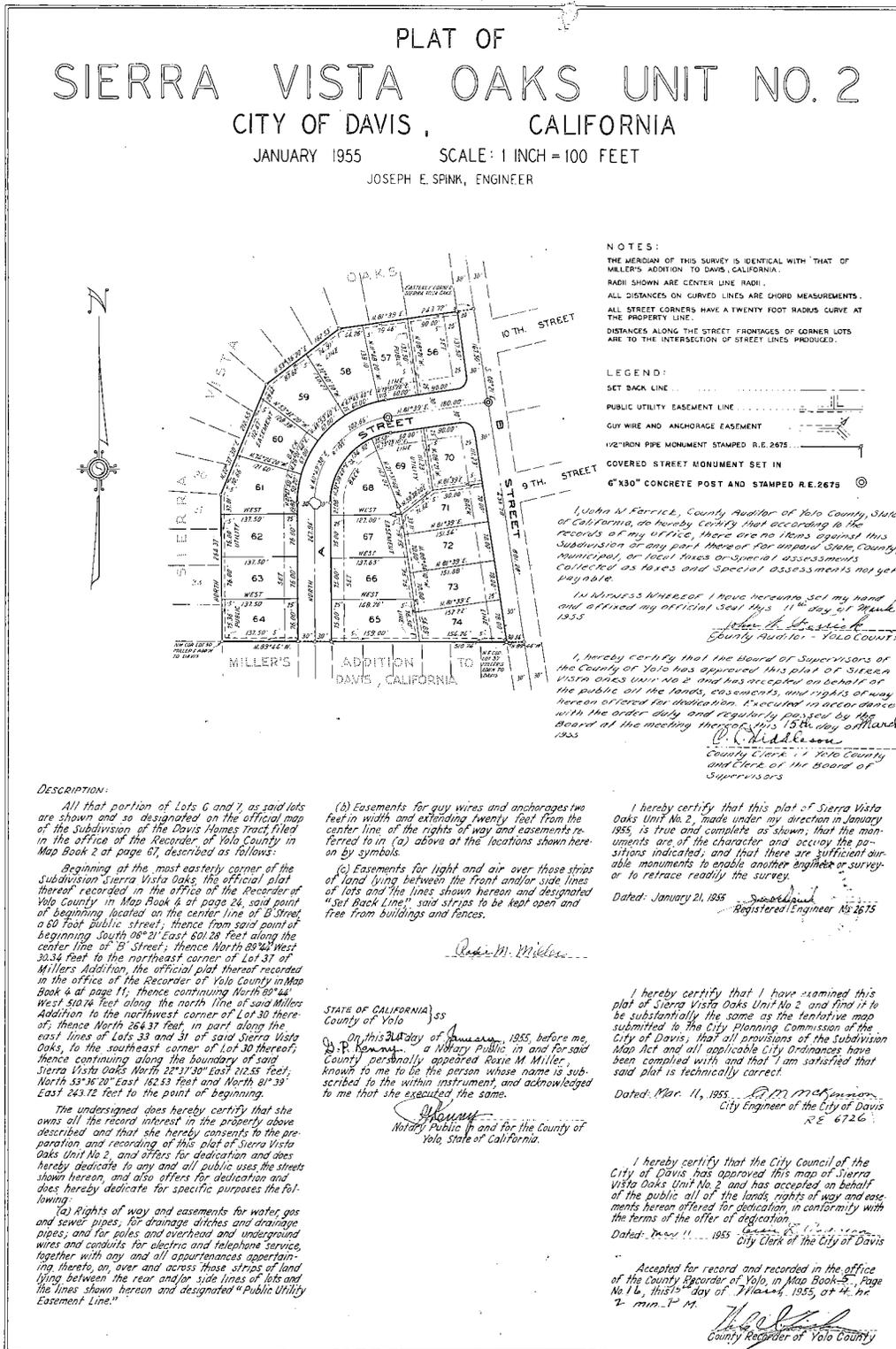


Figure 2: Plat of Sierra Vista Oaks No. 2, City of Davis, 1955.

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Figure 3: U.S.D.A. Aerial Photograph of Sierra Vista Oaks neighborhood, 1952.



Figure 4: U.S.D.A. Aerial Photograph of Sierra Vista Oaks neighborhood, 1957.

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*Date: October 2, 2014

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Figure 5: U.S.D.A. Aerial Photograph of Sierra Vista Oaks neighborhood, 1964.



Figure 6: Street scene showing 815 Miller Drive c1950 as the street was being developed, with young street tress adjacent to sidewalk and rolled curbs (Photograph courtesy of John Lofland).

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*Date: October 2, 2014

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Photographs:



Photograph 1: Minimal Traditional house with carport at 815 Miller Drive, 1950.



Photograph 2: Side-gabled Minimal Traditional house at 816 Miller Drive, 1951.

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*Date: October 2, 2014

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Photograph 3: Multi-hipped roof Minimal Traditional house with detached garage at 912 Miller Drive, 1947.



Photograph 4: Linear side-gabled Ranch house at 1026 Ovejas Avenue, 1951.

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*Date: October 2, 2014

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Photograph 5: Heavily altered Ranch house at 820 A Street, 1956.



Photograph 6: Moderately altered Ranch house at 1002 B Street, 1954.

*Recorded by: Kara Brunzell

*Date: October 2, 2014

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Photograph 7: Mansard roof Contemporary house at 1018 Ovejas Avenue, 1966.



Photograph 8: Individually eligible house at 919 Miller Drive, 1956.

*Resource Name or # (Assigned by recorder): Stockseth Acres

D1. Historic Name: Stockseth Acres

D2. Common Name: Stockseth Acres neighborhood

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

Stockseth Acres was subdivided by Robert A. & Joy Louise Miller and Paul F. & Peggy Jean Miller in 1965. The neighborhood is comprised of a row of duplexes on Adeline Place and Pomona Drive, and a healthcare center and large apartment building on Pole Line Drive. The small duplexes were developed one side of the street at a time, the west side of the street about 1966 and the east side 1971. The large multi-building apartment complex, also on Pole Line Drive, and healthcare center were constructed between 1966 and 1968. The residential portion of the neighborhood has both mature and newly planted street trees.

The duplexes are small, simply designed, and virtually identical to one another. All feature compact plans. Those on the south and east sides of the streets feature hipped roofs with projecting single garages in the center of the building. The north and west sides of the streets have flat-roofed duplexes with projecting single carports. Original examples have aluminum slider windows and wood garage doors. Cladding is stucco, with brick trim on some examples. Projecting carports or garages dominate the main facades of the duplexes. Most of the duplexes have been altered with vinyl replacement windows and metal garage doors, but a handful of unaltered examples remain.

The Davis Healthcare Center is a single-story side gabled building with an irregular plan set on a large, landscaped lot. The long, rambling building has multiple entrances fitted with sliding glass doors. The west elevation features a large decorative stone chimney flanked by tall windows.

The Cambridge House apartment complex is a multi-building two story complex just north of the intersection of Fifth Street and Pole Line Road. With its flat roof and stucco exterior, it appears to have originally been Contemporary-style multiple-family complex. Recent alterations however, including decorative fixed shutters, decorative window crowns, and vertical vinyl replacement windows, have obscured its original form (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The Stockseth Acres neighborhood extends along the length Adeline Place and onto Pomona Drive and Pole Line Road. Its boundaries are shown on Figure 1, the original subdivision plat.

***D5. Boundary Justification:**

The Stockseth Acres neighborhood encompasses the Stockseth Acres subdivision, which is contiguous and was developed in stages over a roughly 5-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Stockseth Acres neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued, p. 3).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: March 4, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

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*Resource Name or # (Assigned by recorder) Stockseth Acres

*Recorded by: Kara Brunzell

*Date: March 4, 2015

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***D3. Detailed Description** (continued)

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
STOCKSETH ACRES	10/13/65 0:00	070 543 08	605 ADELIN PLACE	1971	Flat with carport, moderately altered
STOCKSETH ACRES	10/13/65 0:00	070 544 13	608 ADELIN PLACE	1971	Hipped with garage, moderately altered
STOCKSETH ACRES	10/13/65 0:00	070 543 09	615 ADELIN PLACE	1967	Flat with carport, moderately altered
STOCKSETH ACRES	10/13/65 0:00	070 544 14	616 ADELIN PLACE	1971	Hipped with garage, unaltered
STOCKSETH ACRES	10/13/65 0:00	070 543 10	623 ADELIN PLACE	1967	Flat with carport, unaltered
STOCKSETH ACRES	10/13/65 0:00	070 544 15	624 ADELIN PLACE	1971	Hipped with garage, moderately altered
STOCKSETH ACRES	10/13/65 0:00	070 543 11	701 ADELIN PLACE	1967	Flat with carport, moderately altered
STOCKSETH ACRES	10/13/65 0:00	070 544 16	702 ADELIN PLACE	1971	Hipped with garage, unaltered
STOCKSETH ACRES	10/13/65 0:00	070 543 12	709 ADELIN PLACE	1967	Flat with carport, moderately altered
STOCKSETH ACRES	10/13/65 0:00	070 544 17	710 ADELIN PLACE	1971	Hipped with garage, unaltered
STOCKSETH ACRES	10/13/65 0:00	070 543 13	717 ADELIN PLACE	1968	Flat with carport, moderately altered
STOCKSETH ACRES	10/13/65 0:00	070 544 18	718 ADELIN PLACE	1971	Hipped with garage, unaltered
STOCKSETH ACRES	10/13/65 0:00	070 543 14	725 ADELIN PLACE	1968	Flat with garage, heavily altered
STOCKSETH ACRES	10/13/65 0:00	070 544 19	726 ADELIN PLACE	1971	Hipped with garage, unaltered
STOCKSETH ACRES	10/13/65 0:00	070 544 27	715 POLE LINE ROAD	0	Davis Healthcare Center, Contemporary style complex with large decorative chimney
STOCKSETH ACRES	10/13/65 0:00	070 544 28	619 POLE LINE ROAD	1966	Cambridge House Apartments, multiple buildings, flat roof
STOCKSETH ACRES	10/13/65 0:00	070 544 09	1824 POMONA DRIVE	1971	Hipped with garage, moderately altered

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STOCKSETH ACRES	10/13/65 0:00	070 544 10	1832 POMONA DRIVE	1971	Hipped with garage, moderately altered
STOCKSETH ACRES	10/13/65 0:00	070 544 11	1840 POMONA DRIVE	1971	Hipped with garage, moderately altered

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” Growth continued in the 1970s, even after a change in city leadership in 1972 began an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Stockseth Acres Subdivision Development

Stockseth Acres was subdivided in 1965, a decade after the nearby Davis Manor subdivisions had developed most of the land in the neighborhood in Tract Ranch houses. The mid-1960s was Davis’s most explosive period of growth, and the pressure to develop any available infill land was strong. Its subdividers were Robert A. & Joy Louise Miller and Paul F. & Peggy Jean Miller, presumably two married couples. Robert Miller may have been Roxie and Robert Miller’s son who was born in 1927. The elder Millers had subdivided a Davis neighborhood in 1947, and Roxie Miller later recorded two more subdivisions after her husband died. No definitive biographical details about Robert A. Miller or any of the other subdividers have been discovered, however. Research has not revealed additional information about the Stockseth Acres subdivision.

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the Stockseth Acres neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood. In addition, less than half of the houses in Stockseth Acres retain sufficient integrity to qualify as contributors to a historic district. Therefore the neighborhood does not display the integrity required for listing as a historic district.

Stockseth Acres does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. No association has been found between the neighborhood and any person significant to national, state, or local history.

None of the buildings in the neighborhood are architecturally significant. The duplexes are common examples of inexpensive mid-1960s dwellings without decorative features or aesthetic distinction. Although the healthcare facility has



Figure 2: U.S.D.A. Aerial photograph of Stockseth Acres neighborhood, 1964.

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*Date: March 4, 2015

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Figure 3: U.S.D.A. Aerial photograph of Stockseth Acres neighborhood, 1969.

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*Date: March 4, 2015

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Figure 4: U.S.D.A. Aerial photograph of Stockseth Acres neighborhood, 1971.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

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Figure 5: U.S.D.A. Aerial photograph of Stockseth Acres neighborhood, 1973.

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Photographs:

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Photograph 1: 718 & 720 Adeline Place, Example of unaltered duplex with hipped roof and garage.



Photograph 2: 615 & 617 Adeline Place, Example of moderately altered duplex with flat roof and carport.

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*Date: March 4, 2015

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Photograph 3: 715 Pole Line Road, Davis Healthcare Center, side-gabled Ranch style complex with large decorative chimney.



Photograph 4: 715 Pole Line Road, Davis Healthcare Center, side-gabled Ranch side elevation showing entrances.

*Resource Name or # (Assigned by recorder): Stonegate No. 1 – 5

D1. Historic Name: Stonegate No. 1 – 5 D2. Common Name: Stonegate neighborhood

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

The Stonegate No. 1 – 5 subdivisions are located in a contiguous area north of Russell Boulevard along Lake Boulevard. The neighborhood was subdivided between 1969 and 1974, and its first five subdivisions were mostly complete by 1975 (though development of new Stonegate subdivisions to the north continued after 1975). The neighborhood is characterized by curving loop streets and cul-de-sacs that surround a man-made lake and recreational area. A country club adjacent to the lake is open to neighborhood residents, and features tennis courts, pools, and a fitness center among other amenities. Some streets feature a variety of species of mature trees, while others have been recently replanted. The neighborhood is located at Davis' westernmost edge and has active farmland to the north and west.

Except for an area of large apartment complexes at the southeastern corner of the neighborhood near the University, Stonegate is characterized by large single-family dwellings. Most apartment complexes are two-story, and some have multiple buildings. The smallest houses in the neighborhood are about 1,400 square feet, and some are over 3,000 square feet. About half these houses are custom-designed in a variety of post-war architectural styles including Mansard, Shed, Post-and-Beam, and Contemporary. A handful are unique and potentially architecturally significant. The remainder of the houses are Tract Ranch. The Ranch houses exhibit a wide variety of characteristics, but are nevertheless industrially-produced dwellings. The most common template, as in other Davis subdivisions of this era, is the garage-dominated L-shaped Ranch, but there are also U-shaped and two-story plans. Cross-gabled, hipped, and combination roof forms are all common. Two-car garages are ubiquitous. There are also a handful of duplexes in the neighborhood, which are similar to the houses.

Exterior details on Stonegate houses include fixed decorative shutters, steeply pitched front gables, decorative projecting beams, entry atria, and prominent chimneys. Houses are clad in a variety of materials, most commonly wide horizontal wood siding, board-and-batten, or vertical-groove plywood. Original examples have shake roofs and solid wood garage doors, but these are rare (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

Stonegate is a contiguous area surrounding Stonegate Lake. To the west, it includes the developed area that is bordered by active farmland. To the north, it includes the continuous street called Victoria Place, Shelter Cove Avenue, and Shelter Cove Place. It extends onto Lake Boulevard and Portage Bay to the east and includes one address on Russell Boulevard to the south.

***D5. Boundary Justification:**

The Stonegate neighborhood encompasses the first five Stonegate subdivisions, which are mostly contiguous and were developed consecutively over a roughly 7-year period.

***D6. Significance: Theme:** n/a

Area: n/a

Period of Significance: n/a

Applicable Criteria: n/a

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Stonegate neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued, p. 19).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: November 24, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

*Recorded by: Kara Brunzell *Date: November 24, 2014 Continuation Update

***D3. Detailed Description** (continued)

Spanish Ranch houses are also common. These are identical in massing, size, and plan to their Tract Ranch neighbors, but have Spanish Revival exterior details including clay tile roofs, stucco cladding, arched entryways, and occasionally outward-sloping walls.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor’s Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings’ architectural forms and level of integrity.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
STONEGATE NO. 01	4/14/69 0:00	036 132 06	3210 BERMUDA AVENUE	1974	Gabled, L-shaped, moderately altered, SP
STONEGATE NO. 01	4/14/69 0:00	036 132 05	3216 BERMUDA AVENUE	1973	Gabled, L-shaped, moderately altered, 2-story
STONEGATE NO. 01	4/14/69 0:00	036 133 07	3300 BERMUDA AVENUE	1974	Gabled, L-shaped, moderately altered, 3-car garage
STONEGATE NO. 01	4/14/69 0:00	036 133 06	3306 BERMUDA AVENUE	1974	Combo, L-shaped, heavily altered,
STONEGATE NO. 01	4/14/69 0:00	036 133 05	3312 BERMUDA AVENUE	1974	Gabled, L-shaped, moderately altered, SP
STONEGATE NO. 01	4/14/69 0:00	036 154 17	3002 BRETON AVENUE	1972	Streng, heavily altered, shed
STONEGATE NO. 01	4/14/69 0:00	036 154 15	3008 BRETON AVENUE	1972	Gabled, L-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 152 13	3103 BRETON AVENUE	1973	Gable on hip, U-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 154 14	3104 BRETON AVENUE	1972	Combo, L-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 152 12	3109 BRETON AVENUE	1973	Hipped, linear, heavily altered
STONEGATE NO. 01	4/14/69 0:00	036 154 13	3110 BRETON AVENUE	1972	Gabled, U-shaped, moderately altered, Spanish detail
STONEGATE NO. 01	4/14/69 0:00	036 152 11	3115 BRETON AVENUE	1972	Gable on hip, L-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 154 12	3116 BRETON AVENUE	1971	Streng, moderately altered, garage
STONEGATE NO. 01	4/14/69 0:00	036 152 10	3205 BRETON AVENUE	1970	Gabled, moderately altered,
STONEGATE NO. 01	4/14/69 0:00	036 154 11	3206 BRETON AVENUE	1972	Combo, L-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 152 09	3211 BRETON AVENUE	1970	Gable on hip, U-shaped, heavily altered,
STONEGATE NO. 01	4/14/69 0:00	036 154 10	3212 BRETON AVENUE	1972	Gable on hip, U-shaped, moderately altered

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STONEGATE NO. 01	4/14/69 0:00	036 152 08	3217 BRETON AVENUE	1969	Double gable, Moderately altered,
STONEGATE NO. 01	4/14/69 0:00	036 154 09	3218 BRETON AVENUE	1972	Hipped, L-shaped, moderately altered, Spanish detail
STONEGATE NO. 01	4/14/69 0:00	036 152 07	3301 BRETON AVENUE	1972	Gabled, U-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 154 08	3302 BRETON AVENUE	1971	Gabled, L-shaped, heavily altered, bay window
STONEGATE NO. 01	4/14/69 0:00	036 154 07	3308 BRETON AVENUE	1972	Gabled, L-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 154 06	3314 BRETON AVENUE	1972	Gabled, L-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 154 05	3404 BRETON AVENUE	1970	Gabled U-shaped, heavily altered,
STONEGATE NO. 01	4/14/69 0:00	036 151 04	3409 BRETON AVENUE	1969	Gabled, 2-story heavily altered
STONEGATE NO. 01	4/14/69 0:00	036 154 04	3410 BRETON AVENUE	1972	Gabled, U-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 151 03	3415 BRETON AVENUE	1969	Gabled, U-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 154 03	3416 BRETON AVENUE	1972	Gabled/flat, U-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 151 02	3421 BRETON AVENUE	1972	Gabled, L-shaped, heavily altered
STONEGATE NO. 01	4/14/69 0:00	036 154 02	3422 BRETON AVENUE	1970	Combo, linear, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 151 01	3427 BRETON AVENUE	1972	Gabled, moderately altered, mont?
STONEGATE NO. 01	4/14/69 0:00	036 154 01	3428 BRETON AVENUE	1973	Gabled, L-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 152 06	504 HUBBLE STREET	1973	Hipped, linear, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 151 05	505 HUBBLE STREET	1969	Gabled L-shaped, heavily altered, garage conversion, bay window
STONEGATE NO. 01	4/14/69 0:00	036 152 05	510 HUBBLE STREET	1973	Hipped, linear, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 151 06	511 HUBBLE STREET	1972	Gabled, L-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 152 04	516 HUBBLE STREET	1974	Unique Shed, Streng, architecturally significant
STONEGATE NO. 01	4/14/69 0:00	036 151 07	517 HUBBLE STREET	1974	Mansard, 2-story, heavily altered
STONEGATE NO. 01	4/14/69 0:00	036 152 03	522 HUBBLE STREET	1975	Combo, linear, moderately altered

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STONEGATE NO. 01	4/14/69 0:00	036 151 08	523 HUBBLE STREET	1974	Combo/hipped, L-shaped, moderately altered, 3-car
STONEGATE NO. 01	4/14/69 0:00	036 152 02	528 HUBBLE STREET	1975	Combo, linear, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 152 01	602 HUBBLE STREET	1974	Gabled, linear, moderately altered, Spanish Ranch
STONEGATE NO. 01	4/14/69 0:00	036 151 13	605 HUBBLE STREET	1974	Gabled, L-shaped, Spanish Ranch
STONEGATE NO. 01	4/14/69 0:00	036 133 01	608 HUBBLE STREET	1974	Gabled, L-shaped, 2-story Ranch heavily altered, partial garage conversion
STONEGATE NO. 01	4/14/69 0:00	036 134 06	611 HUBBLE STREET	1973	Gabled, moderately altered,
STONEGATE NO. 01	4/14/69 0:00	036 133 02	614 HUBBLE STREET	1973	Gabled, L-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 134 05	617 HUBBLE STREET	1973	Gabled, L-shaped, moderately altered, SP
STONEGATE NO. 01	4/14/69 0:00	036 133 03	620 HUBBLE STREET	1974	Gabled, L-shaped, heavily altered, bay win
STONEGATE NO. 01	4/14/69 0:00	036 134 04	623 HUBBLE STREET	1973	Hipped, U-shaped, unaltered
STONEGATE NO. 01	4/14/69 0:00	036 133 04	626 HUBBLE STREET	1974	Combo, L-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 134 03	629 HUBBLE STREET	1974	Combo, L-shaped, moderately altered, 3 car
STONEGATE NO. 01	4/14/69 0:00	036 134 02	635 HUBBLE STREET	1972	Gabled, L-shaped, heavily altered, 2 story
STONEGATE NO. 01	4/14/69 0:00	036 134 01	641 HUBBLE STREET	1974	Gabled, L-shaped, moderately altered, 2-story
STONEGATE NO. 01	4/14/69 0:00	036 155 08	506 JEROME STREET	1972	Combo, 2-story, heavily altered
STONEGATE NO. 01	4/14/69 0:00	036 155 07	512 JEROME STREET	1971	Gabled, U-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 152 14	517 JEROME STREET	1973	Gabled, linear, heavily altered
STONEGATE NO. 01	4/14/69 0:00	036 155 06	518 JEROME STREET	1973	Unaltered, Streng
STONEGATE NO. 01	4/14/69 0:00	036 155 05	524 JEROME STREET	1971	Gabled, linear, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 155 04	530 JEROME STREET	1972	Gabled, heavily altered, 2-story
STONEGATE NO. 01	4/14/69 0:00	036 153 06	533 JEROME STREET	1975	Cross gable, linear, unaltered
STONEGATE NO. 01	4/14/69 0:00	036 121 04	539 JEROME STREET	1972	Gabled, L-shaped, moderately altered

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STONEGATE NO. 01	4/14/69 0:00	036 154 16	499 LAKE BLVD	0	greenbelt
STONEGATE NO. 01	4/14/69 0:00	036 155 03	505 MARINA CIRCLE	1973	Moderately altered, double Gable
STONEGATE NO. 01	4/14/69 0:00	036 155 02	511 MARINA CIRCLE	1972	Streng, heavily altered, addition
STONEGATE NO. 01	4/14/69 0:00	036 155 01	517 MARINA CIRCLE	1974	Hipped, unaltered, unique
STONEGATE NO. 01	4/14/69 0:00	036 121 03	609 MARINA CIRCLE	1972	Gabled, linear, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 121 02	615 MARINA CIRCLE	1973	Flat
STONEGATE NO. 01	4/14/69 0:00	036 121 01	621 MARINA CIRCLE	1970	Gabled, L-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 132 09	627 MARINA CIRCLE	1973	Gable on hip, L-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 132 08	633 MARINA CIRCLE	1973	Gable on hip, L-shaped, moderately altered, side/slide?
STONEGATE NO. 01	4/14/69 0:00	036 132 07	639 MARINA CIRCLE	1973	Hipped, moderately altered, Spanish
STONEGATE NO. 01	4/14/69 0:00	036 152 15	607 PORTSMOUTH AVENUE	1971	Gabled, U-shaped, moderately altered, Spanish
STONEGATE NO. 01	4/14/69 0:00	036 153 05	610 PORTSMOUTH AVENUE	1972	Streng asymmetrical 2-story, heavily altered,
STONEGATE NO. 01	4/14/69 0:00	036 152 16	613 PORTSMOUTH AVENUE	1972	Combo, L-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 153 04	616 PORTSMOUTH AVENUE	1973	Hipped, linear, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 152 17	619 PORTSMOUTH AVENUE	1970	Hipped, linear, heavily altered, 2- story, add
STONEGATE NO. 01	4/14/69 0:00	036 153 03	622 PORTSMOUTH AVENUE	1970	Gabled, U-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 152 18	625 PORTSMOUTH AVENUE	1969	Gabled, L-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 153 02	628 PORTSMOUTH AVENUE	1973	Cross gable, linear, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 152 19	631 PORTSMOUTH AVENUE	1970	Gabled, linear, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 152 20	637 PORTSMOUTH AVENUE	1973	Shed, Moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 153 01	640 PORTSMOUTH AVENUE	1969	Same plan as 610, heavily altered
STONEGATE NO. 01	4/14/69 0:00	036 152 21	643 PORTSMOUTH AVENUE	1974	Gabled, L-shaped, moderately altered

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STONEGATE NO. 01	4/14/69 0:00	036 132 01	646 PORTSMOUTH AVENUE	1974	Gable on hip, linear, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 152 22	649 PORTSMOUTH AVENUE	1974	Gable on hip, L-shaped, unaltered
STONEGATE NO. 01	4/14/69 0:00	036 132 02	652 PORTSMOUTH AVENUE	1974	Gabled, 2-story, L-shaped, moderately altered,
STONEGATE NO. 01	4/14/69 0:00	036 133 10	655 PORTSMOUTH AVENUE	1974	Gabled, linear, moderately altered,
STONEGATE NO. 01	4/14/69 0:00	036 132 03	658 PORTSMOUTH AVENUE	1974	Moderately altered, double Gable Spanish
STONEGATE NO. 01	4/14/69 0:00	036 133 09	661 PORTSMOUTH AVENUE	1973	Gabled, linear, heavily altered, bay window
STONEGATE NO. 01	4/14/69 0:00	036 132 04	664 PORTSMOUTH AVENUE	1974	Gabled, L-shaped, moderately altered, 3-car
STONEGATE NO. 01	4/14/69 0:00	036 133 08	667 PORTSMOUTH AVENUE	1974	Hipped, L-shaped, heavily altered, 2, add
STONEGATE NO. 01	4/14/69 0:00	036 151 12	3407 TOPSAIL PLACE	1973	Cross gable, linear, moderately altered, 2-story
STONEGATE NO. 01	4/14/69 0:00	036 151 09	3408 TOPSAIL PLACE	1974	2-Story Spanish Ranch, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 151 10	3414 TOPSAIL PLACE	1973	Gabled, L-shaped, moderately altered
STONEGATE NO. 01	4/14/69 0:00	036 151 11	3415 TOPSAIL PLACE	1978	Gabled, linear, moderately altered, Spanish, 2-story, 3-car
STONEGATE NO. 01-L	6/24/69 0:00	036 122 09	667 JEROME STREET	1972	Cross-gabled Ranch/post-and-beam moderately altered
STONEGATE NO. 01-L	6/24/69 0:00	036 122 05	605 JEROME STREET	1972	Gabled, moderately altered,
STONEGATE NO. 01-L	6/24/69 0:00	036 123 11	606 JEROME STREET	1973	Moderately altered, mansard
STONEGATE NO. 01-L	6/24/69 0:00	036 123 10	612 JEROME STREET	1975	Combo, L-shaped, moderately altered, Spanish
STONEGATE NO. 01-L	6/24/69 0:00	036 122 04	613 JEROME STREET	1972	Multi-hipped, heavily altered, 2-story
STONEGATE NO. 01-L	6/24/69 0:00	036 123 09	618 JEROME STREET	1977	Gabled, moderately altered,
STONEGATE NO. 01-L	6/24/69 0:00	036 123 08	624 JEROME STREET	1975	Multiple gables, varying heights, redwood siding, unique
STONEGATE NO. 01-L	6/24/69 0:00	036 122 03	629 JEROME STREET	1972	Cross gable, L-shaped, heavily altered
STONEGATE NO. 01-L	6/24/69 0:00	036 123 14	630 JEROME STREET	1975	unaltered, Shed/sea ranch, 2 stories, unique architecturally significant
STONEGATE NO. 01-L	6/24/69 0:00	036 123 15	636 JEROME STREET	1973	Multi-hipped, linear, heavily altered

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STONEGATE NO. 01-L	6/24/69 0:00	036 122 02	639 JEROME STREET	1973	Gabled, L-shaped, moderately altered/heavily altered
STONEGATE NO. 01-L	6/24/69 0:00	036 123 05	642 JEROME STREET	1973	Gabled, moderately altered, 2 stories, heavily altered
STONEGATE NO. 01-L	6/24/69 0:00	036 123 04	648 JEROME STREET	1972	Cross gable, moderately altered, brick
STONEGATE NO. 01-L	6/24/69 0:00	036 122 01	649 JEROME STREET	1972	Gable on hip, moderately altered
STONEGATE NO. 01-L	6/24/69 0:00	036 123 03	654 JEROME STREET	1972	Cross gable, U-shaped, moderately altered
STONEGATE NO. 01-L	6/24/69 0:00	036 123 02	660 JEROME STREET	1973	Gabled, moderately altered, 1.5 stories
STONEGATE NO. 01-L	6/24/69 0:00	036 123 01	670 JEROME STREET	1974	Hipped garage, gabled elsewhere, heavily altered
STONEGATE NO. 01-L	6/24/69 0:00	036 440 02	999 LAKE BLVD	0	greenbelt
STONEGATE NO. 01-L	6/24/69 0:00	036 123 12	516 MARINA CIRCLE	1973	Gabled, linear, moderately altered
STONEGATE NO. 01-L	6/24/69 0:00	036 122 06	612 MARINA CIRCLE	1972	Combination, L-shaped Ranch, moderately altered
STONEGATE NO. 01-L	6/24/69 0:00	036 122 07	622 MARINA CIRCLE	1972	2-story Ranch, moderately altered
STONEGATE NO. 01-L	6/24/69 0:00	036 122 08	632 MARINA CIRCLE	1972	Compact Ranch, moderately altered, shake roof
STONEGATE NO. 02	6/8/71 0:00	036 142 01	500 LAKE BLVD	0	Moderately altered, shed
STONEGATE NO. 02	6/8/71 0:00	036 142 02	510 LAKE BLVD	1976	The Trees, hipped roof apartment, large 2-story, moderately altered
STONEGATE NO. 02	6/8/71 0:00	036 124 02	2949 PORTAGE BAY WEST	0	Portage Bay apartments
STONEGATE NO. 02	6/8/71 0:00	036 124 04	2949 PORTAGE BAY WEST	1974	Portage Bay apartments Multi-building, apartment, flat, moderately altered, 2-story
STONEGATE NO. 02	6/8/71 0:00	036 142 03	2950 PORTAGE BAY WEST	1974	Stonegate Village, multi-building, moderately altered, shed,
STONEGATE NO. 02	6/8/71 0:00	036 142 05	2950 PORTAGE BAY WEST	1972	Stonegate Village
STONEGATE NO. 02	6/8/71 0:00	036 142 06	2909 RUSSELL BLVD	0	Shed/flat, multi-building, apartment; gabled barn, board
STONEGATE NO. 03	7/24/72 0:00	036 211 01	1004 LAKE BLVD	0	Flat, moderately altered, 2-story apartment
STONEGATE NO. 03	7/24/72 0:00	036 212 02	808 LAKE BLVD	1973	Gabled, linear, moderately altered, 1 story, skylight

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STONEGATE NO. 03	7/24/72 0:00	036 212 03	814 LAKE BLVD	1973	Gabled, linear, moderately altered, 1 story, skylight
STONEGATE NO. 03	7/24/72 0:00	036 212 04	820 LAKE BLVD	1973	Gabled, linear, moderately altered/heavily altered, 2 stories
STONEGATE NO. 03	7/24/72 0:00	036 212 05	826 LAKE BLVD	1973	Gabled, linear, 1.5 stories
STONEGATE NO. 03	7/24/72 0:00	036 212 06	832 LAKE BLVD	1973	Gabled, linear, heavily altered, 1.5 stories
STONEGATE NO. 03	7/24/72 0:00	036 212 07	838 LAKE BLVD	1973	Gabled, linear, moderately altered
STONEGATE NO. 03	7/24/72 0:00	036 212 16	844 LAKE BLVD	1978	Gabled, linear, moderately altered, ranch, connected duplex
STONEGATE NO. 03	7/24/72 0:00	036 212 17	850 LAKE BLVD	1978	Gabled, linear, moderately altered, ranch, connected duplex
STONEGATE NO. 03	7/24/72 0:00	036 212 19	906 LAKE BLVD	1973	Gabled, L-shaped, moderately altered, stucco
STONEGATE NO. 03	7/24/72 0:00	036 212 20	912 LAKE BLVD	1973	Gabled, linear, moderately altered, stucco
STONEGATE NO. 03	7/24/72 0:00	036 212 11	918 LAKE BLVD	1973	Gabled, linear, moderately altered
STONEGATE NO. 03	7/24/72 0:00	036 212 12	924 LAKE BLVD	1973	Gabled, linear, moderately altered
STONEGATE NO. 03	7/24/72 0:00	036 212 01	2927 SALEM AVENUE	1973	Gabled, linear, moderately altered, ranch, connected
STONEGATE NO. 04	3/28/73 0:00	036 230 12	3115 EVENING BAY PLACE	0	Lake
STONEGATE NO. 04	3/28/73 0:00	036 230 04	3102 EVENING BAY PLACE	1974	Hipped garage, gabled elsewhere
STONEGATE NO. 04	3/28/73 0:00	036 230 03	3107 EVENING BAY PLACE	1974	Compound multi-hipped, moderately altered-heavily
STONEGATE NO. 04	3/28/73 0:00	036 230 05	3108 EVENING BAY PLACE	1974	Multi-gabled, stand alone garage added, heavily altered
STONEGATE NO. 04	3/28/73 0:00	036 230 11	3113 EVENING BAY PLACE	1974	Compound hipped, Spanish style, moderately altered
STONEGATE NO. 04	3/28/73 0:00	036 230 06	3114 EVENING BAY PLACE	1974	Cross gable, linear, moderately altered-heavily altered, front
STONEGATE NO. 04	3/28/73 0:00	036 230 01	3119 EVENING BAY PLACE	1975	Multi cross gable, possible Streng slight L-shape, moderately altered
STONEGATE NO. 04	3/28/73 0:00	036 230 07	3120 EVENING BAY PLACE	1975	Multi-gabled, heavily altered, 1.5 stories
STONEGATE NO. 04	3/28/73 0:00	036 230 10	710 MARINA CIRCLE	1980	Shed/split gable, NAE

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STONEGATE NO. 04	3/28/73 0:00	036 230 09	716 MARINA CIRCLE	1975	Multi-hipped, linear, moderately altered, solar panels
STONEGATE NO. 04	3/28/73 0:00	036 230 08	806 MARINA CIRCLE	1974	Cross gable, L-shaped, moderately altered, family,
STONEGATE NO. 05	9/25/74 0:00	036 263 10	3104 BEACON BAY PLACE	1980	NAE
STONEGATE NO. 05	9/25/74 0:00	036 263 09	3105 BEACON BAY PLACE	1976	Ranch/post-and-beam, moderately altered
STONEGATE NO. 05	9/25/74 0:00	036 263 11	3110 BEACON BAY PLACE	1985	NAE
STONEGATE NO. 05	9/25/74 0:00	036 263 08	3111 BEACON BAY PLACE	1980	NAE
STONEGATE NO. 05	9/25/74 0:00	036 263 12	3116 BEACON BAY PLACE	1977	Cross-gabled, moderately altered
STONEGATE NO. 05	9/25/74 0:00	036 263 06	3117 BEACON BAY PLACE	1992	NAE
STONEGATE NO. 05	9/25/74 0:00	036 263 13	3122 BEACON BAY PLACE	1975	Gable-on-hip, L-shaped, moderately altered
STONEGATE NO. 05	9/25/74 0:00	036 263 07	3123 BEACON BAY PLACE	1975	Gable-on-hip, rear garage entry, moderately altered
STONEGATE NO. 05	9/25/74 0:00	036 261 04	1131 HALIFAX AVENUE	1975	Duplex
STONEGATE NO. 05	9/25/74 0:00	036 261 03	1133 HALIFAX AVENUE	1975	Gabled, duplex

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to grow beyond all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Stonegate Subdivision Development

*Recorded by: Kara Brunzell *Date: November 24, 2014 Continuation Update

In July of 1968, Alfred F. Smith of Stonegate Development Company subdivided Stonegate No. 1 in Davis. Smith was born in 1919 to Alfred and Frances Smith in Portland, Oregon and grew up in the Beverly Hills neighborhood of Los Angeles. His father was the scion of a pioneer Oregon family who built early iron and steel works as well as a shipyard in Portland. In 1940, Alfred Smith, Sr. was an executive at a cement manufacturing company, and the family was well-off, with a live-in maid and chauffeur. Smith attended military academies for high school and later Stanford University. He was president of his fraternity and a boxing champion at Stanford, studied mechanical engineering and business, and graduated in 1943. He served in the U.S. Navy during World War II, becoming a general contractor after the war. He worked as a developer, designer, and builder for 55 years. In 1964, Smith and his first wife Shirley Patterson came to Davis to develop housing for the growing town. The couple had one son, Alfred F. Smith III, and Smith later had another son with his second wife, Jeffrey Bryan Smith. He designed and built the planned Stonegate subdivisions in Davis, a neighborhood which encompass 300 acres. In 1969, he moved into the Stonegate neighborhood, where he lived with his second wife, Shirley Alexandra Smith, until his death in 2008. Smith was active in the Republican Party, served as State Building Standards Commissioner for 14 years, and was elected President of the Davis Chamber of Commerce in 1972.¹

In 1963, Alfred F. Smith formed Stonegate Investment Company. He came to Davis to work on developing Stonegate in 1964, according to his obituary in answer to UC Chancellor Emil Mrak's "plea" for Smith to build local housing. Smith immediately began buying property in West Davis, which he identified as the most desirable area for development. He acquired agricultural land including the Frank and Mary Rocha ranch. Smith thought the best new development was taking place in this part of town, and liked its proximity to the growing University and a site on West Covell Boulevard which he thought suitable for a shopping center. In 1965, the company commissioned an economic study, and by 1966, Smith had formalized his vision a series of planned subdivisions that would occupy nearly 300 acres. The area he chose for his planned development was separated from the western-most Davis subdivisions by over a mile of agricultural land. After the city annexed the 140-acre southern half of the project area, over 500 single-family homes and duplexes, with 30 townhouses, and 30 apartment buildings were to be clustered around a golf course and tennis club which would "provide a pleasing greenbelt." Commercial buildings, two schools, and three churches were also part of Smith's vision. During the planning stages for Stonegate, Smith appears to have continued living in Beverly Hills.²

Greenbelt development and cluster planning would become important tools for Davis builders over the decades, but in the mid-1960s they had not yet been tried locally. Covell Park in north Davis, built by large builder Tom Gentry in partnership with local Frank Liggett, completed the first greenbelt subdivision in Davis, but Smith seems to have begun planning his greenbelt about the same time.

Despite Smith's financial resources and decades of experience in the building industry, the Stonegate project was slow to materialize. This may have been in part due to Smith's deliberate style of operation, but the company also appears to have encountered unforeseen difficulties. The firm was not able to record the first subdivision and begin construction of utilities until 1968. By 1969, Sacramento builders Norman Lien and Lloyd Donant of Walker & Donant, Davis real estate salesman John Brinley, Smith's brother Charles, and a Van Nuys resident named H.W. Jamieson were Stonegate partners. By this time, the concept had expanded to include a 12 ½-acre lake and multi-family housing for 1800 people. The developers dug the lake and began filling it in April of 1969, and in May the Davis Planning Commission approved rezoning and annexing the 145 acres required.³

After completion of the lake (which was then called "Lake Davis" but has since been renamed "Stonegate Lake") progress on neighborhood development remained slow, and by 1971 only the Stonegate Village apartment buildings and a handful of houses near the neighborhood's southern border were complete. Unfortunately for the developer, 1971 was the year that residential development became a contentious political issue in Davis. The year started with a public controversy regarding a Streng Brothers subdivision to the east of Stonegate, and in the fall progressive-leaning Davis citizens who were concerned about growth formed the Greater Davis Planning and Research Group. They believed that developers were too powerful in Davis, and were dedicated to pushing the city to limit growth and update its vintage-1958 General

¹ U.S. Census Records, Los Angeles, 1930, 1940; Smith Funeral Home, "Obituary for Alfred Fuller Smith," <http://smith-funerals.com/obituaries/obituary-listings?obId=172209#/obituaryInfo>, accessed August 10, 2015.

² Alfred F. Smith Development Company, "Stonegate, Davis, California," September, 1966, unpublished brochure, "Stonegate, Davis, California," undated brochure, c1970.

³ Sacramento Bee, "Lake Davis Ceremony had Nearly all Elements with Water on Way," "Planned Davis Country Club Files Papers," April 22, 1969; "Planners OK Davis Zoning," May 9, 1969.

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Plan. Meanwhile, the Davis City Planning Commission had emerged as a government body that was trying to implement growth control. Commissioner Gerald Adler advocated a building moratorium, provoking strong reactions from the developers of the Covell Park and Stonegate subdivisions. The commission adopted an official policy of “discouragement” of new subdivision applications in October in order to spend its time on General Plan revisions. Worried about a freeze on development, Smith wrote the Davis City Planning Commission a letter in which he explained that a moratorium would bring him “financial ruin” due to his extensive investments in Stonegate. Although the “discouragement” policy was reversed by year’s end when the city hired an associate planner to work on the new General Plan, the commission continued to deny approvals to projects it deemed not in the public interest. In December, Smith received approval for 24 condominiums in Stonegate, the first of many he had planned. However, the Davis City Planning Commission also recommended withholding permission for further development in Stonegate until completion of a planned bike path to the neighborhood, a decision that Smith and partner Norman Lien found unfair and even unreasonable. Smith’s troubles were a sign of a changed local political environment. Davis government would never again mildly accede to developers’ plans.⁴

The Stonegate clubhouse opened in early 1972, and construction around the man-made lake continued despite the new curbs on development. By this time, the developers were advertising houses in the Woodland Daily Democrat for \$30,000, and using a logo incorporating a sailboat and tennis racquet to highlight Stonegate’s unique amenities. (The developers had given the streets nautical names to go with the sailing theme.) Membership was automatic for neighborhood property owners, and the amenities were funded through dues paid to the homeowners association. By 1973, only the southern portion of the neighborhood was complete. It would take until the mid-1980s to build all the subdivisions that ringed the lake, and other portions of the neighborhood were developed in the late-1980s and the 1990s.⁵

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the Stonegate neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood. The emergence of cluster planning and greenbelt development were becoming important tools for Davis developers around this time, however Stonegate was not the only or the first neighborhood where these practices were implemented locally. Therefore, the significance of these aspects of Stonegate’s development do not rise to the level of significance required for listing as a historic district.

Stonegate does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. Historic districts are rarely eligible for their association with an important person.

The houses and duplexes in the neighborhood are common examples of Tract Ranch houses and other post-war styles, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. Although there are a handful of potentially architecturally significant custom-designed houses in the neighborhood, they are not sufficiently numerous to provide the concentration of resources required for a historic district based on architecture.

The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

⁴ John Russell Batchelder, “A Demographic Study of Community Support for Growth Control in Davis, California,” Master’s Thesis, Department of Business Administration, CSUS, 1990, p. 5; Fitch, “Growing Pains, Chapter 2,” 1998; Davis Enterprise, “Growth was Davis’ top issue in ’71, building hit a record \$18 million,” December 31, 1971, “Planners decide rules to allow new development,” December 22, 1971; Alfred F. Smith to Davis City Planning Commission, October 27, 1971.

⁵ Woodland Daily Democrat, “Stonegate Lakeside,” “Clubhouse ready at Stonegate”, Friday, January 21, 1972

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Figure 1: Plat of Stonegate No. 1, City of Davis, July, 1968.

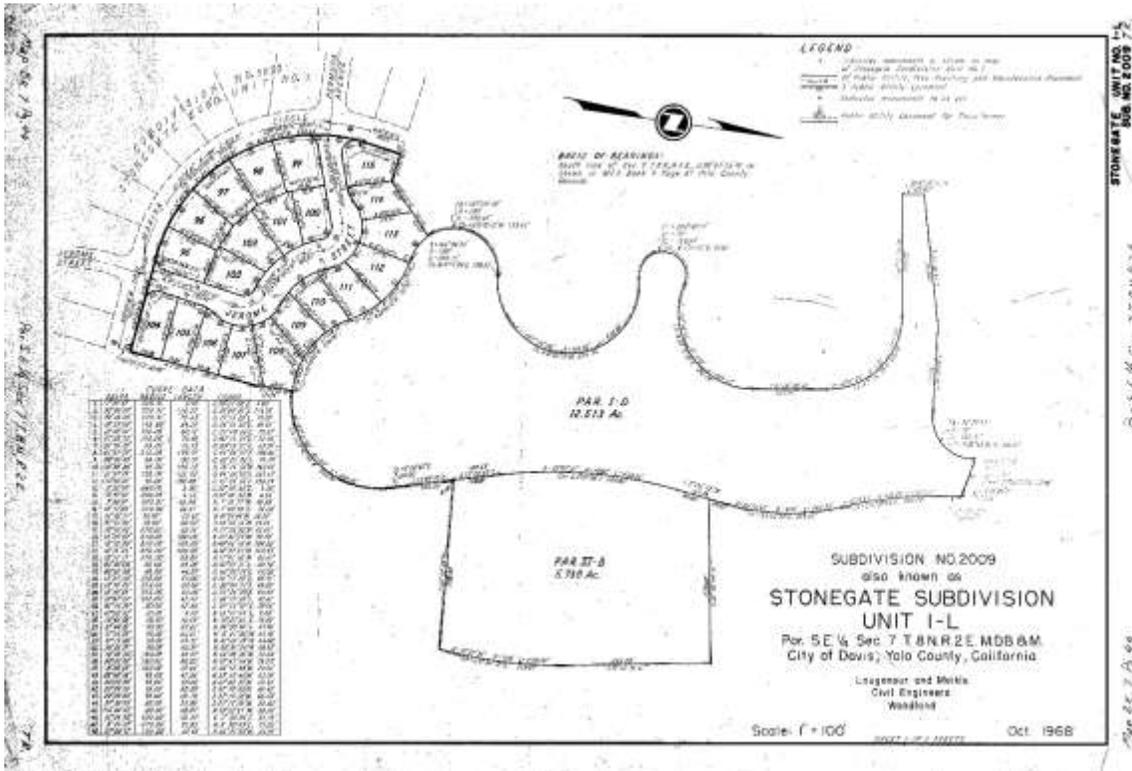


Figure 2: Plat of Stonegate No. 1-L, City of Davis, October, 1968.

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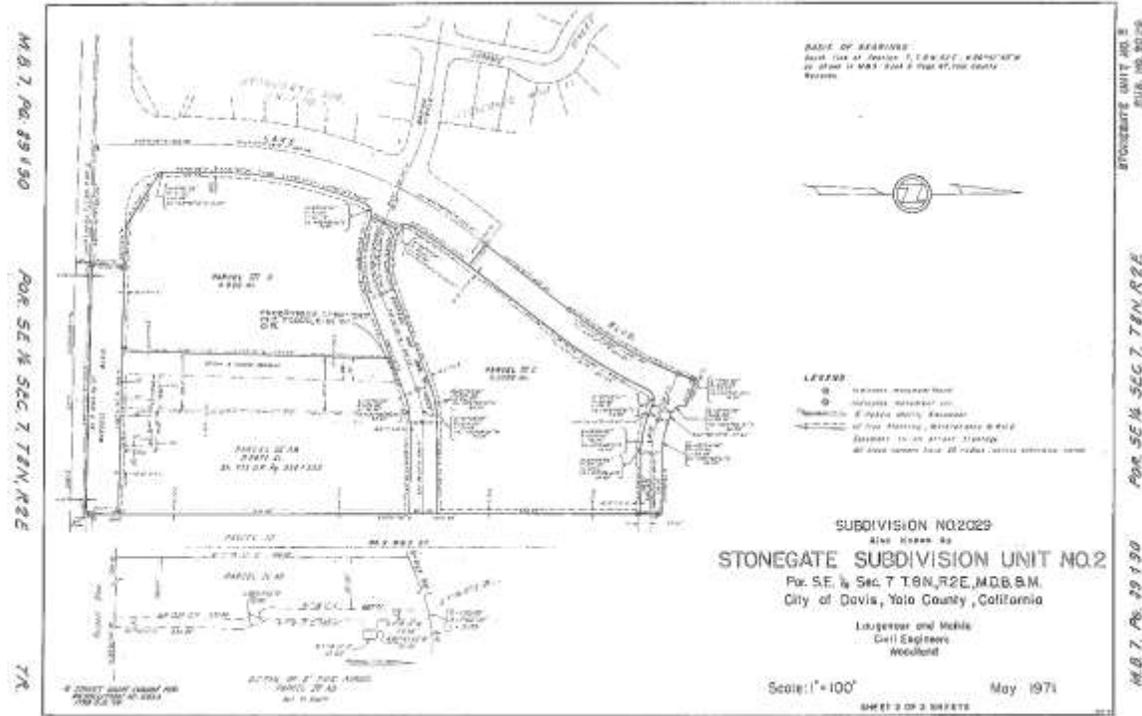


Figure 3: Plat of Stonegate No. 2, City of Davis, May, 1971.

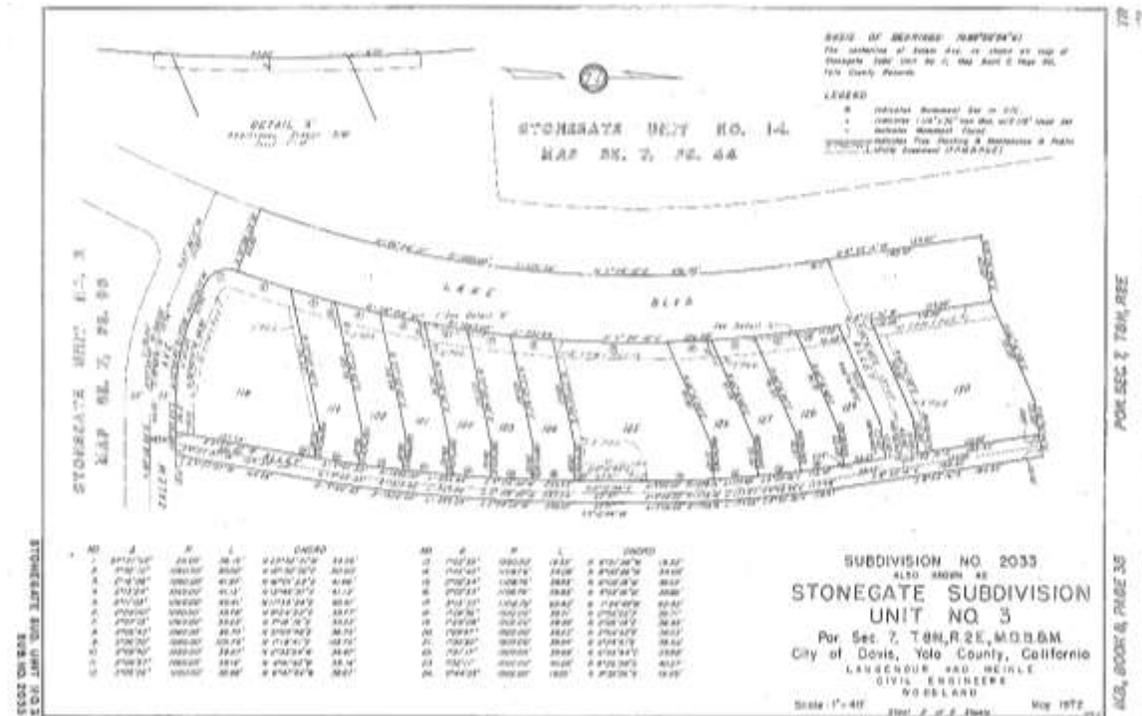


Figure 4: Plat of Stonegate No. 3, City of Davis, July, 1972.

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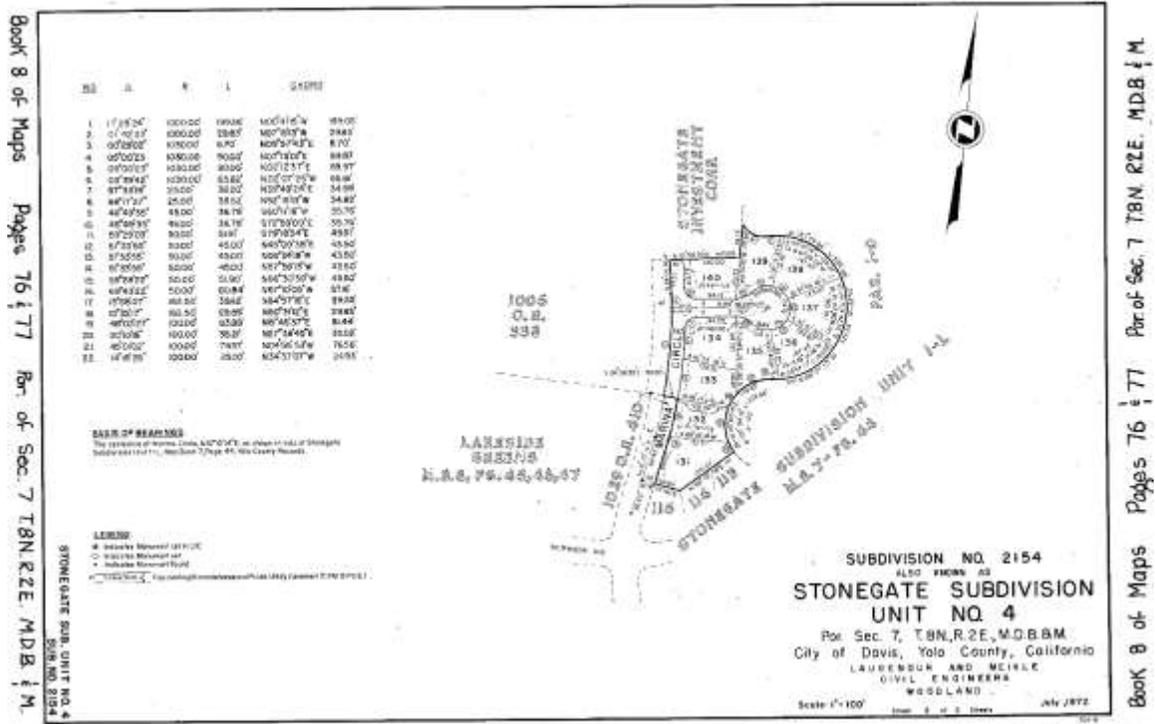


Figure 5: Plat of Stonegate No. 4, City of Davis, March, 1973.

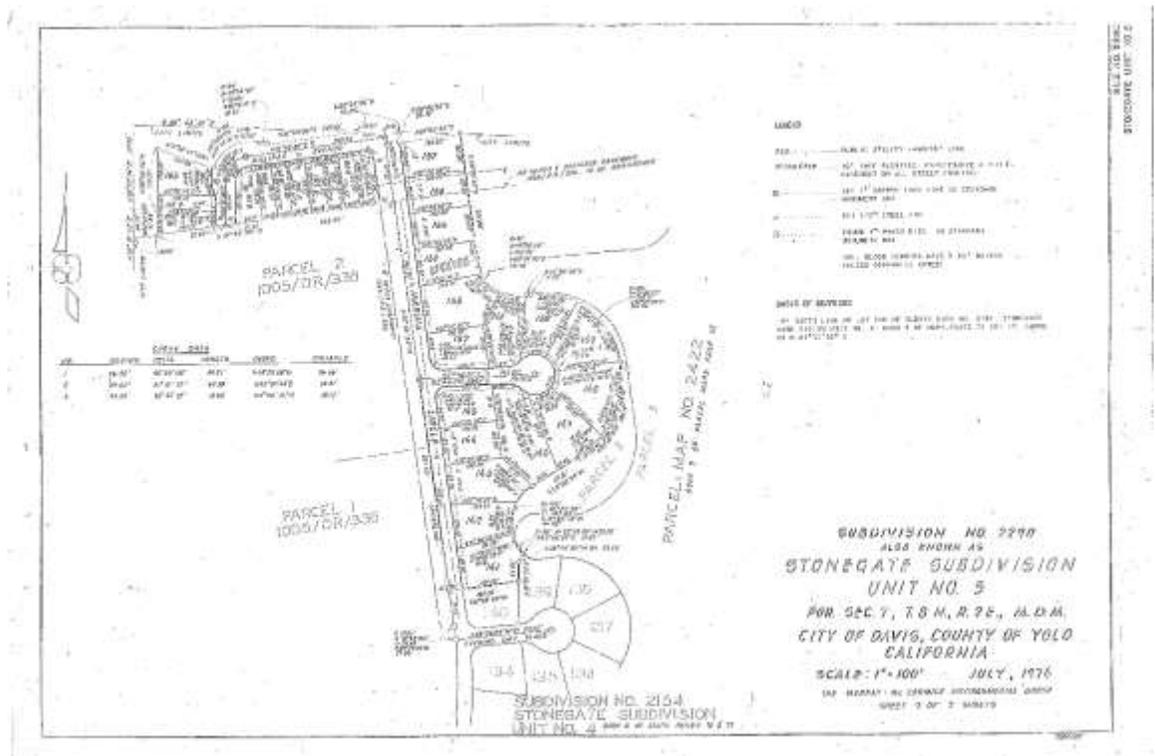


Figure 6: Plat of Stonegate No. 5, City of Davis, September, 1974.



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Figure 7: Stonegate advertisement, Woodland Daily Democrat, Friday, January 21, 1972.

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*Date: November 24, 2014

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Update



CLUBHOUSE — Finishing touches are being made on the large clubhouse bordering the lake at Stonegate in Davis. Official opening of the facility will be announced soon.

Clubhouse ready at Stonegate

The official opening of the large clubhouse at Stonegate Residential community is scheduled in the very near future. Landscaping of the area surrounding the clubhouse is nearing completion. Featuring furnished recreation rooms, a large lounge with rock fireplace, a kitchen, showers and rest rooms the clubhouse is located on the lakeside adjacent to the common dock that is available to residents.

Stonegate is located on Russell Boulevard west of Highway 113 in the Davis City limits and

bus service is available to downtown Davis and the Campus.

Construction will begin next month on the homes along the 12½ mile shoreline.

Consisting of 320 acres, there are 14 homes now under construction in Stonegate. Lots are available starting at \$6,000.

A Luxury condominium complex has been approved by the City of Davis. It will be located on the west side of the lake and construction will begin in the spring.

Figure 8: "Clubhouse ready at Stonegate", Daily Democrat, Friday, January 21, 1972.

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*Date: November 24, 2014

Continuation

Update



Figure 9: Oblique aerial of Stonegate Lake and subdivisions, c1973.

*Recorded by: Kara Brunzell

*Date: November 24, 2014

Continuation

Update



Figure 10: U.S.D.A. Aerial photograph of Stonegate neighborhood, 1964.

*Recorded by: Kara Brunzell

*Date: November 24, 2014

Continuation

Update

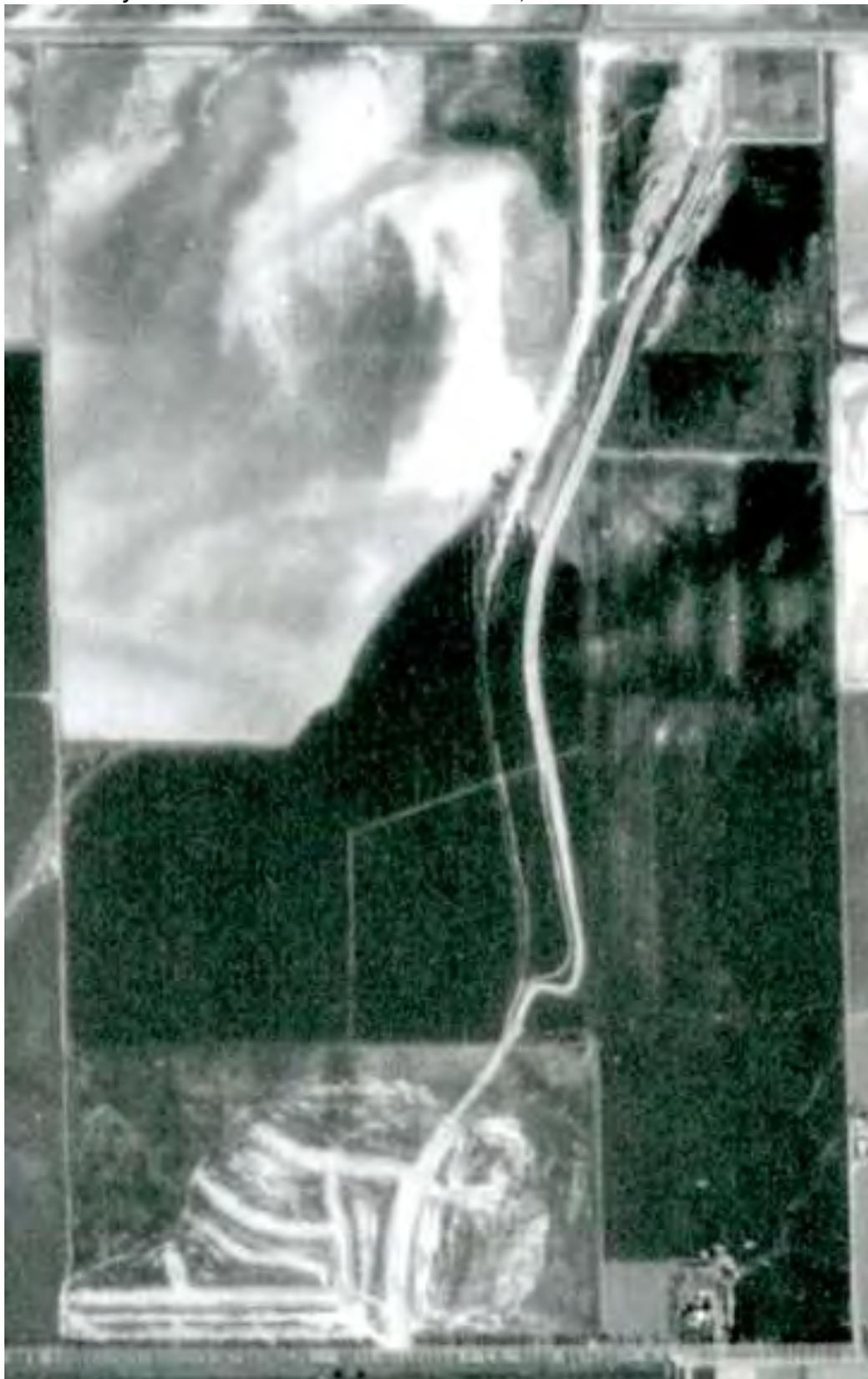


Figure 11: U.S.D.A. Aerial photograph of Stonegate neighborhood, 1969.

*Recorded by: Kara Brunzell

*Date: November 24, 2014

Continuation

Update



Figure 12: U.S.D.A. Aerial photograph of Stonegate neighborhood, 1971.

*Recorded by: Kara Brunzell

*Date: November 24, 2014

Continuation

Update



Figure 13: U.S.D.A. Aerial photograph of Stonegate neighborhood, 1973.

*Recorded by: Kara Brunzell

*Date: November 24, 2014

Continuation

Update



Figure 14: U.S.D.A. Aerial photograph of Stonegate neighborhood, 1984.

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Photographs:

*Date: November 24, 2014

Continuation

Update



Photograph 1: 516 Hubble, Example of architecturally significant Shed house, 1974.



Photograph 2: 3421 Breton Avenue, Example of heavily altered L-shaped house with gabled roof, 1972.

*Recorded by: Kara Brunzell

*Date: November 24, 2014

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Photograph 3: 3309 Whaler Avenue, Example of moderately altered house with entry atrium, 1976.



Photograph 4: 3315 Whaler Avenue, Example of altered Streng house, 1976.

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*Date: November 24, 2014

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Photograph 5: 3300 Canoe Place, example of moderately altered Ranch house with steep gable and L-shaped plan, 1976.



Photograph 6: 3312 Bermuda Avenue, Example of moderately altered L-shaped house with gabled roof.

*Recorded by: Kara Brunzell

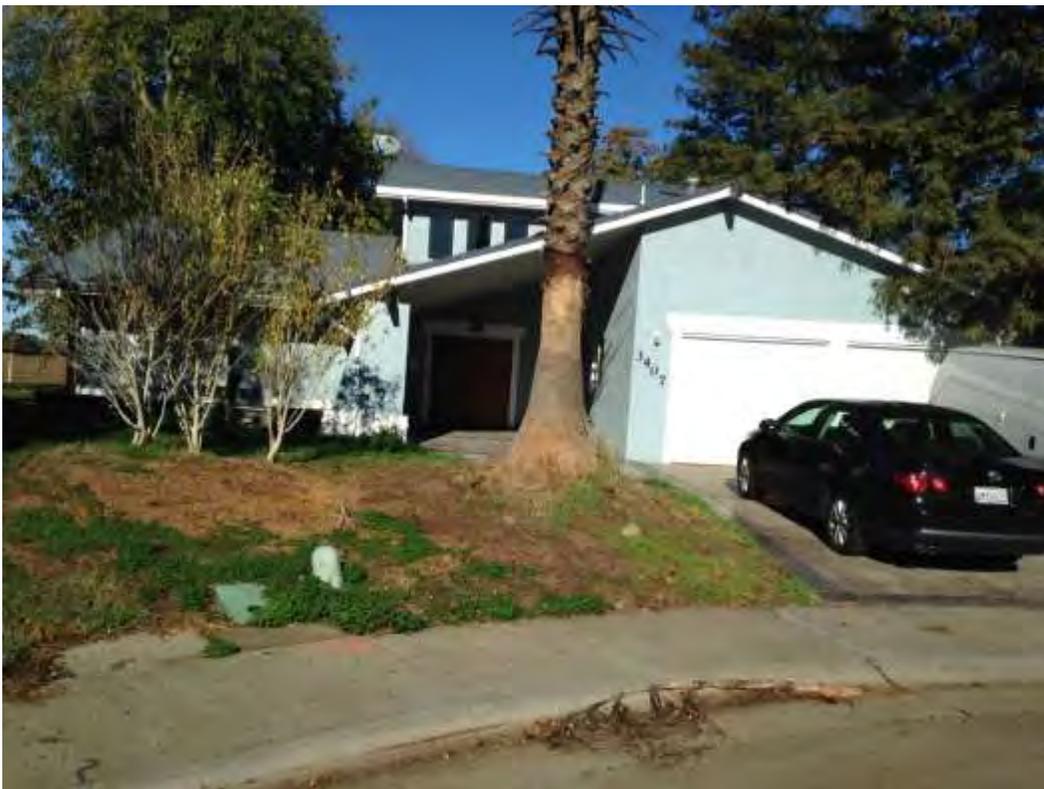
*Date: November 24, 2014

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Photograph 7: 617 Hubble Street, Example of moderately altered L-shaped house with gabled roof, 1973.



Photograph 8: 3407 Topsail Place, Example of moderately altered linear house with cross gable, 1973.

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Photograph 9: 522 Hubble Street, Example of moderately altered linear house with combination roof, 1975.



Photograph 10: 3314 Breton Avenue, Example of moderately altered L-shaped house with gabled roof, 1972.

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Photograph 11: 3218 Breton Avenue, Example of moderately altered L-shaped house with hipped roof, 1972.



Photograph 12: 3212 Breton Avenue, Example of moderately altered U-shaped house with gable-on-hip roof, 1972.

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*Date: November 24, 2014

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Photograph 13: 607 Portsmouth Avenue, Example of moderately altered U-shaped house with gabled roof, 1971.



Photograph 14: 605 Jerome Street, Example of moderately altered gabled house, 1972.

*Recorded by: Kara Brunzell

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Photograph 15: 606 Jerome Street, Example of moderately altered house with mansard roof, 1973.



Photograph 16: 2949 Portage Bay West, Example of moderately altered multi-building apartment complex with flat roof, 1974.

*Recorded by: Kara Brunzell

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Photograph 17: 533 Jerome Street, Example of unaltered linear house with cross gable, 1975.



Photograph 18: 517 Marina Circle, Unique unaltered house with hipped roof, 1974.

*Resource Name or # (Assigned by recorder): University Estates No. 1 – 12

D1. Historic Name: University Estates No. 1 – 12

D2. Common Name: University Estates neighborhood

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

University Estates 1 – 12 is a neighborhood that consists of twelve small subdivisions located northwest of the University. The area is characterized by curving loop streets and a few short cul-de-sacs, with a number of large irregular lots. Like other post-war subdivisions in central Davis, sidewalks with continuously sloped curbs are directly adjacent to streets. Most houses feature mature street trees, which are a variety of species and are planted adjacent to the sidewalks. In University Estates all of the north-south streets are named for trees and called Lanes; and all of the east-west streets are named for colleges or universities and called Drives.

Streng Brothers subdivided the area between 1964 and 1971, and construction took place between 1965 and 1975. The neighborhood features a strong concentration of Post-and-Beam style houses that feature the Mid-century Modern architectural elements associated with the designs created for Streng Brothers by California architect Carter Sparks. Many, especially along the older streets like Colby Drive and Orange Lane, are the iconic single-story Carter Sparks “Classic” featuring a low-pitch front-gabled roof with large projecting beams, a façade under half the gable that is blank except for clerestory windows, recessed entryway, and a carport under the other half of the gable.

Newer portions of the neighborhood to the northeast and west of the first houses exhibit a wider variety of Contemporary and Post-and-Beam plans. These include a flat-roofed version with double carport bay and a gable/clerestory house attached to a flat-roofed carport or garage (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

Most of University Estates is contained in a roughly square area directly east of Highway 113. This area is bounded to the north by West Covell Boulevard and includes Anderson Road to the east. Its southern boundary is marked by the rear lot lines of the parcels on the south side Brown Drive on the west end of the neighborhood, the parcels on the south side of Bucknell Drive at its center, and those on the south side of Colby Drive to the east. Additionally, there is an arm of University Estates that extends east near Davis Senior High School along Villanova Drive and the smaller streets to its north and south.

***D5. Boundary Justification:**

The University Estates neighborhood encompasses all the University Estates subdivisions, which are contiguous and were developed consecutively over a roughly 10-year period.

***D6. Significance: Theme:** Residential Development, Contemporary Architecture **Area:** City of Davis
Period of Significance: 1964 – 1975 **Applicable Criteria:** Criteria 1/A and 3/C

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The University Estates neighborhood appears eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and on the City of Davis's list of historical resources. Aspects of the neighborhood's development were groundbreaking in Davis history, and many of its houses are architecturally significant examples mid-century residential styles. Streng Brothers has been recognized as one of the most important post-war builders in California, and the subdivision is an excellent example of a Streng tract. Although several houses have been heavily altered over the decades roughly 85% of the buildings outside the northern border of the neighborhood retain integrity, and it features a sufficient concentration of contributing resources to qualify as a historic district (continued p. 4).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: October 16, 2014

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

***D3. Detailed Description** (continued)

There are plans that include atriiums as well as the Streng “transitional,” a house that has Post-and-Beam details with a Ranch-style plan. Examples of the Strengs’ boldest tract design, “Plan 524,” are also located through the neighborhood.

Most original examples of Post-and-Beam houses have tar-and-gravel (built-up) roofs, although the majority have been replaced with composition shingle over the years. The transitional house, like the Streng’s more traditional Ranch houses, originally featured shake roofs. Some Post-and-Beam neighborhood houses have enclosed garages. Although the Strengs typically built houses with carports, a number of the garages appear to be original.

Like other Streng Brothers subdivisions, University Estates features Ranch style houses alongside Carter Sparks’ modernist designs. University Estates 1, like the older Ivy Town subdivisions to the east, is nearly half Ranch-style houses. Newer portions of the neighborhood have a higher percentage of modernist dwellings, and the neighborhood overall is only about a quarter Ranch. Although less distinctive than their Post-and-Beam counterparts, many Ranch plans were also designed by Carter Sparks. These houses exhibit common Tract Ranch characteristics such as L- or U-shaped plans, prominent double garages, and hipped or gabled roofs with moderate overhang. Despite their more traditional appearance, Sparks was able to incorporate subtle modernist features such as recessed entryways and wide horizontal window openings, and many are imbued with the careful sense of proportion that characterized his work.

Most houses and duplexes in the neighborhood retain a high degree of integrity, although some have been heavily altered. Examples of radical remodels include the addition of projecting bay windows, entryways remodeled in inappropriate historicist styles, and alterations to roof pitch. A number of Post-and Beam houses have had windows or doors added to original blank façades for egress. In cases where this involves insertion of large vertical windows or doors to original blank facades, the alteration mars the Carter Spark aesthetic. However, this has often been performed quite sympathetically, particularly when new windows or doors are installed on side elevations. Other modifications are examples of the inevitable changes all properties experience over time, and can be considered minor alterations that do not degrade integrity. These include in-kind replacement of windows, doors and other materials; replacement of tar-and-gravel or shake roofs with composition shingle, and trimming weathered projecting beams.

The northern portion of the neighborhood, much of which abuts the busy West Covell Boulevard, consists of small office and apartment buildings which lack the architectural distinction of University Estates’ single-family houses and duplexes. This includes the properties on both loops of Drake Drive west of Sycamore Lane, parcels on the north side of Drake Drive east of Sycamore Lane, and parcels near the corner of Anderson Road and West Covell Boulevard. All but a few of these properties were developed later than the other areas to the south and east, many between 1974 and about 1984. Most of these buildings are constructed in architectural styles that came into fashion after Post-and-Beam, most notably Shed, Spanish Ranch, and Mansard. A number of the apartment buildings are essentially utilitarian, without decorative elements or visual references to particular architectural style. All of these buildings lack architectural distinction, and the general character of these streets does not conform to that found throughout most of the neighborhood.

The table below lists the contributing resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor’s Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings’ architectural forms and level of integrity.

SUBDIVISION (recorded)	APN	ADDRESS	YEAR BUILT	Description	Level of modification
UNIVERSITY ESTATES NO. 01 9/10/1964	034 078 23	1307 ANDERSON ROAD	1965	1 Story duplex, wood frame, 1 gable, 2 garages	New siding is not characteristic
UNIVERSITY ESTATES NO. 01	034 078 22	1403 ANDERSON ROAD	1966	1 Story Traditional duplex, 3 hip roofs, 3 garages	Modified garage and garage doors, modified windows
UNIVERSITY ESTATES NO. 01	034 078 20	1415 ANDERSON ROAD	1965	1 Story Post and Beam duplex, flat roof, slab on grade	Double carport center, all original fabric, see Photo

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UNIVERSITY ESTATES NO. 01	034 074 03	1505 ANDERSON ROAD	1968	1 Story Post and Beam duplex, cross gable, double carport	Vinyl windows, roof beams cut off
UNIVERSITY ESTATES NO. 01	034 077 03	1101 BUCKNELL DRIVE	1988	1 story Ranch, hip roofs, L shaped plan	Original siding, modified garage door
UNIVERSITY ESTATES NO. 01	034 078 14	800 COLBY DRIVE	1965	1 story Ranch, 2 hip roofs, raised floor, double garage right	Modified doors and windows
UNIVERSITY ESTATES NO. 01	034 078 13	806 COLBY DRIVE	1966	1 Story Ranch, 3 hip roofs; 2 car garage	Modified doors and windows, original garage door?
UNIVERSITY ESTATES NO. 01	034 076 12	811 COLBY DRIVE	1965	1 Story Ranch, center gable, 2 hip roofs	Raised floor, highly modified
UNIVERSITY ESTATES NO. 01	034 078 12	812 COLBY DRIVE	1966	1 Story Contemporary, front gable, double carport right	Carport filled in, original windows, not characteristic
UNIVERSITY ESTATES NO. 01	034 078 10	824 COLBY DRIVE	1965	2 Story Post and Beam, 2 story carport right, raised floor, projecting 3x12 beams	Modified doors and windows (vinyl)
UNIVERSITY ESTATES NO. 01	034 078 09	900 COLBY DRIVE	1965	1 Story Post and Beam, low front gable, double carport right, SOG	Not characteristic
UNIVERSITY ESTATES NO. 01	034 078 08	906 COLBY DRIVE	1965	1 Story Ranch, 3 hip roofs, garage Rt.	Raised floor, original siding
UNIVERSITY ESTATES NO. 01	034 076 16	907 COLBY DRIVE	1966	1 Story Post and Beam, flat roof, double carport right side	All original
UNIVERSITY ESTATES NO. 01	034 078 07	912 COLBY DRIVE	1965	1 Story Post and Beam, front gable, double carport left	Modified doors and windows, and carport
UNIVERSITY ESTATES NO. 01	034 076 17	913 COLBY DRIVE	1966	1 story Ranch, 2 hip roofs	Modified doors and windows (vinyl)
UNIVERSITY ESTATES NO. 01	034 076 18	919 COLBY DRIVE	1965	1 Story Post and Beam, front gable, double carport	New windows compatible, otherwise original
UNIVERSITY ESTATES NO. 01	034 078 05	1000 COLBY DRIVE	1965	1 Story Contemporary, front gable, carport right	Carport filled in, new windows, original siding
UNIVERSITY ESTATES NO. 01	034 076 19	1001 COLBY DRIVE	1966	1 Story Ranch, main gable and hip roof on garage extension	Aluminum garage door not original, vinyl windows
UNIVERSITY ESTATES NO. 01	034 078 04	1006 COLBY DRIVE	1966	1 Story Post and Beam, wide plan with center entry, 4-5 bedroom	Projecting beams, aluminum garage doors, new compatible windows.
UNIVERSITY ESTATES NO. 01	034 076 20	1007 COLBY DRIVE	1965	1 Story Ranch, 3 gable, U shaped, enclosed porch	Modified, new 1/2 story garage, vinyl windows, plaster finish
UNIVERSITY ESTATES NO. 01	034 075 03	1101 COLBY DRIVE	1966	1 Story Long Modified Rectangular, hipped roof, left/right projecting wings, center entry sheltered by primary	Good condition, new garage door

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				roof, left double garage under projecting hip	
UNIVERSITY ESTATES NO. 01	034 077 01	1102 COLBY DRIVE	1966	1 Story Ranch, long modified rectangular plan, hipped roof, left projecting wing, center entry sheltered by primary roof, right double garage under primary roof	Slightly Modified
UNIVERSITY ESTATES NO. 01	034 078 16	1406 ORANGE LANE	1966	1 Story Contemporary, front gable, double garage left	Modified doors and windows
UNIVERSITY ESTATES NO. 01	034 076 11	1411 ORANGE LANE	1965	1 Story L-Shape Gable/Gable-on-Hip, side-gabled roof, recessed entry under main roof, proj. double garage w/ front gable-on-hip roof	Modified garage and garage doors, modified windows
UNIVERSITY ESTATES NO. 01	034 078 17	1412 ORANGE LANE	1966	1 Story Ranch, gable and hip on gable (garage)	Modified doors
UNIVERSITY ESTATES NO. 01	034 074 01	1510 ORANGE LANE	1965	1 Story Post and Beam, front gable, double garage left	Garage doors (2) are original; all intact
UNIVERSITY ESTATES NO. 01	034 073 04	1511 ORANGE LANE	1966	1 Story Ranch, 2 gables, L-shaped plan	Modified doors and windows
UNIVERSITY ESTATES NO. 01	034 085 05	1116 PINE LANE	1965	1 Story Ranch, 3 hip roofs, garage Rt.	Original aluminum windows, modified aluminum garage door
UNIVERSITY ESTATES NO. 01	034 085 04	1122 PINE LANE	1965	1 Story Post and Beam, wide low gable, double lot, double garage, enter double doors, projecting 3x12 beams	New double glazed window are compatible
UNIVERSITY ESTATES NO. 01	034 085 03	1202 PINE LANE	1965	1 Story Ranch, 3 hip roofs, 2 car garage	Roof changed to Spanish tile look, garage door changed to aluminum
UNIVERSITY ESTATES NO. 01	034 085 02	1208 PINE LANE	1965	1 Story Contemporary, low gable, center entry, symmetrical façade	Garage modified to office, vinyl windows added.
UNIVERSITY ESTATES NO. 01	034 083 02	1209 PINE LANE	1966	1 Story Ranch, 3 gables	New front door, new aluminum garage door, new vinyl windows
UNIVERSITY ESTATES NO. 01	034 083 01	1215 PINE LANE	1965	1 Story Ranch, hip roof, brick base	New vinyl windows, new asphalt sh roof
UNIVERSITY ESTATES NO. 01	034 078 01	1300 PINE LANE	1966	1 Story Post and Beam, single slope across façade, two garage doors	2 original single garage doors, original, original windows, all original fabric; see Photo

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UNIVERSITY ESTATES NO. 01	034 078 03	1314 PINE LANE	1966	1 Story Post and Beam, low gable, carport right, projecting beams	All original except front door, grapestake fence, original ball light fixture; see Photo
UNIVERSITY ESTATES NO. 01	034 076 21	1404 PINE LANE	1966	1 Story Post and Beam, flat roof, carport faces adjacent street [Colby]	All original fabric, unusual plan
UNIVERSITY ESTATES NO. 01	034 075 02	1409 PINE LANE	1966	1 Story Contemporary, low gable, center entry	New vinyl windows, modified garage door and roof
UNIVERSITY ESTATES NO. 01	034 076 22	1410 PINE LANE	1965	1 Story Post and Beam, front gable, double carport left	Carport modified to remove column and add large beam, new bronze aluminum windows
UNIVERSITY ESTATES NO. 01	034 084 01	1104 PURDUE DRIVE	1965	1 Story Post and Beam, front gable, carport right	Added fence conceals north side but house is intact
UNIVERSITY ESTATES NO. 01	034 083 03	1105 PURDUE DRIVE	1965	1 Story Ranch, main roof is hipped, large gable facing street, massive chimney	Raised floor, asphalt roof may not be original
UNIVERSITY ESTATES NO. 01	034 078 19	702 VILLANOVA DRIVE	0	Ranch duplex	Garage doors replaced
UNIVERSITY ESTATES NO. 01	034 078 18	710 VILLANOVA DRIVE	1966	1 Story Ranch, 2 hip roof, 4 BR	Modified doors and windows
UNIVERSITY ESTATES NO. 01	034 073 03	801 VILLANOVA DRIVE	1966	1 Story Ranch, Main gable, 2 hipped/gables	Modified doors and windows
UNIVERSITY ESTATES NO. 01	034 076 10	802 VILLANOVA DRIVE	1965	1 story Ranch, 2 hip roofs	Original windows, converted garage right
UNIVERSITY ESTATES NO. 01	034 076 09	808 VILLANOVA DRIVE	1965	1 Story Contemporary, low gable, carport right	Aluminum garage door not original
UNIVERSITY ESTATES NO. 01	034 073 02	813 VILLANOVA DRIVE	1966	1 story Ranch, 3 hip roofs, 2 car garage on Lemon Ln.	Modified doors
UNIVERSITY ESTATES NO. 01	034 076 07	902 VILLANOVA DRIVE	1969	1 Story Contemporary, flat roof, double carport right	Modified doors and windows
UNIVERSITY ESTATES NO. 01	034 076 06	908 VILLANOVA DRIVE	1966	1 Story Post-and-Beam, front gable, carport right	Intact historic fabric, original owner occupies; See photo
UNIVERSITY ESTATES NO. 01	034 076 05	914 VILLANOVA DRIVE	1966	1 Story Contemporary, low gable, carport right	New windows, other modifications
UNIVERSITY ESTATES NO. 01	034 072 02	915 VILLANOVA DRIVE	1966	1 story Ranch, single hip roof, low angle, enclosed garage	New vinyl windows, new asphalt shingle roof
UNIVERSITY ESTATES NO. 01	034 076 04	920 VILLANOVA DRIVE	1966	1 Story Ranch, gable and hip/gable	Moderately modified

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UNIVERSITY ESTATES NO. 01	034 076 02	1008 VILLANOVA DRIVE	1966	1 Story Ranch, 2 hip roof, 4 BR	Doors and windows modified
UNIVERSITY ESTATES NO. 01	034 071 03	1013 VILLANOVA DRIVE	1967	1 Story Contemporary, front gable, 2 carport left	Raised floor, front BR window is aluminum, may be added or original; long-term rental
UNIVERSITY ESTATES NO. 01	034 075 01	1100 VILLANOVA DRIVE	1966	1 Story Ranch, gable, center entry	New vinyl windows, new asphalt shingle roof, new aluminum garage door
UNIVERSITY ESTATES NO. 01	034 071 02	1103 VILLANOVA DRIVE	1966	1 Story Post and Beam, single slope roof includes double carport, rectangular plan	Carport beams cut and braced, original windows
UNIVERSITY ESTATES NO. 01	034 071 01	1109 VILLANOVA DRIVE	1966	1 story Ranch, hip roof	New garage alters design
UNIVERSITY ESTATES NO. 01	034 072 01	1506 WILLOW LANE	1966	1 Story Contemporary, low gable, double carport	Carport modified with beam to eliminate center column
UNIVERSITY ESTATES NO. 02	034 035 13	1509-1511 ANDERSON ROAD	1966	1 Story Ranch duplex, frame, 2 single garages center, main hip and center gable on hip over garages	All original except one window, original garage doors
UNIVERSITY ESTATES NO. 02	034 035 12	1513-1517 ANDERSON ROAD	1967	1 Story Post and Beam duplex, center double carport	All original, north wing projects more but could be original, unusual narrow groove siding is original
UNIVERSITY ESTATES NO. 02	034 035 11	1519-1523 ANDERSON ROAD	1966	1 Story Ranch duplex, frame, 2 single garages center, main cross and 2 front gables over garages	All original including garage doors
UNIVERSITY ESTATES NO. 02	034 035 10	1601-1603 ANDERSON ROAD	1966	1 Story Post and Beam duplex, low front gable, center double carport, slab on grade	All original except replacement of carport column to steel
UNIVERSITY ESTATES NO. 02	034 035 09	1605-1609 ANDERSON ROAD	1966	1 Story Ranch duplex, frame, 2 single garages center, main cross and front gable over garages	All original except one window, original garage doors
UNIVERSITY ESTATES NO. 02		1615 ANDERSON ROAD		1 Story Post and Beam, low front gable, double carport right	New 2 car garage
UNIVERSITY ESTATES NO. 02	034 034 05	903 FORDHAM DRIVE	1967	1 Story Post and Beam, low front gable, double carport left	All original construction

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UNIVERSITY ESTATES NO. 02	034 034 06	909 FORDHAM DRIVE	1966	1 Story Contemporary, asymmetrical front gable roof, double carport left	All original construction
UNIVERSITY ESTATES NO. 02	034 037 05	914 FORDHAM DRIVE	1966	1 Story Post and Beam, low front gable, double carport right	Carport filled in as garage, modified doors and windows
UNIVERSITY ESTATES NO. 02	034 034 07	915 FORDHAM DRIVE	1966	1 Story Post and Beam, low front gable, double carport right	Carport filled in as garage, modified doors and windows
UNIVERSITY ESTATES NO. 02	034 037 04	920 FORDHAM DRIVE	1967	1 Story Post and Beam, low front gable, double carport left	Modified doors and window
UNIVERSITY ESTATES NO. 02	034 034 08	921 FORDHAM DRIVE	1966	2 Story Ranch, frame, raised floor, U-shaped hip roof	Second story added in plaster, fairly unobtrusive, modified doors and windows
UNIVERSITY ESTATES NO. 02	034 036 01	1006 FORDHAM DRIVE	1966	1 story Ranch, 3 gables door in projecting front gable	Modified doors and window
UNIVERSITY ESTATES NO. 02	034 033 03	1007 FORDHAM DRIVE	1966	1 Story Ranch, 2 hip roofs, double garage left	All original except aluminum garage door
UNIVERSITY ESTATES NO. 02	034 036 03	1251 FORDHAM DRIVE	1966	1 story hipped ranch	Garage door replaced
UNIVERSITY ESTATES NO. 02	034 037 09	1513 LEMON LANE	1967	1 Story Post and Beam, flat roof, slab on grade, double carport left	Modified front door and one window
UNIVERSITY ESTATES NO. 02	034 034 01	1514 LEMON LANE	1967	1 Story Ranch frame, raised floor, cross gable with 2 ridges, double garage right	Modified windows and other features
UNIVERSITY ESTATES NO. 02	034 037 08	1519 LEMON LANE	1966	1 Story Post and Beam, low front gable, double carport right	Modified windows and other features, carport converted to garage
UNIVERSITY ESTATES NO. 02	034 034 02	1520 LEMON LANE	1966	1 Story Post and Beam, flat roof, 4 BR, offset double entry, sideways beams	Modified garage door, house not characteristic
UNIVERSITY ESTATES NO. 02	034 037 07	1525 LEMON LANE	1971	2 Story Modern frame, double garage left	Modified doors and windows
UNIVERSITY ESTATES NO. 02	034 034 04	1532 LEMON LANE	1966	1 Story Post and Beam, low front gable, double carport right	Carport filled in, modified windows
UNIVERSITY ESTATES NO. 02	034 035 01	1516 ORANGE LANE	1966	1 Story Post and Beam, flat roof, slab on grade, double garage left, sideways beams span garage	Modified doors and front door, original windows
UNIVERSITY ESTATES NO. 02	034 034 22	1517 ORANGE LANE	1966	1 Story Ranch, frame, main cross gable and 2 front hip roofs	Modified doors and windows, original shake roof

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UNIVERSITY ESTATES NO. 02	034 035 03	1528 ORANGE LANE	1966	1 Story Post and Beam, flat roof, slab on grade, double garage left, sideways beams span garage	Modified doors and windows
UNIVERSITY ESTATES NO. 02	034 034 20	1529 ORANGE LANE	1967	1 Story Post and Beam, raised floor, flat roof with sloped clerestory roof at rear, no windows on front	Double garage right, uncharacteristic plan, all original
UNIVERSITY ESTATES NO. 02	034 035 04	1602 ORANGE LANE	1966	1 story Ranch, 3 hip roofs in U shape, slab on grade, frame, double carport right	Modified doors and siding
UNIVERSITY ESTATES NO. 02	034 034 19	1603 ORANGE LANE	1966	1 Story Post and Beam, low front gable, double carport right	Modified windows and other features, carport converted to garage
UNIVERSITY ESTATES NO. 02	034 034 18	1609 ORANGE LANE	1966	1 story Ranch, 3 hip roofs in U shape, slab on grade, frame, double garage right	Modified doors, windows, roof
UNIVERSITY ESTATES NO. 02	034 035 06	1614 ORANGE LANE	1966	1 Story Post and Beam, low front gable, double carport left	Moderately modified
UNIVERSITY ESTATES NO. 02	034 034 17	1615 ORANGE LANE	1969	1 Story Post and Beam, low front gable, garage right, 3 BR	All original including garage doors
UNIVERSITY ESTATES NO. 02	034 034 16	1621 ORANGE LANE	1967	1 story Post and Beam, cross beams, double carport right	Carport converted to garage with aluminum door
UNIVERSITY ESTATES NO. 02	034 032 01	701-705 RADCLIFFE DRIVE	1968	1 Story Post and Beam duplex, center double carport, flat roof	All original construction
UNIVERSITY ESTATES NO. 02	034 035 08	704 RADCLIFFE DRIVE	1967	1 Story Post and Beam, low front gable, carport right	Carport filled in, modified windows
UNIVERSITY ESTATES NO. 02	034 032 02	707-709 RADCLIFFE DRIVE	1967	1 Story Post and Beam duplex, center double carport	One modified window
UNIVERSITY ESTATES NO. 02	034 035 07	712 RADCLIFFE DRIVE	1966	1 Story Ranch frame, raised floor, cross gable with 2 ridges, double garage right	Modified doors and window
UNIVERSITY ESTATES NO. 02	034 032 03	715-717 RADCLIFFE DRIVE	1966	1 Story Ranch duplex, frame, double garage left	Semi-detached garage, modified windows and doors
UNIVERSITY ESTATES NO. 02	034 032 04	801-803 RADCLIFFE DRIVE	1967	1 Story Post and Beam duplex, sideways beams, low cross gable	All original construction

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UNIVERSITY ESTATES NO. 02	034 034 15	808 RADCLIFFE DRIVE	1966	1 Story Ranch, frame, main cross gable and 2 front hip roofs	Modified windows and front door, original garage door
UNIVERSITY ESTATES NO. 02	034 032 06	811-813 RADCLIFFE DRIVE	1967	1 Story Post and Beam duplex, center double carport	Modified windows and other features
UNIVERSITY ESTATES NO. 02	034 034 14	814 RADCLIFFE DRIVE	1966	1 Story Post and Beam, low front gable, double carport right	All original except small bathroom window
UNIVERSITY ESTATES NO. 02	034 032 07	819 RADCLIFFE DRIVE	1966	1 Story Ranch duplex, each unit has one garage under hip roof, brick base	Modified windows and other features
UNIVERSITY ESTATES NO. 02	034 034 13	820 RADCLIFFE DRIVE	1967	1 Story Post and Beam, low front gable, double carport right	All original construction, restored, some beams trimmed
UNIVERSITY ESTATES NO. 02	034 034 12	826 RADCLIFFE DRIVE	1966	2 Story Contemporary, asymmetrical front gable roof, double carport right	Carport converted to garage, modified doors, original windows
UNIVERSITY ESTATES NO. 02	034 034 11	904 RADCLIFFE DRIVE	1967	1 Story Post and Beam, flat roof, slab on grade, double carport right	Carport converted to 1 garage, 1 storage room, extensive modifications
UNIVERSITY ESTATES NO. 02	034 031 02	911 RADCLIFFE DRIVE	1966	1 Story Post and Beam, low front gable, double carport right	Carport filled in, modified windows, added door
UNIVERSITY ESTATES NO. 02	034 031 03	1001 RADCLIFFE DRIVE	1967	1 Story Ranch, frame, double garage left, main gable roof	Modified windows and other features, false tile roof
UNIVERSITY ESTATES NO. 02	034 033 01	1002 RADCLIFFE DRIVE	1966	1 Story Ranch frame, raised floor, cross gable with 2 ridges, double garage right	Modified windows and other features
UNIVERSITY ESTATES NO. 02	034 031 04	1007 RADCLIFFE DRIVE	1967	1 Story Post and Beam, low front gable, double carport right	Carport converted to garage with aluminum door
UNIVERSITY ESTATES NO. 02	034 037 01	1512 WILLOW LANE	1966	1 Story Post and Beam, low front gable, double carport right	Carport converted to garage, modified doors, original windows
UNIVERSITY ESTATES NO. 02	034 038 01	1515 WILLOW LANE	1969	1 Story Gable Clerestory transitional, T-shaped plan, cross-gabled roof, entry off-center in front- gabled projecting wing w/ clerestory windows, large projecting beams, large chimney, left double garage	House is half frame, half post & beam, modified garage door
UNIVERSITY ESTATES NO. 02	034 037 02	1518 WILLOW LANE	1966	1 Story Contemporary, low front gable, center wide entry	Modified doors and window

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UNIVERSITY ESTATES NO. 02	034 037 03	1606 WILLOW LANE	1966	1 Story Post and Beam, flat roof, slab on grade, double garage left, sideways beams span garage	Modified doors and front door, original windows
UNIVERSITY ESTATES NO. 02	034 036 02	1611 WILLOW LANE	1967	1 Story Ranch, frame, raised floor, 2 gables	Modified doors and windows
UNIVERSITY ESTATES NO. 02	034 033 02	1709 WILLOW LANE	1967	1 Story Post and Beam, low front gable, double carport left	Carport converted to garage with aluminum door
UNIVERSITY ESTATES NO. 02	034 034 09	1710 WILLOW LANE	1966	1 Story Post and Beam, flat roof, slab on grade, double garage left, sideways beams span garage	Modified doors and windows
UNIVERSITY ESTATES NO. 02	034 034 10	1716 WILLOW LANE	1967	1 Story Post and Beam, low front gable, SOG, double carport left on adj street	Original except front door and inappropriate addition east of carport on Radcliffe
UNIVERSITY ESTATES NO. 03 (recorded 2/21/66 0:00)	034 083 19	1112 BUCKNELL DRIVE	1967	2 Story Modern, post and beam, double carport left	Modified entry and garage doors, carport filled in, other modifications
UNIVERSITY ESTATES NO. 03	034 082 09	1113 BUCKNELL DRIVE	1969	1 Story Post and Beam, front gable, double carport right, projecting beams; 1968	Carport filled in, beams cut off
UNIVERSITY ESTATES NO. 03	034 083 18	1118 BUCKNELL DRIVE	1969	1 Story Contemporary, wide front gable, center entry, double garage right	Original windows, modified garage door
UNIVERSITY ESTATES NO. 03	034 082 18	1119 BUCKNELL DRIVE	1969	1 Story Post and Beam, low front gable, raised floor	Original windows and front door, vinyl windows
UNIVERSITY ESTATES NO. 03	034 083 17	1124 BUCKNELL DRIVE	1969	1 Story Ranch, frame, main side gable, 2nd garage gable left	New vinyl windows, modified garage and entry doors
UNIVERSITY ESTATES NO. 03	034 082 17	1125 BUCKNELL DRIVE	1967	1 Story Post and Beam, flat roof, right entry, slab on grade	Original window and front door, modified beams
UNIVERSITY ESTATES NO. 03	034 083 16	1202 BUCKNELL DRIVE	1967	1 Story Post and Beam, low front gable, floor, double carport left, projecting beams	Original windows and front door, siding; See photos
UNIVERSITY ESTATES NO. 03	034 082 12	1203 BUCKNELL DRIVE	1967	1 Story Post and Beam, wide low front gable, double garage left, projecting beams, raised entry floor	Modified windows and garage door
UNIVERSITY ESTATES NO. 03	034 083 15	1208 BUCKNELL DRIVE	1969	1 Story Post and Beam, sloped roof and flat roof (r)	New garage and front doors, beams cut off

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UNIVERSITY ESTATES NO. 03	034 082 13	1209 BUCKNELL DRIVE	1967	1 Story Post and Beam, flat roof, double carport left	Beams cut off, original windows, added doors at front
UNIVERSITY ESTATES NO. 03	034 083 14	1214 BUCKNELL DRIVE	1967	1 Story Modern, 2 gables, double garage right	Projecting beams, modified
UNIVERSITY ESTATES NO. 03	034 082 14	1215 BUCKNELL DRIVE	1969	1 Story Post and Beam front gable, double garage left, projecting beams	Projecting beams, modified windows
UNIVERSITY ESTATES NO. 03	034 083 13	1220 BUCKNELL DRIVE	1967	2 Story Post and Beam, high double carport right	Original windows and garage door, front door
UNIVERSITY ESTATES NO. 03	034 083 12	1226 BUCKNELL DRIVE	1969	1 Story Modern, front gable, double garage left, projecting beams	Original windows, modified front door and side windows
UNIVERSITY ESTATES NO. 03	034 061 10	1135 FORDHAM DRIVE	1967	1 Story Ranch, side double carport, frame, board and batten siding	Not characteristic, custom?
UNIVERSITY ESTATES NO. 03	034 061 01	1013 FORDHAM DRIVE	1970	1 Story Post and Beam, low front gable, center entry, single carport filled	Original windows and doors, beams trimmed; See photos
		1014 FORDHAM DRIVE		1 Story Ranch, 3 hips, U shaped plan, wood frame, raised floor	Modified windows and garage door
UNIVERSITY ESTATES NO. 03	034 062 11	1018 FORDHAM DRIVE	1968	1 Story Post and Beam, front gable, double carport right, projecting beams	All original construction and features; See photo
UNIVERSITY ESTATES NO. 03	034 061 02	1019 FORDHAM DRIVE	1968	1 Story Post and Beam, low front gable	Original windows, beams cut off, modified front and garage doors
UNIVERSITY ESTATES NO. 03	034 062 12	1024 FORDHAM DRIVE	1967	1 Story Post and Beam, wide center entry, low gable facing street, double entry doors	Newer aluminum windows match old; See photos
UNIVERSITY ESTATES NO. 03	034 061 03	1025 FORDHAM DRIVE	1968	1 Story Post and Beam, wide low front gable, double garage left, projecting beams, raised entry floor, sides may be SOG	Modified windows and garage door, original front doors.
UNIVERSITY ESTATES NO. 03	034 062 13	1030 FORDHAM DRIVE	1967	1 Story Contemporary, front gable, double carport right	All original construction and features; See photo
UNIVERSITY ESTATES NO. 03	034 061 04	1031 FORDHAM DRIVE	1967	1 Story Post-and-Beam w/carport and garage	Moderately altered
UNIVERSITY ESTATES NO. 03	034 062 14	1104 FORDHAM DRIVE	1968	1 Story Contemporary, two gables, high gable at LR, double garage right	Added windows at LR, modified garage door
UNIVERSITY ESTATES NO. 03	034 061 05	1105 FORDHAM DRIVE	1967	2 Story Ranch, main side gable	Original siding, modified garage door, plaster added east side

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UNIVERSITY ESTATES NO. 03	034 062 15	1110 FORDHAM DRIVE	1967	1 Story Contemporary, front gable, double carport right	Carport enclosed, original windows
UNIVERSITY ESTATES NO. 03	034 061 06	1111 FORDHAM DRIVE	1969	2 Story Post and Beam, dormer high double carport right	Original windows, , carport converted to garage, modified front door
UNIVERSITY ESTATES NO. 03	034 062 01	1116 FORDHAM DRIVE	1967	1 Story Ranch, frame, 3 hip roofs, raised floor	Modified windows and garage door, original siding
UNIVERSITY ESTATES NO. 03	034 061 07	1117 FORDHAM DRIVE	1967	1 Story Contemporary, front gable, double carport right	Newer front door, original ball lighting fixture; See photo
UNIVERSITY ESTATES NO. 03	034 061 09	1129 FORDHAM DRIVE	1967	2 Story Post and Beam, high double carport right	Added garage in carport, added plaster finish, modified windows and front door
UNIVERSITY ESTATES NO. 03	034 061 11	1141 FORDHAM DRIVE	1967	1 Story Post and Beam, front gable, double carport right	Entry altered, column removed, beams cut
UNIVERSITY ESTATES NO. 03	034 062 02	1146 FORDHAM DRIVE	1968	1 Story Post and Beam, flat roof	Modified windows and garage door
UNIVERSITY ESTATES NO. 03	034 061 14	1200 FORDHAM DRIVE	1967	1 Story Ranch, frame, 2 hip roofs, raised floor	Modified plaster finish, original windows.
UNIVERSITY ESTATES NO. 03	034 062 03	1209 FORDHAM DRIVE	1967	1 Story Ranch 2 hip roof, board and batten siding	Modified windows and doors
UNIVERSITY ESTATES NO. 03	034 061 16	1212 FORDHAM DRIVE	1968	1 Story Post and Beam, front gable, double carport left, projecting beams	All original fabric; See photos
UNIVERSITY ESTATES NO. 03	034 062 05	1221 FORDHAM DRIVE	1967	1 Story Post and Beam Steep Gable Integral Carport, square plan, asymmetrical front-gable, proj. beams, recessed entry under primary roof, right double garage under main roof	Added shingles, modified doors
UNIVERSITY ESTATES NO. 03	034 061 18	1224 FORDHAM DRIVE	1968	2 Story Post and Beam, high double carport right	One carport bay enclosed, may be original; original doors and windows
UNIVERSITY ESTATES NO. 03	034 062 06	1227 FORDHAM DRIVE	1968	1 Story Ranch, frame, main side gable, 2nd garage gable	New doors and windows, new metal roof
UNIVERSITY ESTATES NO. 03	034 061 19	1230 FORDHAM DRIVE	1967	1 Story Post and Beam front gable, double carport, projecting beams intact, SOG	Door to front bedroom, appears all original; See photos
UNIVERSITY ESTATES NO. 03	034 061 20	1236 FORDHAM DRIVE	1969	1 Story Post and Beam, low front gable, center entry, single carport	Carport filled in, modified windows, garage door, siding

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UNIVERSITY ESTATES NO. 03	034 062 08	1239 FORDHAM DRIVE	1967	2 Story Post and Beam, high double carport right	Carport partially filled in, proj. beams cut off
UNIVERSITY ESTATES NO. 03	034 061 21	1242 FORDHAM DRIVE	1968	2 Story Ranch, main side gable, frame, brick veneer at base, 16" grooved lap siding [asbestos?]	Modified windows and doors
UNIVERSITY ESTATES NO. 03	034 062 09	1245 FORDHAM DRIVE	1967	1 Story Post and Beam, gable, L-shaped plan, carport right, proj. beams	Added shingles, modified doors
UNIVERSITY ESTATES NO. 03	034 061 22	1248 FORDHAM DRIVE	1967	1 Story Post and Beam, low front gable, center entry, single carport	All original; See photos
UNIVERSITY ESTATES NO. 03	034 084 02	1108 PURDUE DRIVE	1967	1 Story Contemporary, wide plan, center entry, raised floor	All original fabric; See photos
UNIVERSITY ESTATES NO. 03	034 083 04	1111 PURDUE DRIVE	1967	1 Story Contemporary, front gable, double carport left; 1966	All original except new vinyl windows
UNIVERSITY ESTATES NO. 03	034 084 03	1114 PURDUE DRIVE	1967	1 Story Post and Beam, flat roof, double carport right; 1963	Carport filled in, modified windows, garage door
UNIVERSITY ESTATES NO. 03	034 083 05	1117 PURDUE DRIVE	1967	1 Story Contemporary, front gable, double garage left, raised floor; 1966	Modified garage door, otherwise original
UNIVERSITY ESTATES NO. 03	034 084 04	1120 PURDUE DRIVE	1968	1 Story Ranch, frame, main side gable, 2nd garage gable	Added hip at converted garage, siding changed to plaster, roof changed to Spanish
UNIVERSITY ESTATES NO. 03	034 083 06	1123 PURDUE DRIVE	1968	1 Story Modern, double garage left, 2 gables, L-shaped plan	Modified roof, garage door, added second story
UNIVERSITY ESTATES NO. 03	034 083 07	1201 PURDUE DRIVE	1969	1 Story Post and Beam, front gable, double carport left, projecting beams	All original construction and features; See photos
UNIVERSITY ESTATES NO. 03	034 084 05	1206 PURDUE DRIVE	1969	1 Story Post and Beam, 3 BR 2 B; 1969	Plaster front finish, house not characteristic
UNIVERSITY ESTATES NO. 03	034 084 06	1212 PURDUE DRIVE	1968	1 Story Post and Beam, front gable, double carport right	Carport filled in, modified siding, doors, windows
UNIVERSITY ESTATES NO. 03	034 083 09	1213 PURDUE DRIVE	1968	1 Story Post and Beam, front gable, double carport right, projecting beams	All original including "ball" fixtures; See photos
UNIVERSITY ESTATES NO. 03	034 084 07	1218 PURDUE DRIVE	1967	1 Story Post and Beam, front gable, double carport right, projecting beams	Open top entryway, new aluminum garage door, modified vinyl windows
UNIVERSITY ESTATES NO. 03	034 083 10	1219 PURDUE DRIVE	1969	1 Story Post and Beam, front gable, double carport left, projecting beams	All original construction and features; See photos

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UNIVERSITY ESTATES NO. 03	034 083 11	1225 PURDUE DRIVE	1967	2 Story Post and Beam, high double carport right	Carport filled in, modified siding, doors, windows
UNIVERSITY ESTATES NO. 03	034 084 09	1108 SYCAMORE LANE	1967	1 Story Ranch, 3 hip roofs, double garage right, 5 BR	Windows modified to bronze aluminum, garage door changed, pool added
UNIVERSITY ESTATES NO. 04 (recorded 3/6/67 0:00)	034 081 01	1107 COLBY DRIVE	1969	1 Story, wide plan, low front gable, sideways post & beam, center entry, double doors, double garage right	Modified doors and windows
UNIVERSITY ESTATES NO. 04	034 081 02	1113 COLBY DRIVE	1969	1 Story , post and beam, raised floor; gable roof at living area with prominent fireplace; gable roof over frame dbl garage	Non-standard plan, all original
UNIVERSITY ESTATES NO. 04	034 082 07	1114 COLBY DRIVE	1969	1 Story , wide plan, low front gable, sideways post & beam, center entry, double doors, double garage left; 1968	All original construction
UNIVERSITY ESTATES NO. 04	034 081 03	1119 COLBY DRIVE	1968	1 Story , flat roof, post & beam; double carport left; rear flat roof with clerestory	Modified garage door and windows
UNIVERSITY ESTATES NO. 04	034 082 06	1120 COLBY DRIVE	1967	1 story Ranch, main hip and 2 projecting hips, double garage right	All original except garage door
UNIVERSITY ESTATES NO. 04	034 081 04	1203 COLBY DRIVE	1969	1 Story , low front gable, post & beam, double carport right, shingles (prob not orig)	Modified doors
UNIVERSITY ESTATES NO. 04	034 082 05	1204 COLBY DRIVE	1968	1 Story , low front gable, post & beam, double carport left	Added glass block in master bath; modified front door
UNIVERSITY ESTATES NO. 04	034 081 05	1209 COLBY DRIVE	1968	1 Story , low front gable, post & beam, double carport left	All original except front door; beams cut off
UNIVERSITY ESTATES NO. 04	034 082 04	1210 COLBY DRIVE	1968	1 story Ranch, main cross hip and one hip to rear; frame; double garage right	All original including garage doors
UNIVERSITY ESTATES NO. 04	034 081 06	1215 COLBY DRIVE	1968	1 Story , low front gable, post & beam, double carport left	Modified doors and windows
UNIVERSITY ESTATES NO. 04	034 082 03	1216 COLBY DRIVE	1969	1 Story , post and beam, raised floor; gable roof at living area with prominent fireplace; gable roof over frame dbl garage	Modified doors and windows

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UNIVERSITY ESTATES NO. 04	034 081 07	1221 COLBY DRIVE	1969	1 story , single main roof sloped to side; double carport right; brick veneer at left	All original except windows chagned to low-profiel bronze Aluminum
UNIVERSITY ESTATES NO. 04	034 082 02	1222 COLBY DRIVE	1968	1 Story , post and beam, raised floor; gable roof at living area with prominent fireplace; gable roof over frame dbl garage	Carport structure changed to steel tube
UNIVERSITY ESTATES NO. 04	034 082 01	1228 COLBY DRIVE	1969	1 story , flat roof, post & beam, double garage right	All original except side windows
UNIVERSITY ESTATES NO. 04	034 081 08	1406 SYCAMORE LANE	1969	1 Story , wide plan, low front gable, sideways post & beam, center entry, double doors, double garage right	All original construction
UNIVERSITY ESTATES NO. 04	034 063 08	1106 VILLANOVA DRIVE	1969	1 Story , flat roof, post & beam, large carport right with open entry	All original construction
UNIVERSITY ESTATES NO. 04	034 063 07	1112 VILLANOVA DRIVE	1968	1 Story , post and beam, raised floor; gable roof at living area with prominent fireplace; gable roof over frame dbl garage	Modified doors and windows
UNIVERSITY ESTATES NO. 04	034 061 23	1115 VILLANOVA DRIVE	1968	1 Story , wide plan, low front gable, sideways post & beam, center entry, double doors, double garage left; 1968	Carport filled in with nonconforming garage; modified front door
UNIVERSITY ESTATES NO. 04	034 063 06	1118 VILLANOVA DRIVE	1968	1 Story , flat roof, post & beam; double carport left; rear flat roof with clerestory	Modified doors and windows
UNIVERSITY ESTATES NO. 04	034 061 24	1121 VILLANOVA DRIVE	1968	1 story Ranch, main hip and 2 projecting hips, double garage right	Modified doors and windows
UNIVERSITY ESTATES NO. 04	034 061 26	1201 VILLANOVA DRIVE	1968	1 Story , low front gable, post & beam, double carport left	Modified doors and windows
UNIVERSITY ESTATES NO. 04	034 063 05	1202 VILLANOVA DRIVE	1970	1 Story , low front gable, post & beam, double carport left	Modified doors and windows; added clerestory at entry area
UNIVERSITY ESTATES NO. 04	034 061 27	1207 VILLANOVA DRIVE	1968	1 story Ranch, main cross hip and one hip to rear; frame; double garage right	Carport filled in with nonconforming garage and bedroom; modified front door
UNIVERSITY ESTATES NO. 04	034 063 04	1208 VILLANOVA DRIVE	1969	1 Story , low front gable, post & beam, double carport left	Modified doors and windows; beams cut

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UNIVERSITY ESTATES NO. 04	034 061 28	1213 VILLANOVA DRIVE	1967	1 Story , post and beam, raised floor; gable roof at living area with prominent fireplace; gable roof over frame dbl garage	Modified garage door and windows
UNIVERSITY ESTATES NO. 04	034 063 03	1214 VILLANOVA DRIVE	1969	1 story , single main roof sloped to side; double carport right; brick veneer at left	Carport filled in with nonconforming garage; modified front door and windows
UNIVERSITY ESTATES NO. 04	034 061 29	1219 VILLANOVA DRIVE	1969	1 Story , post and beam, raised floor; gable roof at living area with prominent fireplace; gable roof over frame dbl garage	Modified doors and windows
UNIVERSITY ESTATES NO. 04	034 063 02	1220 VILLANOVA DRIVE	1970	1 story , flat roof, post & beam, double garage right	All original construction
UNIVERSITY ESTATES NO. 04	034 061 30	1225 VILLANOVA DRIVE	1972	1 Story , wide plan, low front gable, sideways post & beam, center entry, double doors, double garage right	All original construction, varnished siding
UNIVERSITY ESTATES NO. 04	034 063 01	1226 VILLANOVA DRIVE	1970	1 Story , flat roof, post & beam, large carport right with open entry	All original except garage door which is compatible style
UNIVERSITY ESTATES NO. 05	034 043 01	1809 APPLE LANE	1970	1-story Post-and-Beam transitional with double garage	Moderately altered
UNIVERSITY ESTATES NO. 05 (recorded 4/25/68 0:00)	034 042 01	1810-1812 APPLE LANE	1969	1 Story Contemporary duplex, low cross gable, center double carport	Modified doors and windows
UNIVERSITY ESTATES NO. 05	034 042 02	1816-1818 APPLE LANE	1969	1 Story Contemporary duplex, low cross gable, center double carport	Modified doors and windows
UNIVERSITY ESTATES NO. 05	034 042 03	1822-1824 APPLE LANE	1969	1 Story Post and Beam duplex, low front gable, double carport center	All original except beams cut off
UNIVERSITY ESTATES NO. 05	034 042 04	1906-1908 APPLE LANE	1970	1 Story Contemporary duplex, low front gable, double carport center	All original
UNIVERSITY ESTATES NO. 05	034 042 05	1912-1914 APPLE LANE	1970	1 Story Post and Beam duplex, low cross gable, double carport center	All original except roof beams cut on sides
UNIVERSITY ESTATES NO. 05	034 041 01	1212-1214 DRAKE DRIVE	1969	1 Story Contemporary duplex, low front gable, double carport center	All original except front doors
UNIVERSITY ESTATES NO. 05	034 043 25	1012 KENT DRIVE	0	Tennis court	Owned by 1006 Kent

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UNIVERSITY ESTATES NO. 05	034 043 02	900 KENT DRIVE	1969	1 Story Ranch, main cross gable, projecting hip roof on left, double garage right	Modified doors
UNIVERSITY ESTATES NO. 05	034 043 03	906 KENT DRIVE	1970	1 Story Post and Beam, low front gable, double carport right	Carport converted to garage, modified doors and windows
UNIVERSITY ESTATES NO. 05	034 041 12	907 KENT DRIVE	1970	1 Story Post and Beam, low front gable, double garage right	Modified doors and windows
UNIVERSITY ESTATES NO. 05	034 041 11	913 KENT DRIVE	1969	1 Story Ranch, frame, main cross gable, double garage right	Modified doors and windows
UNIVERSITY ESTATES NO. 05	034 043 04	1000 KENT DRIVE	1969	1 Story Post and Beam, high front gable at living room, main cross gable, double garage right, brick chimney	Modified doors [front and garage]
UNIVERSITY ESTATES NO. 05	034 041 10	1003 KENT DRIVE	1970	1 Story Post and Beam, high front gable at living room, main cross gable, double garage left, brick chimney	Modified doors [front and garage]
UNIVERSITY ESTATES NO. 05	034 043 24	1006 KENT DRIVE	1970	1 Story Post and Beam, wide plan, center entry, raised floor	All original except garage door
UNIVERSITY ESTATES NO. 05	034 041 09	1009 KENT DRIVE	1971	1 Story Post and Beam, low front gable, carport left	Added storage room, modified bedroom window
UNIVERSITY ESTATES NO. 05	034 041 08	1015 KENT DRIVE	1970	1 Story Post and Beam, wide plan, center entry, raised floor, double garage left	Modified doors and windows
UNIVERSITY ESTATES NO. 05	034 043 26	1018 KENT DRIVE	1970	1 Story Post and Beam, high front gable at living room, main flat roof, double garage left, brick chimney; 1969	All original
UNIVERSITY ESTATES NO. 05	034 041 07	1101 KENT DRIVE	1969	1 Story Post and Beam, high front gable at living room, main cross gable, double garage right, brick chimney	Modified doors and windows
UNIVERSITY ESTATES NO. 05	034 043 27	1102 KENT DRIVE	1970	1 Story Post and Beam, high front gable at living room, main cross gable, double garage left, brick chimney, slab on grade	All original except front doors
UNIVERSITY ESTATES NO. 05	034 041 06	1107 KENT DRIVE	1970	1 Story Post and Beam, high front gable at living room, main cross gable, double garage left, brick chimney	All original except possibly partial second floor [compatible] and garage door

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					[compatible], non-characteristic plan
UNIVERSITY ESTATES NO. 05	034 043 28	1108 KENT DRIVE	1970	1 Story Post and Beam, high front gable at living room, main cross gable, double garage left, brick chimney	All original
UNIVERSITY ESTATES NO. 05	034 041 05	1113 KENT DRIVE	1971	1 Story Post and Beam, wide plan, center entry, raised floor, grooved plaster finish	All original
UNIVERSITY ESTATES NO. 05	034 043 29	1114 KENT DRIVE	1970	1 Story Post and Beam, low front gable, carport left	Modified doors and windows, added storage room at left
UNIVERSITY ESTATES NO. 05	034 041 04	1119 KENT DRIVE	1969	1 Story Post and Beam, high front gable at living room, main cross gable, double garage left, brick chimney	All original except garage door
UNIVERSITY ESTATES NO. 05	034 043 11	1120 KENT DRIVE	1970	1 Story Post and Beam, high front gable at living room, main flat roof, double garage right, brick chimney	All original
UNIVERSITY ESTATES NO. 05	034 041 03	1201 KENT DRIVE	1971	1 Story Post and Beam, low front gable, double garage left	Modified doors and windows
UNIVERSITY ESTATES NO. 05	034 043 12	1202 KENT DRIVE	1972	1 Story Post and Beam, low front gable, double garage right, slab on grade	Modified doors and windows
UNIVERSITY ESTATES NO. 05	034 041 02	1207-1209 KENT DRIVE	1969	1 Story Post and Beam duplex, low front gable, double carport center	All original except front doors and beams
UNIVERSITY ESTATES NO. 05	034 044 01	1008 RADCLIFFE DRIVE	1971	1 Story Post and Beam, low front gable, double carport right	Modified fascia, beams cut off
UNIVERSITY ESTATES NO. 05	034 043 23	1013 RADCLIFFE DRIVE	1970	1 Story Post and Beam, high front gable at living room, main cross gable, double garage right, brick chimney	Modified doors and windows
UNIVERSITY ESTATES NO. 05	034 044 02	1014 RADCLIFFE DRIVE	1969	1 Story Post and Beam, flat roof, double garage left	All original except compatible front door
UNIVERSITY ESTATES NO. 05	034 043 22	1019 RADCLIFFE DRIVE	1970	1 Story Post and Beam, low front gable, double carport left, asymmetrical roof	All original
UNIVERSITY ESTATES NO. 05	034 044 03	1100 RADCLIFFE DRIVE	1970	1 Story Post and Beam, low front gable, double carport right	Modified windows and beams

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UNIVERSITY ESTATES NO. 05	034 043 21	1103 RADCLIFFE DRIVE	1969	1 Story Post and Beam, high front gable at living room, main flat roof, double garage right, brick chimney	Modified doors [front and garage]
UNIVERSITY ESTATES NO. 05	034 043 20	1109 RADCLIFFE DRIVE	1970	1-story flat roof post and beam, double carport	Screen wall blocks but appears only slightly modified
UNIVERSITY ESTATES NO. 05	034 044 05	1112 RADCLIFFE DRIVE	1969	1 Story Post and Beam, low front gable, double garage left	Heavily modified, carport now garage
UNIVERSITY ESTATES NO. 05	034 043 19	1115 RADCLIFFE DRIVE	1970	1 Story Post and Beam, wide plan, center entry, raised floor, double garage right	All original except garage door
UNIVERSITY ESTATES NO. 05	034 043 18	1121 RADCLIFFE DRIVE	1970	1 Story Post and Beam, high front gable at living room, main cross gable, double garage left, brick chimney	Modified doors and windows
UNIVERSITY ESTATES NO. 05	034 044 11	1124 RADCLIFFE DRIVE	1970	1 Story Post and Beam, high front gable at living room, main cross gable, double garage left, brick chimney	Modified doors and windows
UNIVERSITY ESTATES NO. 05	034 043 17	1127 RADCLIFFE DRIVE	1970	1 Story Post and Beam, high front gable at living room, main cross gable, double garage left, brick chimney	Modified doors and windows
UNIVERSITY ESTATES NO. 05	034 043 16	1203 RADCLIFFE DRIVE	1969	1 Story Ranch, main cross gable with 3 engaged gables	modified, plaster added
UNIVERSITY ESTATES NO. 05	034 044 12	1206 RADCLIFFE DRIVE	1970	1 Story Post and Beam, wide plan, low front gable, center entry, raised floor, 4 BR	Modified garage door and beams, added door at garage
UNIVERSITY ESTATES NO. 05	034 044 13	1212 RADCLIFFE DRIVE	1970	1 Story Post and Beam, wide plan, 3 flat roofs, center entry, raised floor, 4 BR	Modified doors and windows
UNIVERSITY ESTATES NO. 05	034 043 15	1808 SYCAMORE LANE	1969	1 Story Ranch, 2 cross gables, double garage left, raised floor	Modified doors and windows and roof, non- standard plan
UNIVERSITY ESTATES NO. 05	034 043 14	1812-1814 SYCAMORE LANE	1969	1 Story Post and Beam duplex, low front gable, double carport center	All original except beams cut off
UNIVERSITY ESTATES NO. 05	034 043 13	1818 SYCAMORE LANE	1970	1 Story Post and Beam duplex, low front gable, double carport center	All original except beams cut off
UNIVERSITY ESTATES NO. 06	034 012 11	1911 SYCAMORE LANE	0	Split-level duplex	Unmodified

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UNIVERSITY ESTATES NO. 06	034 011 27	1921 SYCAMORE LANE	1973	1-story Post-and-Beam office building identical to 1931	Moderately altered
UNIVERSITY ESTATES NO. 06	034 011 26	1931 SYCAMORE LANE	1975	1-story Post-and-Beam office building identical to 1921	Moderately altered
UNIVERSITY ESTATES NO. 07 (recorded 3/25/69 0:00)	034 042 06	1918 APPLE LANE	1970	1-story Contemporary duplex, carports, flat roof	Moderately altered
UNIVERSITY ESTATES NO. 07	034 041 14	904 DRAKE DRIVE	1971	1-Story gabled Post-and-Beam duplex	Moderately altered
UNIVERSITY ESTATES NO. 07	034 041 15	910 DRAKE DRIVE	1971	1-Story gabled Post-and-Beam duplex	Moderately altered
UNIVERSITY ESTATES NO. 07	034 041 16	916 DRAKE DRIVE	1971	1-Story gabled Post-and-Beam duplex	Moderately altered
UNIVERSITY ESTATES NO. 07	034 041 17	1004 DRAKE DRIVE	1971	1-Story gabled Post-and-Beam duplex	Moderately altered
UNIVERSITY ESTATES NO. 07	034 041 18	1010 DRAKE DRIVE	1970	1-Story gabled Post-and-Beam duplex	Moderately altered
UNIVERSITY ESTATES NO. 07	034 041 26	1016 DRAKE DRIVE	1971	1-Story gabled Post-and-Beam duplex	Moderately altered
UNIVERSITY ESTATES NO. 07	034 041 25	1104 DRAKE DRIVE	1971	1-Story gabled Post-and-Beam duplex	Moderately altered
UNIVERSITY ESTATES NO. 07	034 041 21	1110 DRAKE DRIVE	1971	1-Story gabled Post-and-Beam duplex	Moderately altered
UNIVERSITY ESTATES NO. 07	034 041 28	1116 DRAKE DRIVE	1970	1-Story gabled Post-and-Beam duplex	Moderately altered
UNIVERSITY ESTATES NO. 07	034 041 23	1200 DRAKE DRIVE	1970	1-Story gabled Post-and-Beam duplex	Moderately altered
UNIVERSITY ESTATES NO. 07	034 041 24	1206 DRAKE DRIVE	1970	1-Story gabled Post-and-Beam duplex	Moderately altered
UNIVERSITY ESTATES NO. 08 (recorded 4/2/69 0:00)	034 021 21	1300 BROWN DRIVE	1970	1 Story Contemporary, high front gable at living room, main cross gable, prominent brick chimney, double garage at right, slab on grade	Modified doors
UNIVERSITY ESTATES NO. 08	034 023 14	1301 BROWN DRIVE	1970	1 Story Contemporary, high front gable at living room, main cross gable, prominent brick chimney, two garages at left	Modified doors
UNIVERSITY ESTATES NO. 08	034 021 20	1306 BROWN DRIVE	1971	1 Story Post and Beam, low front gable, carport left	All original construction
UNIVERSITY ESTATES NO. 08	034 023 13	1307 BROWN DRIVE	1970	1 Story Contemporary, high front gable at living room, main cross gable, prominent brick chimney, double garage at left, slab on grade; 1970	Modified doors and windows

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UNIVERSITY ESTATES NO. 08	034 021 19	1312 BROWN DRIVE	1970	1 Story Post and Beam, low front gable, wide plan with center entry, slab on grade, scored plaster finish	Modified doors and windows
UNIVERSITY ESTATES NO. 08	034 023 12	1313 BROWN DRIVE	1971	1 Story Post and Beam, low gable gullwing roof, main cross gable, two garages at left	Modified doors and windows, beam ends cut off
UNIVERSITY ESTATES NO. 08	034 021 18	1318 BROWN DRIVE	1970	1 Story Post and Beam, low front gable, double carport right	Modified doors and windows, beam ends cut off
UNIVERSITY ESTATES NO. 08	034 023 11	1319 BROWN DRIVE	1970	1 Story Contemporary, high front gable at living room, main cross gable, prominent brick chimney, double garage at left, slab on grade	Modified doors and windows
UNIVERSITY ESTATES NO. 08	034 021 17	1324 BROWN DRIVE	1970	1 Story Post and Beam, 2 flat roofs with central clerestory, double carport left	Modified doors and windows
UNIVERSITY ESTATES NO. 08	034 023 10	1325 BROWN DRIVE	1971	1 Story Post and Beam, low front gable, single carport left, sun space at central entry	All original construction except front door; check permit history re: windows adjacent to door
UNIVERSITY ESTATES NO. 08	034 021 16	1330 BROWN DRIVE	1970	1 Story Post and Beam, low front gable, double carport left	Carport converted to garage, modified door and windows
UNIVERSITY ESTATES NO. 08	034 023 09	1331 BROWN DRIVE	1970	1 Story Ranch, post and beam, stepped cross gable, double garage right	Modified garage door, beam ends cut off
UNIVERSITY ESTATES NO. 08	034 021 15	1336 BROWN DRIVE	1971	1 Story Post and Beam, low front gable, triple carport right	Modified doors and windows, added windows
UNIVERSITY ESTATES NO. 08	034 023 08	1337 BROWN DRIVE	1970	1 Story Post and Beam, shed and flat roofs, center entry, scored plaster finish, corner lot	Modified doors, beam ends cut off
UNIVERSITY ESTATES NO. 08	034 021 14	1402 BROWN DRIVE	1970	1 Story Contemporary, high front gable at living room, main cross gable, prominent brick chimney, double garage at right, slab on grade	Modified doors
UNIVERSITY ESTATES NO. 08	034 021 13	1409 BROWN DRIVE	1971	1 Story Post and Beam, sideways low gable, scored plaster finish	Modified garage doors
UNIVERSITY ESTATES NO. 08	034 021 12	1415 BROWN DRIVE	1971	1 Story Post and Beam, low front gable, double carport right	Carport converted to garage with aluminum doors, added front window

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UNIVERSITY ESTATES NO. 08	034 021 11	1421 BROWN DRIVE	1971	1 Story Ranch, post & beam, stepped cross gable, double garage right	Modified garage door, beams ends cut off
UNIVERSITY ESTATES NO. 08	034 021 10	1427 BROWN DRIVE	1972	1 Story Post and Beam, low front gable, post & beam, double carport left	All original construction
UNIVERSITY ESTATES NO. 08	034 021 41	1433 BROWN DRIVE	1971	1 Story Post and Beam, high front gable at living room, main cross gable, prominent brick chimney, double garage at left, slab on grade; 1970	Modified doors, beam ends cut off
UNIVERSITY ESTATES NO. 08	034 021 40	1439 BROWN DRIVE	1971	2 Story Contemporary, asymmetrical front gable, medium slope, 2 garages left, main cross gable	Modified doors and windows
UNIVERSITY ESTATES NO. 08	034 021 07	1503 BROWN DRIVE	1971	1 Story Post and Beam, low front gable, garage right, scored plaster finish	Garage modified, 2 doors to one door, beam ends cut off
UNIVERSITY ESTATES NO. 08	034 023 01	1504 BROWN DRIVE	1970	1 Story Contemporary, high front gable at living room, main cross gable, prominent brick chimney, double garage at left, slab on grade	All original construction
UNIVERSITY ESTATES NO. 08	034 021 06	1509 BROWN DRIVE	1971	1 Story Post and Beam, high front gable at living room, main cross gable, prominent brick chimney, double garage right, slab on grade	Modified doors, beam ends cut off, garage partly filled in
UNIVERSITY ESTATES NO. 08	034 023 02	1510 BROWN DRIVE	1971	1 Story Contemporary, high front flat roof at living room, main flat roof, prominent brick chimney, double garage right, slab on grade	Modified doors and windows
UNIVERSITY ESTATES NO. 08	034 021 05	1515 BROWN DRIVE	1971	1 Story Post and Beam, 2 flat roofs with central clerestory, double carport left	Modified doors and windows, carport converted to dwelling space
UNIVERSITY ESTATES NO. 08	034 023 03	1516 BROWN DRIVE	1970	1 Story Post and Beam, low front gable, double carport right	Heavily modified including bay windows
UNIVERSITY ESTATES NO. 08	034 021 04	1521 BROWN DRIVE	1970	1 Story Ranch, frame, main cross gable, double garage right, raised floor	Modified doors
UNIVERSITY ESTATES NO. 08	034 023 04	1522 BROWN DRIVE	1971	1 Story Contemporary, square/rectangular plan, flat roof, recessed entry, skylight over central atrium, right double	All original construction

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				garage under primary roof	
UNIVERSITY ESTATES NO. 08	034 021 03	1527 BROWN DRIVE	1970	1 Story Post and Beam, low front gable, double carport left	Carport converted to garage, modified doors
UNIVERSITY ESTATES NO. 08	034 021 02	1533 BROWN DRIVE	1971	1 Story Contemporary, high front gable at living room, main cross gable, prominent brick chimney, double garage at left, slab on grade	Modified doors and windows
UNIVERSITY ESTATES NO. 08	034 023 06	1534 BROWN DRIVE	1970	1 Story Contemporary, high front gable at living room, main cross gable, prominent brick chimney, double garage at right, slab on grade	Modified doors and windows
UNIVERSITY ESTATES NO. 08	034 021 01	1539 BROWN DRIVE	1970	1 Story Contemporary, high front gable at living room, main cross gable, prominent brick chimney, double garage at left, slab on grade	All original except garage door; See photos
UNIVERSITY ESTATES NO. 08	034 023 07	1540 BROWN DRIVE	1971	1 Story Contemporary, high front gable at living room, main cross gable, prominent brick chimney, double garage at right, slab on grade	Modified doors and windows, possible new plaster
UNIVERSITY ESTATES NO. 08	034 022 01	1218 RADCLIFFE DRIVE	1971	1 Story Contemporary, high front gable at living room, main cross gable, prominent brick chimney, double garage at left, slab on grade	Modified doors and windows
UNIVERSITY ESTATES NO. 08	034 022 09	1514 SYCAMORE LANE	1974	1 Story Ranch, frame, main cross gable, Second front gable, double garage right, raised floor	Modified doors and windows
UNIVERSITY ESTATES NO. 08	034 022 08	1520 SYCAMORE LANE	1971	1 Story Contemporary, high front flat roof at living room, main flat roof, prominent brick chimney, double garage left, slab on grade	Modified doors and windows, beam ends cut off
UNIVERSITY ESTATES NO. 08	034 022 07	1526 SYCAMORE LANE	1971	1 Story Post and Beam, low front gable, double carport right, brick facing at base	Modified doors and windows, beam ends cut off
UNIVERSITY ESTATES NO. 08	034 022 06	1604 SYCAMORE LANE	1970	1 Story Post and Beam, low front gable, wide plan	All original construction

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				with center entry, raised floor	
UNIVERSITY ESTATES NO. 08	034 022 05	1610 SYCAMORE LANE	1970	1 Story Contemporary, low front gable, wide plan with center entry, frame, raised floor, garage right	Modified doors and windows
UNIVERSITY ESTATES NO. 08	034 022 04	1616 SYCAMORE LANE	1971	1 Story Contemporary, high front gable roof at living room, main flat roof, prominent brick chimney, double garage left, slab on grade	Modified doors and windows, beam ends cut off
UNIVERSITY ESTATES NO. 08	034 022 03	1702 SYCAMORE LANE	1970	1 Story Post and Beam, low front gable, wide plan with center entry, raised floor, garage right	All original except garage door; See photos
UNIVERSITY ESTATES NO. 08	034 022 02	1708 SYCAMORE LANE	1971	1 Story Modern/Ranch, high front flat roof at living room, main flat roof, prominent brick chimney, double garage left, raised floor	Modified doors and windows
UNIVERSITY ESTATES NO. 09 (recorded 11/18/69 0:00)	034 021 22	1302 NOTRE DAME DRIVE	1971	1 Story , low front gable, post & beam, double garage right, slab on grade	Modified Doors and Windows
UNIVERSITY ESTATES NO. 09	034 021 23	1308 NOTRE DAME DRIVE	1971	1 Story , wide plan, flat roof, frame, 4 bedroom, slab on grade; scored plaster, double garage left	Modified Doors and Windows
UNIVERSITY ESTATES NO. 09	034 024 13	1309 NOTRE DAME DRIVE	1971	1 Story , high front gable at living room, post & beam, slab on grade, double garage right	Modified doors, tile roof added; historic Volvo
UNIVERSITY ESTATES NO. 09	034 021 24	1314 NOTRE DAME DRIVE	1972	1 Story , low front gable, wide plan, post & beam, slab on grade, double garage left	Modified Doors and Windows; front extension added
UNIVERSITY ESTATES NO. 09	034 024 12	1315 NOTRE DAME DRIVE	1971	1 Story , low front gable, wide plan, post & beam, raised floor, double garage right, center ent	Modified Doors and Windows
UNIVERSITY ESTATES NO. 09	034 021 25	1320 NOTRE DAME DRIVE	1971	1 Story , low front gable, post & beam, double carport right, 4 Bedroom	Modified Doors and Windows
UNIVERSITY ESTATES NO. 09	034 024 11	1321 NOTRE DAME DRIVE	1971	1 Story , high front gable at living room, main cross gable, post & beam, slab on grade, double garage right, prominent brick chimney	Modified Doors and Windows; carport converted to single garage; beam ends cut off

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UNIVERSITY ESTATES NO. 09	034 021 26	1326 NOTRE DAME DRIVE	1971	1 Story , stepped flat roof, post & beam, central clerestory, double carport left	Carport converted to garage; Modified doors and windows
UNIVERSITY ESTATES NO. 09	034 024 10	1327 NOTRE DAME DRIVE	1971	1 Story , low front gable, wide plan, post & beam, slab on grade, single garage left	All original construction except compatible front door
UNIVERSITY ESTATES NO. 09	034 021 27	1332 NOTRE DAME DRIVE	1971	1 Story , low front gable, post & beam, double carport right	All original construction except compatible garage door
UNIVERSITY ESTATES NO. 09	034 024 09	1333 NOTRE DAME DRIVE	1971	1 Story Ranch, frame, main cross hip roof, attached front hip on right, double garage left	All original construction except compatible front door
UNIVERSITY ESTATES NO. 09	034 021 28	1338 NOTRE DAME DRIVE	1971	1 Story , low front gable, post & beam, double garage right, slab on grade	Modified Door; front extension added; possible orig custom
UNIVERSITY ESTATES NO. 09	034 024 08	1339 NOTRE DAME DRIVE	1971	1 Story , wide plan, flat roof, frame, 4 bedroom, slab on grade; scored plaster, double garage left	Modified doors, tile roof added;
UNIVERSITY ESTATES NO. 09	034 021 29	1344 NOTRE DAME DRIVE	1971	1 Story , high front gable at living room, post & beam, slab on grade, double garage right	All original construction
UNIVERSITY ESTATES NO. 09	034 021 39	1401 NOTRE DAME DRIVE	1972	1 Story , low front gable, wide plan, post & beam, slab on grade, double garage left	All original construction
UNIVERSITY ESTATES NO. 09	034 021 43	1413 NOTRE DAME DRIVE	1972	1 Story , low front gable, wide plan, post & beam, raised floor, double garage right, center ent	Modified garage door; added RV carport at north
UNIVERSITY ESTATES NO. 09	034 021 44	1419 NOTRE DAME DRIVE	1973	1 Story , low front gable, post & beam, double carport right, 4 Bedroom	Modified Doors
UNIVERSITY ESTATES NO. 09	034 010 01	1505 NOTRE DAME DRIVE	1972	1 Story transitional, high front gable at living room, main cross gable, post & beam, slab on grade, double garage right, prominent brick chimney	Modified Windows
UNIVERSITY ESTATES NO. 09	034 024 07	1506 NOTRE DAME DRIVE	1971	1 Story transitional, high front gable at living room, main cross gable, post & beam, slab on grade, prominent brick chimney clerestory, double carport left	Slightly modified

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UNIVERSITY ESTATES NO. 09	034 024 06	1512 NOTRE DAME DRIVE	1971	1 Story , low front gable, post & beam, double carport right	Modified Sliding Door
UNIVERSITY ESTATES NO. 09	034 010 03	1517 NOTRE DAME DRIVE	1973	1 Story Ranch, frame, main cross hip roof, attached front hip on right, double garage left	Modified Doors
UNIVERSITY ESTATES NO. 09	034 024 05	1518 NOTRE DAME DRIVE	1971	1 Story , low front gable, post & beam, double garage right, slab on grade	Modified Doors; beam ends cut off
UNIVERSITY ESTATES NO. 09	034 010 04	1523 NOTRE DAME DRIVE	1972	1 Story , wide plan, flat roof, frame, 4 bedroom, slab on grade; scored plaster, double garage left	Modified Doors and Windows
UNIVERSITY ESTATES NO. 09	034 024 04	1524 NOTRE DAME DRIVE	1971	1 Story , high front gable at living room, post & beam, slab on grade, double garage right	Modified Doors and Windows
UNIVERSITY ESTATES NO. 09	034 010 10	1529 NOTRE DAME DRIVE	1971	1 Story , low front gable, wide plan, post & beam, slab on grade, double garage left	Modified Doors and Windows
UNIVERSITY ESTATES NO. 09	034 024 03	1530 NOTRE DAME DRIVE	1971	1 Story , low front gable, wide plan, post & beam, raised floor, double garage right, center ent	Modified Doors
UNIVERSITY ESTATES NO. 09	034 010 12	1535 NOTRE DAME DRIVE	1971	1 Story , low front gable, post & beam, double carport right, 4 Bedroom	Modified Windows; original garage door
UNIVERSITY ESTATES NO. 09	034 024 02	1536 NOTRE DAME DRIVE	1971	1 Story , high front gable at living room, main cross gable, post & beam, slab on grade, double garage right, prominent brick chimney	Modified Doors and Windows; carport converted to office
UNIVERSITY ESTATES NO. 09	034 010 11	1541 NOTRE DAME DRIVE	1973	1 Story , stepped flat roof, post & beam, central clerestory, double carport left	Modified Doors and Windows
UNIVERSITY ESTATES NO. 09	034 024 01	1542 NOTRE DAME DRIVE	1972	1 Story , low front gable, wide plan, post & beam, slab on grade, single garage left	Modified Windows; carport modified to single garage
UNIVERSITY ESTATES NO. 09	034 010 08	1547 NOTRE DAME DRIVE	1971	1 Story , low front gable, post & beam, double carport right	Modified Doors and Windows; beam ends cut off

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UNIVERSITY ESTATES NO. 09	034 024 14	1709 SYCAMORE LANE	1971	1 Story Ranch, frame, main cross hip roof, attached front hip on right, double garage left	Modified Doors and Windows; carport converted to garage
UNIVERSITY ESTATES NO. 11 (recorded 5/17/71 0:00)	034 147 04	418 CITADEL DRIVE	1972	1 Story Streng, stepped cross gable; Post & Beam Cross orientation; originals siding	New doors and windows
UNIVERSITY ESTATES NO. 11	034 147 03	424 CITADEL DRIVE	1972	1 Story Streng, main cross gable, P&B, projecting front gable at Living Room, prominent brick chimney	All original except front door;
UNIVERSITY ESTATES NO. 11	034 147 02	430 CITADEL DRIVE	1972	1 Story Streng, main cross gable, P&B, projecting front gable at Living Room, prominent brick chimney	All original except front door; original owner (Zamitis)
UNIVERSITY ESTATES NO. 11	034 147 01	436 CITADEL DRIVE	1974	1 Story unique, Flat and Shed roofs, post and beam, center entry, original vertically scored plaster, SOG	New garage door, compatible style
UNIVERSITY ESTATES NO. 11	034 147 06	1407 REDWOOD LANE	1972	1 Story Streng, low front gable, Post & Beam, Double carport right, 8" OC plywood siding	All original including ball fixture
UNIVERSITY ESTATES NO. 11	034 147 39	1413 REDWOOD LANE	1972	1 Story Streng, Flat roof, Post & Beam, Center entry, original vertically scored plaster, SOG	New garage door, compatible style
UNIVERSITY ESTATES NO. 12 (recorded 6/30/71 0:00)	034 141 35	1308 ANDERSON ROAD	1973	1 Story Streng duplex, low side gable, single carport each side, post & beam, slab on grade, vertical scored plaster	All original except new smooth plaster
UNIVERSITY ESTATES NO. 12	034 141 10	1310 ANDERSON ROAD	1973	Other half of 1308	All original
UNIVERSITY ESTATES NO. 12	034 141 11	1404 ANDERSON ROAD	1972	1 Story Streng duplex, low front gable, single carport each side, post & beam, slab on grade, wd siding	All original
UNIVERSITY ESTATES NO. 12	034 141 12	1406 ANDERSON ROAD	1972	Other half of 1404	All original
UNIVERSITY ESTATES NO. 12	034 141 13	1410 ANDERSON ROAD	1972	1 Story Streng duplex, low front gable, single carport each side, post & beam, slab on grade, wd siding	All original
UNIVERSITY ESTATES NO. 12	034 141 14	1412 ANDERSON ROAD	1972	Other half of 1412	All original
UNIVERSITY ESTATES NO. 12	034 147 36	1504 ANDERSON ROAD	1972	1 Story Streng duplex, low side gable, single carport each side, post & beam, slab on grade, wood siding	Modified doors and windows
UNIVERSITY ESTATES NO. 12	034 147 35	1506 ANDERSON ROAD	1972	Other half of 1504	Modified doors and windows
UNIVERSITY ESTATES NO. 12	034 147 34	1512 ANDERSON ROAD	1972	1 Story Streng duplex, low front gable, single carport	New vinyl windows

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				each side, post & beam, slab on grade, wd siding	
UNIVERSITY ESTATES NO. 12	034 147 33	1514 ANDERSON ROAD	1972	Other half of 1512	
UNIVERSITY ESTATES NO. 12	034 147 09	1402 CAROB PLACE	1972	1 Story Streng, main cross gable, P&B, projecting front gable at Living Room, prominent brick chimney	All original except garage door and front door
UNIVERSITY ESTATES NO. 12	034 147 13	1403 CAROB PLACE	1973	1 Story Ranch, Main cross gable, projecting gable at garage (left), raised floor	All original except compatible new garage door
UNIVERSITY ESTATES NO. 12	034 147 12	1409 CAROB PLACE	1972	1 Story Streng, low front gable, double carport right; wide plan, center entry, raised floor	All original
UNIVERSITY ESTATES NO. 12	034 147 37	1415 CAROB PLACE	1972	1 Story Streng, flat roof, double garage right; post and beam, prominent chimney at Living Room	New windows, compatible; new steel beam at interior between LR and kitchen
UNIVERSITY ESTATES NO. 12	034 142 38	510 GEORGETOWN PLACE	1972	1 Story Streng, stepped cross gable, double garage left, P&B, slab on grade, prom. chimney at living room right	All original
UNIVERSITY ESTATES NO. 12	034 142 37	511 GEORGETOWN PLACE	1973	1 Story Streng, flat roof, unique plan, post & beam, slab on grade, vertically scored plaster	Possibly modified but is supportive
UNIVERSITY ESTATES NO. 12	034 142 39	516 GEORGETOWN PLACE	1972	1 Story Streng, flat roof, wide plan, clerestory at rear, post & beam (cross-oriented), double garage right	windows replace with non-original type
UNIVERSITY ESTATES NO. 12	034 142 36	517 GEORGETOWN PLACE	1972	1 Story Streng, low front gable, Post & Beam, slab on grade, Double carport left, 8" OC plywood siding	All original except comp. shingle roof
UNIVERSITY ESTATES NO. 12	034 142 40	522 GEORGETOWN PLACE	1972	1 Story Streng, stepped flat roof, doule carport right. P&B, slab on grade, prominent chimney at living room left.	All original
UNIVERSITY ESTATES NO. 12	034 142 35	523 GEORGETOWN PLACE	1972	1 Story Streng, low front gable, wide plan, center entry, post and beam, double garage left side, 8" swirl siding	All original
UNIVERSITY ESTATES NO. 12	034 142 41	528 GEORGETOWN PLACE	1972	1 Story Streng, flat roof, custom plan, single carport right, post & beam, slab on grade, vertical scored plaster	All original except driveway
UNIVERSITY ESTATES NO. 12	034 142 31	529 GEORGETOWN PLACE	1972	1 Story Streng, main cross gable, P&B, projecting front gable at Living Room, prom. brick chimney, dbl gar right	All original except compatible new garage door
UNIVERSITY ESTATES NO. 12	034 142 13	534 GEORGETOWN PLACE	1972	1 Story Streng, main cross gable, P&B, projecting front gable at Living	All original except compatible new garage door

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				Room, prom. brick chimney, dbl gar left	
UNIVERSITY ESTATES NO. 12	034 141 34	602 GEORGETOWN PLACE	1972	1 Story Streng, main cross gable, P&B, projecting front gable at Living Room, prom. brick chimney, dbl gar right	All original except compatible rear addition
UNIVERSITY ESTATES NO. 12	034 141 24	603 GEORGETOWN PLACE	1973	1 Story Streng, low front gable, double garage left; wide plan, center entry, vertical scored plaster, post & beam, slab on grade	All original
UNIVERSITY ESTATES NO. 12	034 141 33	608 GEORGETOWN PLACE	1973	1 Story Streng, flat roof, double garage right; post and beam, cross beams, SOG, vertically scored plaster	All original
UNIVERSITY ESTATES NO. 12	034 141 25	609 GEORGETOWN PLACE	1972	1 Story Streng, low front gable, double carport left; post & beam, slab on grade, 8" swirl siding	All original
UNIVERSITY ESTATES NO. 12	034 141 32	614 GEORGETOWN PLACE	1972	1 Story Streng, main cross gable, projecting gable at living room left, double garge right, post & beam, slab on grade	All original
UNIVERSITY ESTATES NO. 12	034 141 31	620 GEORGETOWN PLACE	1972	1 Story Streng, low front gable, double carport left; post & beam, slab on grade, 8" swirl siding, 4 bedroom	All original
UNIVERSITY ESTATES NO. 12	034 141 27	621 GEORGETOWN PLACE	1973	1 Story Streng, flat roof, unique plan, post & beam, slab on grade, vertically scored plaster	minor modifications
UNIVERSITY ESTATES NO. 12	034 141 30	626 GEORGETOWN PLACE	1972	1 Story Streng, flat roof, double carport right, post & beam, slab on grade	All original
UNIVERSITY ESTATES NO. 12	034 141 28	627 GEORGETOWN PLACE	1972	1 Story ranch, double garage left	modified windows
UNIVERSITY ESTATES NO. 12	034 141 29	632 GEORGETOWN PLACE	1972	2 Story Ranch, unique plan; not Streng-built	reported all original
UNIVERSITY ESTATES NO. 12	034 142 21	1312 TOYON PLACE	1972	1 Story Streng, low front gable, two garages at right, original vertically scored plaster, glass around frt door	All original except front door
UNIVERSITY ESTATES NO. 12	034 142 19	1306 TOYON PLACE	1972	1 Story Streng, low side gable with projecting flat roof at Living Room; raised floor; brick chimney	All original except front door
UNIVERSITY ESTATES NO. 12	034 142 22	1309 TOYON PLACE	1972	1 Story Streng, low front gable, wide plan, center entry, post and beam, 2 garages left side	All original except compatible new garage door
UNIVERSITY ESTATES NO. 12	034 147 07	503 VILLANOVA DRIVE	1973	1 Storylow gable duplex	Some projecting beams cut short
UNIVERSITY ESTATES NO. 12	034 147 08	509 VILLANOVA DRIVE	1972	1 Story Streng, low front gable, double carport left; post & beam, slab on	All original except possibly added window at front

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				grade, 8" swirl siding; 4 bedroom plan	
UNIVERSITY ESTATES NO. 12	034 142 20	510 VILLANOVA DRIVE	1972	1 Story Streng, low front gable, large roof opening a entry, double carport right; narrow groove siding	All original
UNIVERSITY ESTATES NO. 12	034 142 24	528 VILLANOVA DRIVE	1972	1 Story Streng, low front gable, 2 separate garages right; slab on grade	Beams cut off at garage; garage may be an addition
UNIVERSITY ESTATES NO. 12	034 147 14	533 VILLANOVA DRIVE	1972	1 Story Streng, low front gable, double carport right, post & beam, slab on grade	All original including ball light fixture
UNIVERSITY ESTATES NO. 12	034 147 15	539 VILLANOVA DRIVE	1973	2 Story Streng, central carport and 1 garage at right; slab on grade, 4 bedroom plan	All original except beams cut off
UNIVERSITY ESTATES NO. 12	034 142 26	540 VILLANOVA DRIVE	1974	1 Story Streng, flat roof, double carport right; clerestory; slab on grade, post & beam	All original except 3 small windows; some beams cut
UNIVERSITY ESTATES NO. 12	034 147 16	545 VILLANOVA DRIVE	1972	1 Story Streng, flat roof, double garage right; original scored stucco, post & beam, slab on grade	All original, original owners
UNIVERSITY ESTATES NO. 12	034 147 18	551 VILLANOVA DRIVE	1974	1 Story Streng, flat roof with clerestory, double carport left; post & beam, slab on grade, 8" swirl siding	All original
UNIVERSITY ESTATES NO. 12	034 142 28	552 VILLANOVA DRIVE	1972	1 Story Streng, low front gable, double garage right, large roof opening at wide entry; post & beam, slab on grade	All original
UNIVERSITY ESTATES NO. 12	034 147 19	557 VILLANOVA DRIVE	1974	1 Story Streng, low front gable, double carport left; post & beam, slab on grade, 4" OC siding	All original
UNIVERSITY ESTATES NO. 12	034 142 29	558 VILLANOVA DRIVE	1972	1 Story Streng, flat roof, carport at center, 4x12 inch beams crossways, post and beam, slab on grade	All original except several vinyl windows
UNIVERSITY ESTATES NO. 12	034 142 30	564 VILLANOVA DRIVE	1972	1 Story Streng, low front gable, double carport left, 4 bedroom plan; post & beam, slab on grade; 2" OC siding	All original
UNIVERSITY ESTATES NO. 12	034 147 21	569 VILLANOVA DRIVE	1972	1 Story Streng, flat roof, double garage left	All original except compatible new garage door
UNIVERSITY ESTATES NO. 12	034 147 22	601 VILLANOVA DRIVE	1972	1 Story Streng, low front gable, double carport left, post & beam, slab on grade	Carport filled in as 2 garages with no column removal
UNIVERSITY ESTATES NO. 12	034 141 23	606 VILLANOVA DRIVE	1974	1 Story Ranch, stepped side gable, double garage left, P&B, slab on grade, prom. chimney at living room right	All original except compatible new garage door

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UNIVERSITY ESTATES NO. 12	034 147 23	607 VILLANOVA DRIVE	1973	1 Story Streng, low front gable, double carport left, post & beam, 7 inch lap cedar shingles	All original including ball fixture
UNIVERSITY ESTATES NO. 12	034 141 21	618 VILLANOVA DRIVE	1973	1 Story Streng, low front gable, double carport right, post & beam, slab on grade	Carport converted to garage (1bay), beams cut short;
UNIVERSITY ESTATES NO. 12	034 147 25	619 VILLANOVA DRIVE	1972	1 Story Streng duplex, low front gable, single carport each side, post & beam, slab on grade, wood siding, FP at rear	All original
UNIVERSITY ESTATES NO. 12	034 147 26	621 VILLANOVA DRIVE	1972	Other half of 621 Villanova	All original
UNIVERSITY ESTATES NO. 12	034 141 20	624 VILLANOVA DRIVE	1974	1 Story Streng, low front gable, double carport right, post & beam, slab on grade	All original
UNIVERSITY ESTATES NO. 12	034 147 27	625 VILLANOVA DRIVE	1972	1 Story Streng duplex, flat roof with cross gable rear, single carport each side, post & beam, slab on grade, vertical scored plaster	All original
UNIVERSITY ESTATES NO. 12	034 147 28	627 VILLANOVA DRIVE	1972	Other half of 625 Villanova	All original
UNIVERSITY ESTATES NO. 12	034 141 37	630 VILLANOVA DRIVE	1973	1 Story Streng, low front gable, double garage right, wide plan, post & beam, slab on grade	All original except beams cut short
UNIVERSITY ESTATES NO. 12	034 147 29	631 VILLANOVA DRIVE	1972	1 Story Streng duplex, low front gable, single carport each side, post & beam, slab on grade, wd siding	All original except beams cut short
UNIVERSITY ESTATES NO. 12	034 147 30	633 VILLANOVA DRIVE	1972	Other half of 631 Villanova	All original except beams cut short
UNIVERSITY ESTATES NO. 12	034 141 39	636 VILLANOVA DRIVE	1974	1 Story Streng, low front gable, double carport left, post & beam, slab on grade, 4 bedroom plan, 4" OC wood siding	All original
UNIVERSITY ESTATES NO. 12	034 147 31	637 VILLANOVA DRIVE	1973	1 Story Streng duplex, low front gable, single carport each side, post & beam, slab on grade, wood siding	All original
UNIVERSITY ESTATES NO. 12	034 147 32	639 VILLANOVA DRIVE	1973	Other half of 637 Villanova	All original
UNIVERSITY ESTATES NO. 12	034 141 38	642 VILLANOVA DRIVE	1973	1 Story Flat roof Post-and-Beam	Moderately altered
UNIVERSITY ESTATES NO. 12	034 141 16	648 VILLANOVA DRIVE	1972	1 Story duplex, flat roof with clerestory, double carport left; post & beam, slab on grade, 2" OC wood siding	All original except front door
UNIVERSITY ESTATES NO. 12	034 141 15	650 VILLANOVA DRIVE	1972	Other half of 648 Villanova	All original except front door

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The table below lists the non-contributing resources within the neighborhood by address. The duplexes and single-family dwellings on this table are considered non-contributors because they lack integrity due to alterations. Other resources, including most of the apartment and commercial buildings located in the northern section of the neighborhood near Covell Boulevard, lack significance table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity.

SUBDIVISION (recorded)	APN	ADDRESS	YEAR BUILT	Description	Level of modification
UNIVERSITY ESTATES NO. 01 9/10/1964	034 078 24	1301 ANDERSON ROAD	1965	1 Story Ranch duplex, traditional, 2 gables, wood frame	Highly modified
UNIVERSITY ESTATES NO. 01	034 078 21	1409 ANDERSON ROAD	1966	1 Story duplex, wood frame, 1 gable, 2 garages	Heavily modified
UNIVERSITY ESTATES NO. 01	034 076 13	817 COLBY DRIVE	1966	1 Story Contemporary, front gable, double carport right, slab on grade	Heavily modified
UNIVERSITY ESTATES NO. 01	034 078 11	818 COLBY DRIVE	1965	1 Story Post and Beam, low front gable, double carport, slab on grade	Highly modified, carport filled in modern materials
UNIVERSITY ESTATES NO. 01	034 076 14	823 COLBY DRIVE	1966	2 Story Traditional, 2 car garage left	Heavily modified
UNIVERSITY ESTATES NO. 01	034 076 15	901 COLBY DRIVE	1966	1 Story Ranch, 3 hip roofs; 2 car garage	Heavily modified
UNIVERSITY ESTATES NO. 01	034 078 06	918 COLBY DRIVE	1965	1 Story Modern, E-W gable, with added gable for cars	Modified ranch
UNIVERSITY ESTATES NO. 01	034 072 04	1507 LEMON LANE	1966	1 Story Ranch, hip roof, raised floor	Second story added, extensively modified, not characteristic, shake roof changed to tile
UNIVERSITY ESTATES NO. 01	034 073 01	1508 LEMON LANE	1965	1 Story Post and Beam front gable, double carport right	Highly modified, carport filled in modern materials; occupied by original owner; Dobris
UNIVERSITY ESTATES NO. 01	034 078 15	1400 ORANGE LANE	1966	1 Story Contemporary, front gable, double carport left	Highly modified
UNIVERSITY ESTATES NO. 01	034 085 01	1214 PINE LANE	1966	1 Story Post and Beam, front gable, carport right	Carport and entry modified, aluminum garage door
UNIVERSITY ESTATES NO. 01	034 077 02	1311 PINE LANE	1965	2 Story Ranch, long second story dormer, raised floor	Siding replaced with non-historic T-111, has original garage door
UNIVERSITY ESTATES NO. 01	034 074 02	711 VILLANOVA DRIVE	1966	1 Story Ranch, 2 E-W gables double carport right	Heavily modified
UNIVERSITY ESTATES NO. 01	034 076 08	814 VILLANOVA DRIVE	1966	2 Story Contemporary, Box style, original flat roof now hip roof	Major modifications
UNIVERSITY ESTATES NO. 01	034 072 03	907 VILLANOVA DRIVE	1966	1 story Ranch, hip roof	Heavily Modified

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UNIVERSITY ESTATES NO. 01	034 076 03	1002 VILLANOVA DRIVE	1966	1 Story Ranch, 2 hip roofs	Highly modified, 2 story addition; Abramson
UNIVERSITY ESTATES NO. 01	034 071 04	1007 VILLANOVA DRIVE	1966	1 Story Gable Clerestory Carport, rectangular plan, very low pitch front-gabled roof w/projecting decorative beams & clerestory windows at gable, left double carport under primary roof	Carport filled in, new windows
UNIVERSITY ESTATES NO. 01	034 076 01	1014 VILLANOVA DRIVE	1966	1 story Ranch, 2 hip roofs, raised floor	All doors and windows modified
UNIVERSITY ESTATES NO. 01	034 071 06	1509 WILLOW LANE	1966	1 Story Modern, double carport left	Heavily modified with partial second story behind carport
UNIVERSITY ESTATES NO. 02	034 034 03	1526 LEMON LANE	1966	1 Story Post and Beam, low front gable, center wide entry	Heavily modified after fire
UNIVERSITY ESTATES NO. 02	034 035 02	1522 ORANGE LANE	1966	1 Story Modern, plaster, brick chimney, single garage right	Highly modified
UNIVERSITY ESTATES NO. 02	034 035 05	1608 ORANGE LANE	1970	1 Story Post and Beam, low front gable, double garage left	Highly modified
UNIVERSITY ESTATES NO. 02	034 031 01	905 RADCLIFFE DRIVE	1966	1 story Ranch, 3 hip roofs in U shape, slab on grade, frame, double carport right	Brick and plaster, bay window added
UNIVERSITY ESTATES NO. 02 (recorded 5/3/65 0:00)	034 050 06	1805 ANDERSON ROAD	1966	Sterling Pointe Apartments, 2-story, Mansard	Moderately altered
UNIVERSITY ESTATES NO. 02	034 050 07	1905 ANDERSON ROAD	0	Anderson Court Apartments, 2-story, flat roof, multiple building	Moderately altered
UNIVERSITY ESTATES NO. 03	034 082 15	1221 BUCKNELL DRIVE	1970	1 Story Post and Beam, front gable, post and beam, double carport right, projecting beams	Modified windows and doors, columns, beams
UNIVERSITY ESTATES NO. 03	034 062 10	1012 FORDHAM DRIVE	1969	1 Story Post and Beam, low flat roof with slight slope toward street, center entry	Raised floor, modified windows and garage
UNIVERSITY ESTATES NO. 03	034 061 08	1123 FORDHAM DRIVE	1967	1 Story Contemporary, front gable, double garage left; 1966	Modified garage door to aluminum, bay window added, 4 BR > 3 BR
UNIVERSITY ESTATES NO. 03	034 061 12	1147 FORDHAM DRIVE	1977	2 Story Ranch, main side gable	Second story added, highly modified, constructed outside period of significance
UNIVERSITY ESTATES NO. 03	034 061 13	1153 FORDHAM DRIVE	1967	1 Story Contemporary, low front gable	Highly modified, new double garage

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UNIVERSITY ESTATES NO. 03	034 061 15	1206 FORDHAM DRIVE	1967	2 Story Traditional, single garage left, shingles	Original windows, custom?
UNIVERSITY ESTATES NO. 03	034 061 17	1218 FORDHAM DRIVE	1967	1 Story Post and Beam, low front gable, SOG	New windows, windows added at front, beams cut off
UNIVERSITY ESTATES NO. 03	034 062 04	1215 FORDHAM DRIVE	1967	1 Story Post and Beam, front gable, double garage left; 1966	4 added vinyl windows, modified front door, beams cut off
UNIVERSITY ESTATES NO. 03	034 062 07	1233 FORDHAM DRIVE	1967	1 Story Modern, frame, double garage right, gable/flat roof	Highly modified
UNIVERSITY ESTATES NO. 03	034 083 08	1207 PURDUE DRIVE	1967	1 Story Ranch, 3 hip roofs, double garage right	Garage converted to bedroom, modified windows and front door
UNIVERSITY ESTATES NO. 03	034 084 08	1224 PURDUE DRIVE	1967	1 Story Ranch, hip roof, double garage right	Highly modified, second story and fantasy entryway added
UNIVERSITY ESTATES NO. 03	034 082 16	1306 SYCAMORE LANE	1967	1 Story Ranch, 2 hip roofs; 1968	Modified windows and front door, original side garage on Purdue converted to BR
UNIVERSITY ESTATES NO. 04	034 082 08	1108 COLBY DRIVE	1969	1 Story , flat roof, post & beam, large carport right with open entry	Right gable is modified hip; many changes
UNIVERSITY ESTATES NO. 04	034 061 25	1127 VILLANOVA DRIVE	1969	1 Story , low front gable, post & beam, double carport right, shingles (prob not orig)	Carport filled in with nonconforming garage; modified front door and windows
UNIVERSITY ESTATES NO. 05	034 041 13	901 KENT DRIVE	1971	2 Story Ranch, new stucco over original stucco	Heavily modified
UNIVERSITY ESTATES NO. 05	034 044 04	1106 RADCLIFFE DRIVE	1971	1 Story Post and Beam, flat roof, double garage left	Heavily modified
UNIVERSITY ESTATES NO. 05	034 044 06	1118 RADCLIFFE DRIVE	1969	1 Story Post and Beam, 3 gables, high front gable	Heavily modified, column removed at garage
UNIVERSITY ESTATES NO. 06 (recorded 4/25/68 0:00)	034 011 33	1311 DRAKE DRIVE	1979	Constructed outside period of significance	
UNIVERSITY ESTATES NO. 06	034 012 10	1312 DRAKE DRIVE	0	2-Story Mansard Apartment Building	Unmodified
UNIVERSITY ESTATES NO. 06	034 012 09	1322 DRAKE DRIVE	1970	2-Story Apartment Building	Unmodified
UNIVERSITY ESTATES NO. 06	034 011 11	1331 DRAKE DRIVE	1971	2-Story shed apartment	Heavily modified
UNIVERSITY ESTATES NO. 06	034 012 08	1332 DRAKE DRIVE	0	2-Story Flat roof apartment	Unmodified
UNIVERSITY ESTATES NO. 06	034 011 12	1341 DRAKE DRIVE	0	2-Story shed apartment	Heavily modified
UNIVERSITY ESTATES NO. 06	034 012 07	1342 DRAKE DRIVE	1969	2-Story Flat roof apartment	Unmodified

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UNIVERSITY ESTATES NO. 06	034 012 06	1352 DRAKE DRIVE	1972	2-Story shed apartment	unmodified
UNIVERSITY ESTATES NO. 06	034 011 30	1401 DRAKE DRIVE	0	2-Story Flat roof apartment	Unmodified
UNIVERSITY ESTATES NO. 06	034 012 05	1402 DRAKE DRIVE	0	2-Story shed apartment	unmodified
UNIVERSITY ESTATES NO. 06	034 011 29	1411 DRAKE DRIVE	1971	2-Story Flat roof apartment	Moderately altered
UNIVERSITY ESTATES NO. 06	034 012 04	1412 DRAKE DRIVE	1969	2-Story Flat roof apartment	Unmodified
UNIVERSITY ESTATES NO. 06	034 011 28	1421 DRAKE DRIVE	0	2-Story Mansard Apartment Building	Unmodified
UNIVERSITY ESTATES NO. 06	034 012 03	1422 DRAKE DRIVE	1969	2-Story Flat roof apartment	Unmodified
UNIVERSITY ESTATES NO. 06	034 011 32	1431 DRAKE DRIVE	0	2-Story Flat roof apartment	Moderately altered
UNIVERSITY ESTATES NO. 06	034 012 02	1432 DRAKE DRIVE	0	2-story side gabled apartment	unmodified
UNIVERSITY ESTATES NO. 06	034 011 34	1441 DRAKE DRIVE	0	Large 2-story apartment	constructed outside period of significance
UNIVERSITY ESTATES NO. 06	034 012 01	1502 DRAKE DRIVE	0	2-Story shed apartment	unmodified
UNIVERSITY ESTATES NO. 07	034 042 16	919 DRAKE DRIVE	0	2-story apartment, side- gabled, multiple buildigns	Moderately altered
UNIVERSITY ESTATES NO. 07	034 042 10	1111 DRAKE DRIVE	1971	1-story fraternity house, Spanish Ranch	Moderately altered
UNIVERSITY ESTATES NO. 07	034 042 14	1205 DRAKE DRIVE	0	Shed office building	Moderately altered
UNIVERSITY ESTATES NO. 07	034 042 13	1920 SYCAMORE LANE	1970	2-story gabled apartment	Moderately altered
UNIVERSITY ESTATES NO. 07	034 042 15	1930 SYCAMORE LANE	1985	2-story gabled apartment	Outside period of significance
UNIVERSITY ESTATES NO. 08	034 023 05	1528 BROWN DRIVE	1969	1 Story Post and Beam, low front gable, double garage right	Heavily modified including bay windows and second story addition
UNIVERSITY ESTATES NO. 10 (recorded 7/13/71 0:00)	034 261 01	1531 DRAKE DRIVE	0	2 story flat roof apartment, multiple buildings, identical to others on street	Moderately altered
UNIVERSITY ESTATES NO. 10	034 262 18	1544 DRAKE DRIVE	0	2 story flat roof apartment, multiple buildings, identical to others on street	Moderately altered
UNIVERSITY ESTATES NO. 10	034 262 19	1431 NOTRE DAME DRIVE	1984	Outside period of significance	
UNIVERSITY ESTATES NO. 10	034 272 01		0	2 story flat roof apartment, multiple buildings, identical to others on street	Moderately altered

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UNIVERSITY ESTATES NO. 10	034 271 01		0	2 story flat roof apartment, multiple buildings, identical to others on street	Moderately altered
UNIVERSITY ESTATES NO. 12	034 147 10	1408 CAROB PLACE	1973	2 Story contemporary, originally a 3 bedroom Streng, post and beam flat roof with double carport right	Heavily modified with compatible second floor addition and change to dbl garage.
UNIVERSITY ESTATES NO. 12	034 141 26	615 GEORGETOWN PLACE	1972	1 Story Streng, main cross gable, P&B, projecting front gable at Living Room, prom. brick chimney, dbl gar left	Modified with second story additon, windows
UNIVERSITY ESTATES NO. 12	034 142 18	1300 TOYON PLACE	1972	Side-gabled Ranch	altered
UNIVERSITY ESTATES NO. 12	034 142 23	522 VILLANOVA DRIVE	1972	1 Story streng, low frong gable, double carport right, roof opening at central entry, original windows	Carport filled in with double garage with one column removed
UNIVERSITY ESTATES NO. 12	034 142 25	534 VILLANOVA DRIVE	1974	1 Story Streng, low front gable, double carport left; post & beam, slab on grade, 8" swirl siding	Carport partially enclosed with 1 garage; house refinished with stucco
UNIVERSITY ESTATES NO. 12	034 142 27	546 VILLANOVA DRIVE	1973	1 Story Streng, low front gable, double carport right, post & beam, original windows and front door	Carport filled in with double garage with one column removed
UNIVERSITY ESTATES NO. 12	034 147 20	563 VILLANOVA DRIVE	1972	1 Story Streng, low front gable, double garage left, non-standard plan; post & beam, slab on grade	2 garage doors converted to single double door, column removed; beams cut short
UNIVERSITY ESTATES NO. 12	034 141 22	612 VILLANOVA DRIVE	1973	1 Story Streng, low front gable, double carport right, post & beam, slab on grade	Carport partly filled in with 1 room; 1 vinyl window
UNIVERSITY ESTATES NO. 12	034 147 24	613 VILLANOVA DRIVE	1973	1 Story Streng, low front gable, double carport left, post & beam, slab on grade	Highly modified, double garage in carport, new windows and door; supportive

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that radically transformed the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that characterized post-war subdivisions throughout California. Alice and

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John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to grow beyond all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” By the early 1970s, development was becoming controversial in Davis. Expansion continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Streng Brothers and Carter Sparks

George William (Bill) Streng was born in Scranton, Pennsylvania in 1927, and his brother James (Jim) was about two years younger. Their father, George William Streng, Sr., was a veteran of the U.S. Navy, in which he had enlisted during the last months of World War I. When the Streng brothers were young, their father worked in insurance, was a commercial paper salesman and later an investment banker. Their mother Marian Heraty Streng was a homemaker. In 1944, after graduating from high school in Pennsylvania, Bill Streng enlisted in the U.S. military. He served until the end of World War II in 1945, and was stationed briefly in Europe before returning to civilian life.¹

George William Streng, Sr. died in 1945, around the time Bill was finishing military service and while Jim was still in high school. After the war, both brothers attended college at Dartmouth in Hanover, New Hampshire. Bill graduated in 1950 and Jim in 1952. While he was still in school, Jim Streng began spending summers in California, where he worked for maternal uncle Philip Heraty. Heraty was Marian Heraty Streng’s older brother. After graduation, both brothers moved to Northern California to work in Heraty’s construction business. Like the Streng brothers’ father, their uncle had served in World War I, volunteering for the Pennsylvania Ambulance Corps. In his late twenties, he married a woman named Elinor who was eleven years his junior. By 1930, the couple was living in Oakland, California with their young daughter, June. Heraty worked as a real estate agent, and began building houses in Alameda County in the 1930s. By the start of the 1950s, Heraty and his partner, William Gannon, were major developers in Contra Costa and Alameda Counties. In 1951, Heraty & Gannon expanded to the Sacramento Valley with a subdivision near McClellan Air Force Base.²

In 1957, Phil Heraty retired and Jim and Bill formed their own company and began selling houses in Sacramento under the Streng Brothers name. When their uncle retired, he offered subdivisions already underway to his staff members, and the Strengs inherited those in the Sacramento area. They also got his office’s mostly Ranch-style house plans. The Evergreen Estates subdivision, the brothers’ first, consisted of Ranch-style houses with shake roofs. The early houses, which Bill Streng has referred to as “typical garage-dominant Sacramento Valley” dwellings, were priced in the \$11,700 - \$12,600 range. Although the houses did not sell particularly well, the Streng Brothers began building in the Barrett Hills subdivision in Carmichael shortly after Evergreen Estates. This was the first time the Strengs worked with architect Carter Sparks, in what would become a long and fruitful partnership.³

In the early 1950s when they first relocated to California, Jim and Bill Streng lived in the San Francisco Bay Area. Jim Streng and Mary Karr married in San Francisco in 1958. During the early 1960s, Jim and Bill Streng both moved to

¹ Polk City Directory, Scranton, Pennsylvania, 1927, U.S. Census Records, Scranton, Pennsylvania, 1930, 1940; Kara Brunzell, Personal Interview with Bill Streng, December, 2014.

² U.S. Census Records, Alameda, California, 1930, 1940; Sacramento Bee, “Homes Project Near McClellan Based Will Open,” March 10, 1951, p. 13, “Heraty and Gannon start Homes Job,” February 16, 1952, p. 16.

³ Dave Weinstein, “Greater Sacramento Strengs: Valley of the Atriums,” Eichler Network, 2014,

<http://www.eichlernet.com/article/greater-sacramento-strengs-valley-atriums>, accessed June 2, 2015; Steven M. Avella, *The Good Life: Sacramento’s Consumer Culture*, Charleston, SC, Arcadia Publishing: 2008, p. 115 – 116.

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Sacramento, Bill with his first wife, Joanne, and Jim with Mary. The brothers' widowed mother, Marian, moved to California with her sons, living near Bill in Oakland in the early 1950s, and later moving to Sacramento where Jim lived.⁴

After their difficulty making a profit in their first subdivisions, the brothers realized that to really sell houses they would need to distinguish themselves from the rest of the housing market. Both Jim and Bill admired famed Bay Area modernist builder Joe Eichler, but they did not feel Eichler knock-offs would be profitable in the Sacramento Valley. Jim Streng met architect Carter Sparks at a childbirth class both were attending with their wives in 1958, and after discovering that they shared an interest in modernist architecture, the Strengs asked Sparks to design a house for them. Already working as a custom architect of contemporary houses, Sparks was reluctant to design a tract house. He designed a house for the Barrett Hills subdivision, however, which got positive feedback from a group of Sacramento residents who had relocated from the Bay Area.⁵

Carter Earl Sparks, who was born in Utah in 1923, was a few years older than the Strengs. Sparks was a World War II veteran like Bill Streng, having served as an air navigator in the Navy after the war interrupted his pursuit of an engineering degree. Sparks was the only son of Faye and Cecil Sparks, a housewife and master mechanic for the Southern Pacific Railroad. (His given name was his mother's maiden name.) The little family followed Cecil Sparks' railroad career around the west, leaving Utah for Dunsmuir, California before ending up in Klamath Falls, Oregon. After attending Klamath Union High School, where he played in band and on the football team, Sparks went on to Oregon State University, but joined the navy after the U.S. entered World War II. After three-and-a-half years of military service, he married Billie Dare White of Durham, North Carolina in 1946. White was a WAVE, and the couple met while both were in the Navy. The Sparks' only child, Jennifer, was born in 1959. The couple divorced in 1979. Carter Sparks later married Dolores "Dodi" Hernandez. He died in 1996.⁶

Sparks resumed his education after the war, studying architecture at UC Berkeley, while Billie Sparks pursued a Liberal Arts degree. In the early 1950s, he worked briefly in the San Francisco Bay Area in architect Mario Corbett's office and also for Anshen and Allen, a firm that designed Eichler subdivisions. The couple relocated to Sacramento in 1953, where Sparks was initially a draftsman in Gordon Stafford's office. After earning his state certification as an architect, Sparks started a firm with partner Donald Thaden in 1954. He formed firm of his own in 1957, and ran his own office for the remainder of his career.⁷

Sparks' first known work is a house constructed for the Mahan family in Roseville in 1951. A fairly typical Ranch house with L-shaped plan, projecting two-car garage and hipped roof, the building exhibits little of Sparks' trademark modernist flair. The house appears to have been a young architect's concession to a conservative client, because by the mid-1950s, while still in partnership with Thaden, he was regularly producing blueprints for unique Post-and-Beam style houses in the Sacramento area. By this time, Sparks was using exposed structural beams, dramatic roof angles, and incorporating natural wood exterior cladding and large expanses of glass into his houses. He blended indoors with out by having materials such as exposed concrete floors extend from the interior to the exterior. Sparks, who loved the challenge of an idiosyncratic client and site, was well-suited to custom work. Some of his 1950s houses show a forward-thinking concern with practical matters such as passive solar design. Others, such as the Fava house constructed in Fair Oaks in 1956, display how Sparks' wildly creative nature led to some designs that may have been aesthetically appealing but less than livable. Sparks was a committed modernist who hated adding purely decorative features to his houses, but his architecture avoids the stark and austere extremes of academic modernism. Despite an insistence on functionalism, Sparks incorporated whimsical elements into his custom houses. He was a fan of Asian art and architecture, and he built a Japanese teahouse for one house and designed Asian-inspired light-fixtures in many others. He often created sculptural or over-scaled front doors, and liked to incorporate rough natural stone into both exteriors and interiors.⁸

⁴ Polk City Directory, Sacramento, California, 1960 – 1974.

⁵ Weinstein, 2014; Avella, 2008, p. 116.

⁶ U.S. Census Records, Dunsmuir, 1930, Klamath Falls, 1940; Sacramento Bee, "Placer Ensign Marries," July 27, 1946, p. 12; Polk City Directory, Sacramento, 1953; Sacramento Bee, "Carter Sparks Known for 'Warm' Homes," November 2, 1996.

⁷ Gretchen Steinberg, "About Carter Sparks," Carter Sparks Archive, copyright 2007 – 2015, <http://cartersparks.org/changes/>, accessed June 2, 2015.

⁸ Justin Wood, Fava House: 1956, Carter Sparks Archive, copyright 2007 – 2015, <http://cartersparks.org/ongoing/fava--1956/>; Dave Weinstein, "Signature Singular Sparks," Eichler Network, 2014, <http://www.eichlernetwork.com/article/greater-sacramento-strengs-valley-atriums>, accessed June 2, 2015;

Although he is known today to his avid following primarily for his domestic architecture, Sparks worked on institutional and commercial designs starting in the late 1950s. By 1956, he was the architect for the Del Paso Heights Elementary School District, and he designed the Del Paso Heights and Fairbanks Avenue elementary schools in the early 1960s, both of which are extant. Sparks and Thaden designed the Arcade Baptist Church (1957), and Blomberg Window Systems' Sacramento headquarters the following year. In 1959, Sparks designed a Sacramento office complex of four two-story buildings. His Rancho Cordova Parks and Recreation Center building was constructed in 1963, and he designed a Sacramento Bank of America in 1969. The following year Sparks and John Mar designed the Hong Kong Bank in Sacramento, with a unique copper pagoda roof.⁹

The Strengh Brothers began constructing Sacramento subdivisions with Carter Sparks designs in 1959. Over the next thirty years, the brothers constructed over 4,000 houses, three-quarters of which were Carter Sparks designs. The Carter Sparks "Classic" was the most widely built. With its wide gabled roof, expressed Post-and-Beam construction, clerestory windows, and integral carport, the efficient and stylish house is the iconic Strengh Brothers prototype. "Plan 524," features a two-story plan under a soaring, asymmetrical gable. Sparks also designed a flat-roofed model and a plan that combined gabled house with flat-roofed carport. In later years he added an atrium plan and a "transitional" that featured a Ranch-style two-car garage plan with Post-and-Beam construction. A prominent front gable with clerestory windows and massive chimney further distinguished the transitional from ordinary Tract Ranch houses. The materials the Strenghs used were much humbler than the expanses of redwood and natural stone Sparks was fond of utilizing in custom designs. Fireplaces were plain brick or modular steel hanging units rather than massive stone creations. Instead of natural redwood exterior siding, the Strenghs used Weldwood vertical-groove plywood with color permanently affixed. Roofs were inexpensive "built-up" or tar-and-gravel. Kitchens had all-electric appliances and vinyl floors, and doors and windows were Blomberg aluminum sliders. Although the Strenghs chose these materials with cost control in mind, they were also fashionable and technically sophisticated products. And Sparks' functionalist instincts allowed him to deploy humble materials in the same straightforward manner he used for the expensive components of custom houses, giving the houses an elegance and dignity that belied their affordability and relatively modest size. Strengh houses ranged from 1,300 to 2,200 square feet, although most hovered in the middle of that range. Although inspired by Eichler, Strengh houses were not Eichler knock-offs. In addition to unique aesthetic elements, they had several important differences, most notably that they were designed with the Sacramento Valley's hot climate in mind. Forced air rather than radiant heat, wide overhanging eaves, and atriums covered with translucent plastic domes were important adaptations to the valley climate.¹⁰

The Strenghs and Sparks were in many respects opposites in terms of temperament and philosophy, but their differences allowed them to complement one another. The Strenghs have described Sparks as the creative genius and give him design credit for their modernist houses. Sparks pushed the Strenghs to use building practices normally associated with custom designs, such as finishing the rear elevation with the same materials and details as the main façade. Although Sparks insisted on more expensive fixtures at times, Post-and-Beam construction saved money on materials. But the artistic Sparks, who built about 50 custom houses as well as commercial and institutional buildings, could never have had 3,000 houses he designed constructed without the practical and business-minded Strenghs. Bill had been educated as an accountant, and the brothers kept an eye on the bottom line, pushed Sparks to meet deadlines, and reined in some of his excesses. The Strengh Brothers operation never had a money-losing year.¹¹

The Strenghs built 100 – 200 houses a year, and were not nearly as prolific as the largest merchant builders of the era, who sometimes built a thousand units in a year. This pace was a pragmatic solution to the fact that neither brother wanted to commute to far-flung building sites, but it was another factor that enhanced quality control. It also allowed for an unusual

⁹ Sacramento Bee, "PERSONAL SPACE ARCHITECTS CREATE CUSTOM WORKS OF ART DESIGNED FOR LIVING," January 24, 1988, "Del Paso Heights Schoolboard Plans Election Confab," January 11, 1956, p. 34, "Building and Development," November 16, 1957, p. A-11, "Four Office Buildings will go up on Howe," August 16, 1959, p. A12; ed. John F. Gane, A.I.A., *American Architects Directory: 3rd Edition, 1970*, R.R. Bowker Co., New York: 1970, p. 74.

¹⁰ Weinstein, 2014, p. 2; Strengh Bros., Builder, Carter Sparks, Architect, "Plan 524", undated real estate brochure; California Department of Transportation, "Tract Housing in California, 1945 – 1973: A Context for National Register Evaluation," Prepared by California Department of Transportation, Sacramento, California, 2011, p. 108.

¹¹ Weinstein, 2014, p. 2.

degree of customization, with many purchasers buying houses prior to construction and working with the Strengs to make alterations to Sparks' basic designs.¹²

Although the Strenge Brothers loved modern architecture (Bill Strenge and his second wife Karmen have lived in a Davis "Classic" since 1975) they were businessmen at heart, and knew that modernism was not to everyone's taste. Estimating that modern architecture appeals to only ten percent of the population, Jim Strenge acknowledged that they were marketing towards this niche. However, they were astute salesmen, and always offered traditional plans alongside the bolder Post-and-Beam houses. Their Ivy Town subdivisions, the earliest Davis Strenge neighborhoods, are only about two-thirds Post-and-Beam. As time passed and the Strengs gained confidence, however, they constructed a higher percentage of modern houses. The Federal Housing Administration (FHA) effectively held sway over many aspects of subdivision design during this period, as they could refuse to finance projects that did not fit their guidelines, effectively preventing would-be buyers from obtaining mortgages. FHA administrators were not among the rarified group that appreciated modern architecture, and expressed skepticism that the Carter Sparks-Strenge houses could retain value over the years. Jim Strenge responded by taking a door-to-door poll in an Eichler-built neighborhood, and presented the FHA with results stating that almost all residents would buy Eichler another home. The FHA relented, and agreed to fund Strenge subdivisions.¹³

Despite the fact that houses are constructed to last decades or even centuries, styles in domestic architecture come and go on a regular cycle. Although the Strenge houses have held their value over the years in the face of FHA fears (fetching \$400,000 - \$600,000 by the mid-2000s), twentieth-century modernism fell deeply out of favor near the end of the century. Many owners of Strenge houses continued to appreciate the carefully-designed dwellings, but others attempted to "modernize" and "update," often destroying character-defining features in the process. Strenge Brothers Classics have also suffered from changing building department requirements, which have left many examples in Davis with doors disrupting the restrained rhythm of the blank main façade. In the 1990s, newspaper stories lauded Sacramento-area renovators' efforts to "make over" their Carter Sparks houses. After 2000, however, the passage of time appears to have allowed for more widespread appreciation of Sacramento Valley modernism. The Strengs are now credited with having constructed more Contemporary houses in the Sacramento Valley than any other builder. In 2004, Davis architect Gail Sosnick wrote to the Sacramento Bee responding to an article about Eichler and the Strengs. Sosnick lauds architects as "the star of the houses" and Sparks as a genius. Her passion for modernism is shared by many Strenge fans, who by this time had formed clubs and newsletters to express their enthusiasm. Longtime Strenge homeowner Jon Siler was quoted as saying, "For me, Strenge is a way of life." By 2010, the pendulum had swung back completely, and regional modernism fans founded a group called SacModern that offered an architectural tour of Carter Sparks houses and other mid-century landmarks. "Tract Housing in California, 1945 – 1973: A Context for National Register Evaluation," lists Strenge Brothers as one of the state's nine most-important regional builders, and calls their tracts more "refined" than those that featured more traditional-style houses.¹⁴

University Estates Subdivision History

The Strenge Brothers recorded the University Estates No. 1 subdivision in 1964 and began construction in 1965. The neighborhood was located just north of West Davis Elementary School and west of Anderson Road. The brothers had been working on Sacramento subdivisions since the late 1950s, and started building custom houses in Davis about 1959. The Strengs had started Ivy Town (their first Davis subdivisions) in 1962, and it was still under construction when they recorded University Estates No. 1. It was the first of twelve subdivisions the Strengs would build in the West Davis neighborhood between 1965 and 1975.

The Strengs began building about half Ranch Style dwellings and half modern styles, as they had done in Ivy Town, with duplexes lining busy Anderson Road and single-family houses on the quiet interior streets. In 1965, Strenge Brothers advertised a three-bedroom Contemporary and a four-bedroom Ranch house in the Sacramento Bee for \$19,500, with a

¹² Weinstein, 2014, p. 2.

¹³ Weinstein, 2014, p. 3.

¹⁴ Sacramento Bee, "Ranch Dressing – Transforming a Contemporary one-story into a Traditional Home," November 16, 1991, "An Original Work – East Sacramento Remodel Frames a Home Around Art," July 10, 1993, "In Folsom, It's a Family Affair," May 28, 1994, "Letter," December 4, 2004, "Distinctive Design," November 13, 2004, "Mid-century Modern, half-century later," June 19, 2010; California Department of Transportation, 2011, p. 83, 105, 117.

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four-bedroom Contemporary priced at \$20,700. The Contemporary houses were both versions of the iconic Carter Sparks "Classic." Prices were the same for Sacramento subdivisions, where the builders used the same house plans, and the company advertised Sacramento and Davis together. Architect Carter Sparks was featured prominently in the advertising, in which the company also offered to build their houses on buyer-owned lots. By 1966, Streng Brothers had added a third model, the two-story "Plan 524." Advertising continued to promote Sparks with the tag line "Architecturally Designed for Valley Living by Carter Sparks, Architect." Prices were steady for the older models, and the larger Plan 524 was a bit more costly at \$24,000. Like other local builders during this period, the Strengs advertised amenities like fireplaces. The Strengs also promoted their use of exposed beams, wood siding and electric appliances.¹⁵

As time passed and the Strengs gained confidence, they began building a higher proportion of Sparks-designed Post-and-Beam and Contemporary houses they preferred, and when complete the University Estates neighborhood featured about three-quarters modernist dwellings. In 1967, they debuted "The Cube" (presumably a flat-roofed Contemporary). The house, at 2,000 square feet, was the largest they had built. By 1968, they were offering twelve different floor plans in the neighborhood, and options ranged in price from \$23,600 to \$31,600. Seven were Contemporary and Post-and-Beam houses, and five were Ranch-style. One of the newer models was the Sparks transitional house. This model combined the architect's signature modernist details including massive chimney and clerestory windows with a more conventional Ranch floor plan, shake roof, and two-car garage.¹⁶

Over the decade the Strengs were developing the University Estates neighborhood, Davis underwent a transformation in local attitudes towards growth and development. Traditionally, Davis city government had taken a laissez-faire approach, regulating aspects of neighborhood design but not attempting to slow growth, and most residents did not express strong opinions regarding development. In 1968, Streng Brothers announced University Estates No. 5, which was to be built northwest of the first University Estates subdivisions. The plan, which was discussed in the Woodland Daily Democrat in early 1968, was to construct roughly equal numbers of four-plexes (four-unit townhouses), duplexes, and single-family homes on the twenty-acre parcel. University Estates No. 5 does not appear to have generated local controversy, and by 1970, most of the planned dwellings were complete. By the early 1970s, however, attitudes were rapidly shifting, and local residents began expressing deep concerns about residential development and Davis's continued expansion. The strong feelings neighborhood residents voiced in response to Streng Brothers' plans for University Estates 11 and 12 in 1971 are illustrative of this shift. The Strengs planned to connect Villanova Drive with West Fourteenth Street and build a 39 duplexes and a number of single-family dwellings. In the first week of 1971, the Davis Enterprise ran a front page story entitled "Stormy rezoning hearing undable to decide issue." University Estates residents that lived on Villanova Drive joined with homeowners to the east of Anderson Road in raising objections to the extension of West Fourteenth Street and the increased traffic a new cross-town thoroughfare would bring. The most adamant opposition to the subdivision, however, came from owners of both the Tract Ranch houses on Rutgers Drive and architect-designed Contemporary houses on Tamarack Lane. Newspaper accounts from the era suggest that neighborhood residents believed that the vacant parcel between their subdivisions (which had both been developed in the early 1960s) should remain permanently undeveloped. Homeowners that lived to the north and south of the parcel slated to become University Estates 11 and 12 spearheaded a movement to oppose the Streng plan. These residents were concerned not only about traffic on a new thoroughfare, but vociferously opposed to the idea of duplexes in their neighborhood. Apparently worried that the lower-cost and smaller dwellings would negatively impact property values, they collected hundreds of signatures to a petition opposing the plan. They also publicly asserted that duplexes were not compatible with the "family area" already established in the neighborhood and that duplex residents were "transient" and brought "instability" to neighborhoods.¹⁷

Local agitation against the planned residential development was apparently at least partially successful. Although University Estates 11 and 12 were completely built out between 1972 and 1974, only about a dozen new duplexes were constructed east of Anderson Road, so the Strengs must have compromised with their opponents. Residents were unable, however, to keep the parcel vacant or to stop the extension of West Fourteenth Street, which had become a practical necessity as residential development spread in northwest Davis. Although the Strengs were ultimately able to realize

¹⁵ Sacramento Bee, "New 1965 Models," January 10, 1965, "3 Contemporary Models," January 2, 1966.

¹⁶ Davis Enterprise, "New Model Homes Now Open," November 17, 1967, "University Estates," April 19, 1968.

¹⁷ Woodland Daily Democrat, "Townhouse Fourplexes," January 26, 1968, "Subdivision Plan Okayed," February 7, 1968; Davis Enterprise, "Stormy rezoning hearing undable to decide issue," January 6, 1971.

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most of their plans for University Estates, the hearing marked a turning point in Davis history. The remainder of 1971 was marked by repeated public controversies over development, and the builders of Stonegate in West Davis and Covell Park to the north had major difficulties getting their projects approved by the planning department. Davis residents and city officials were no longer willing to let developers have their way.

Streng Brothers recorded University Estates No. 10 in July of 1971, shortly after recording 11 and 12. The subdivision, which consisted of both sides of Drake Drive between Sycamore Lane and Highway 113, was not constructed until later, however. Although research has not revealed exact construction dates, City of Davis records and aerial photographs indicate that the apartment buildings on both sides of the street were constructed between 1974 and 1984, after the rest of the neighborhood had been completed.

University Estates quickly became a popular neighborhood for Davis families, and has remained so ever since. Some houses are occupied by their original owners, while others are home to younger home buyers who have sought out twentieth century modern design as its popularity has surged in recent years. Although a number of houses were remodeled with “traditional” details in the 1980s, recent renovations have more often resulted in preservation or restoration of the modernist aesthetic. Many current residents point to the good schools and proximity to UC Davis as the most appealing aspects of the neighborhood, downplaying the architecture. Others praise the functionalism of the houses, citing passive solar design, connection between indoors and out, and well-designed storage. While property owners’ motivations for preserving design features may vary, the neighborhood overall has a strong concentration of houses that retain original architectural characteristics.¹⁸

University Estates is eligible as a historic district under Criterion A/1. The neighborhood is an excellent example of a Streng Brothers subdivision. The Streng Brothers have been identified by Caltrans as among the nine most important developers or residential subdivisions in California during the post-war period. University Estates exhibits the unique hallmarks of Streng tracts, the most notable of which is their blend of striking modernist dwellings with more traditional Ranch-style houses. The Strengs’ flexibility and creativity in response to market forces allowed them to sell popular Ranch houses to effectively subsidize the modernist houses they loved but knew did not appeal to a broad spectrum of home buyers. This practice, which appears to have been unique to Streng Brothers, allowed them to build hundreds of Post-and-Beam and Contemporary houses in Davis, which as a relatively small town did not have the population density required to create a market for the all-modern subdivisions that were constructed in urban areas during this period. Streng neighborhood design also gives the neighborhood a more diverse feeling than both subdivisions constructed by modernist builders and repetitive tracts of Ranch houses. Streng Brothers also offered an unusually high degree of customization for mass-produced residential tracts. Although University Estates is not Streng Brothers first Davis subdivision, it is the neighborhood that best reflects the company’s mature style of neighborhood design. Neighborhoods such as Ivy Town, which were constructed earlier, were built before the Streng-Sparks partnership had fully developed. They feature a higher proportion of undistinguished Ranch style houses and apartment buildings, fewer Post-and-Beam models, and less customization of individual properties.

University Estates is not eligible as a historic district under Criterion B/ 2. Historic districts are rarely found eligible for their association with persons important to history. Although important developers Streng Brothers and notable architect Carter Sparks worked to develop the neighborhood, all are also associated with properties outside University Estates. Therefore their connections to the neighborhood are not significant enough for historic eligibility.

University Estates features a strong concentration of Contemporary and Post-and-Beam tract houses. Although most are repetitive designs, all were produced by important Sacramento modernist architect Carter Sparks, and display many of the architectural characteristics found in his custom work. Despite being constructed using industrialized building techniques, at least seven modernist plans were offered in the neighborhood. There are also a handful of individually designed Contemporary and Post-and-Beam houses in University Estates, which have some of the same features as their standard-plan neighbors but include unique design elements. In addition, because the Strengs only built 100 – 200 houses a year, they offered a higher degree of customization for standard plans than typical builders. For example, University Estates houses may feature garages rather than carports, and a few houses have natural wood or raked concrete siding

¹⁸ Dave Weinstein, “Bike Town Charm: University Estates – Davis,” Eichler Network, 2014, <http://www.eichlernetwork.com/article/bike-town-charm-university-estates-davis?page=0,0>

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rather than the more typical vertical-groove plywood. Many neighborhood houses have retained Sparks-designed details such as the nearly ubiquitous globe entry lights or his less-common Japanese lanterns. Duplexes in the neighborhood also feature elements of Sparks' signature architectural style including wide gabled roofs, exposed structural elements, clerestory windows, dramatic doors, integral carports, and globe light fixtures. Custom Ranch style houses in the neighborhood, although they lack the visual drama of the dominant Post-and-Beam dwellings, support the overall visual character of the neighborhood where they retain integrity. Many examples feature subtle nods to Sparks' modernist aesthetic, including wide horizontal windows, recessed entryways, and careful proportions. Even those that are resolutely traditional in design (some of which may not be Sparks-designed) support the overall neighborhood aesthetic, which is visually diverse for a post-war tract. All these features together result in a neighborhood which (as described in the Caltrans Post-war subdivisions context) is far more refined than a typical residential tract. Because of the high proportion of architecturally distinguished buildings and the unique character of the neighborhood as a whole, University Estates is therefore eligible as a historic district under Criterion C/3.

The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible under Criterion D/4.

Integrity of Contributing Resources

Eligibility for listing on either the NRHP or the CRHR rests on significance and integrity. A property must have both factors to be considered eligible. Loss of integrity, if sufficiently great, would overwhelm the historical or architectural significance of a resource and render it ineligible. Contributing resources within the University Estates neighborhood generally retain all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of setting is a particularly essential element of a historic district, and in this case allows the neighborhood to convey its theme of residential development as a postwar suburb with a strong concentration of modernist architecture styles. The University Estates neighborhood retains its historic non-orthogonal street grid, as well as the proximity to the University and schools that spurred its early development. It features a high concentration of intact historic dwellings. In addition, the neighborhood has a concentration of mature street trees and other landscaping that either dates from the period of significance or conforms to the patterns established during that period.

A large number of Post-and Beam houses have had windows or doors added to original blank façades for egress. In cases where this involves insertion of large vertical windows or doors to original blank facades, the alteration mars the design and renders the house a non-contributor. However, this has often been performed quite sympathetically, particularly when new windows or doors are installed on side elevations. Other modifications are examples of the inevitable changes all properties experience over time, and can be considered minor alterations that do not degrade integrity. These include in-kind replacement windows, doors and other materials; replacement of tar-and-gravel or shake roofs with composition shingle, and shortening weathered projecting beams. Where the building's original form, style, and method of construction are plainly discernable, it retains integrity of design, materials, and workmanship. However, several historic-period resources are considered non-contributors to the historic district because they lack integrity due to substantial inappropriate alterations.

Because the majority of properties within University Estates' boundaries are contributors that retain integrity, the district as a whole possesses integrity of design, setting, materials, workmanship, and feeling. It is eligible for designation as a NRHP, CRHR, and City of Davis historic district.

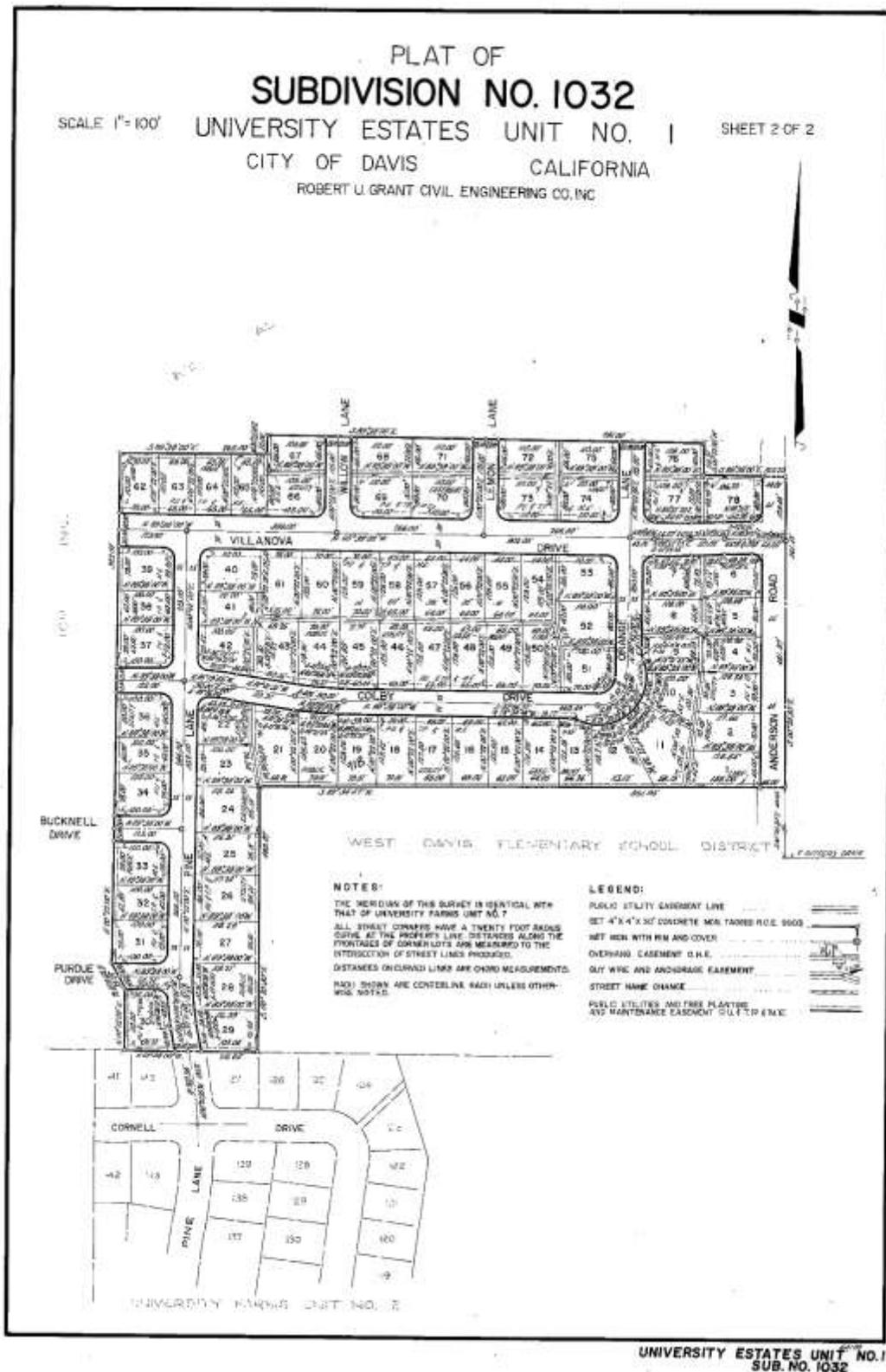


Figure 1: Plat of University Estates No. 1, City of Davis, September, 1964.

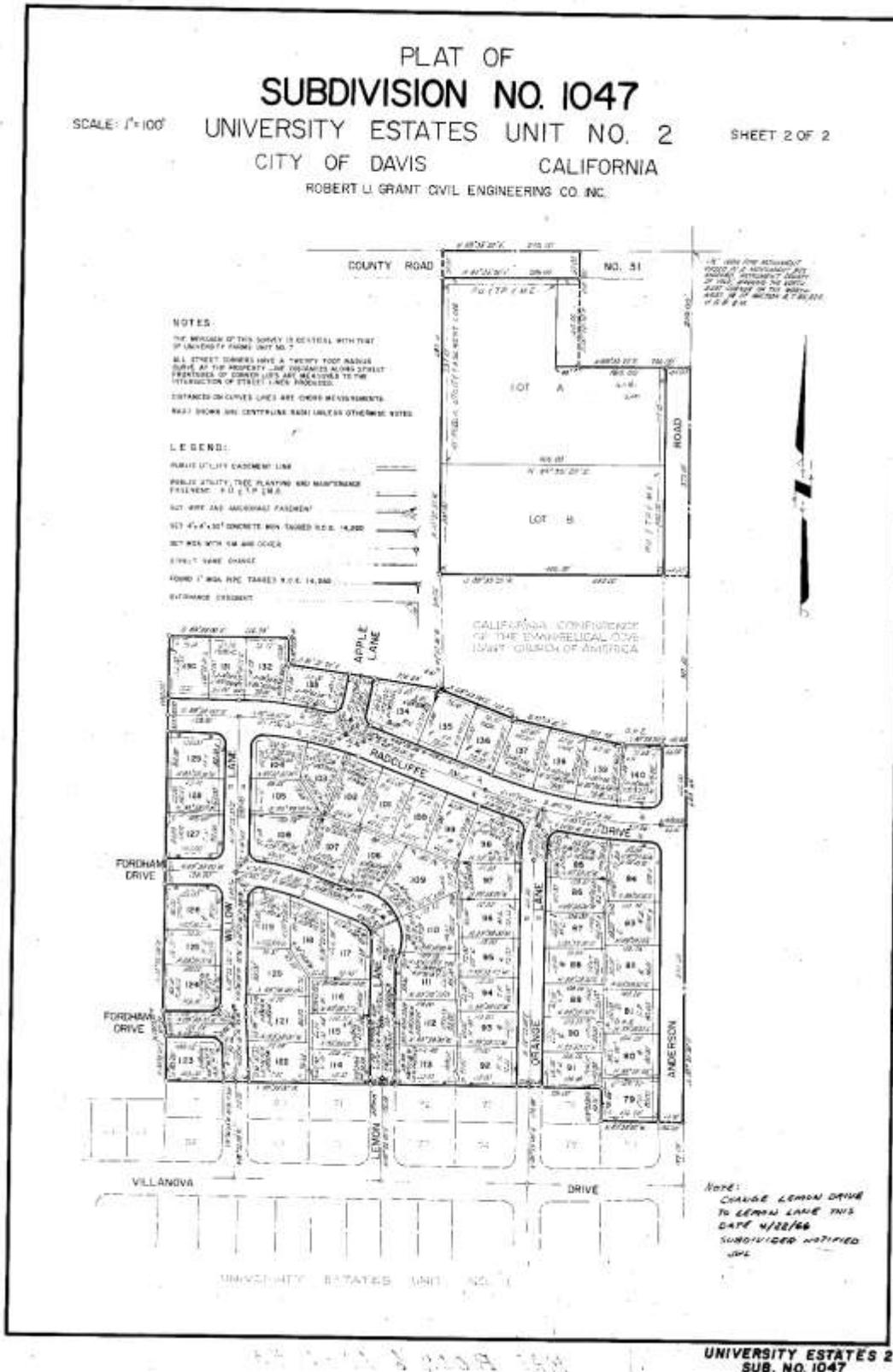


Figure 2: Plat of University Estates No. 2, City of Davis, May, 1965.

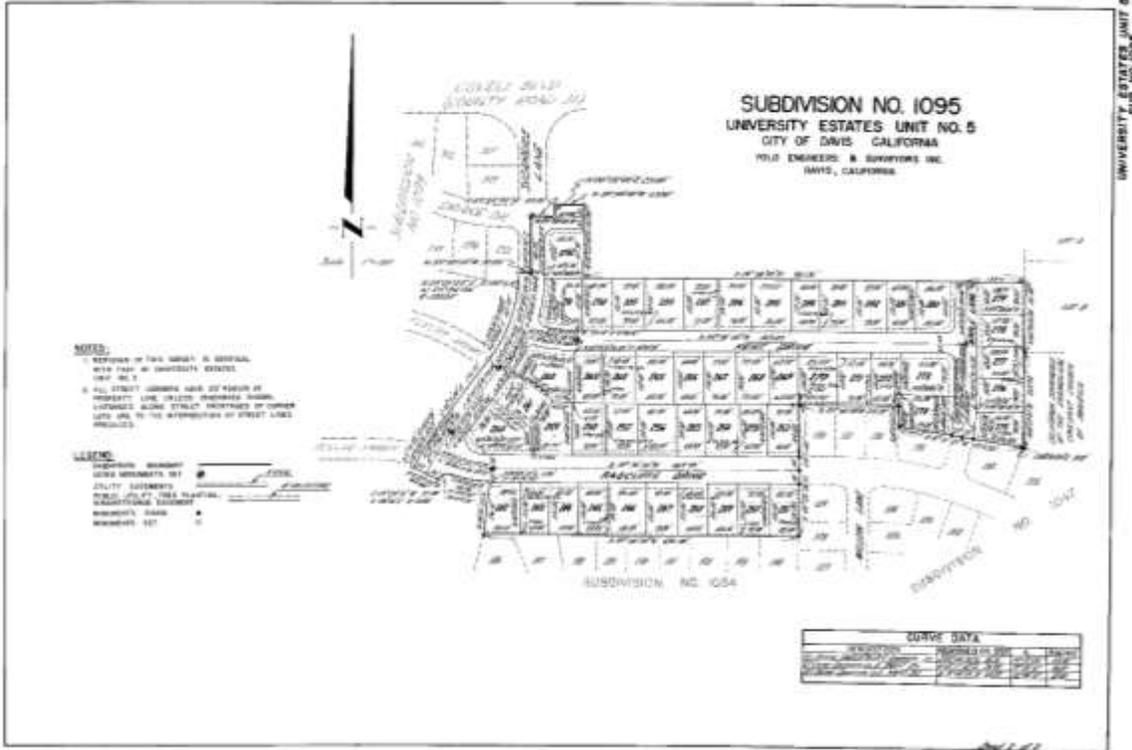


Figure 4: Plat of University Estates No. 5, April, 1968.

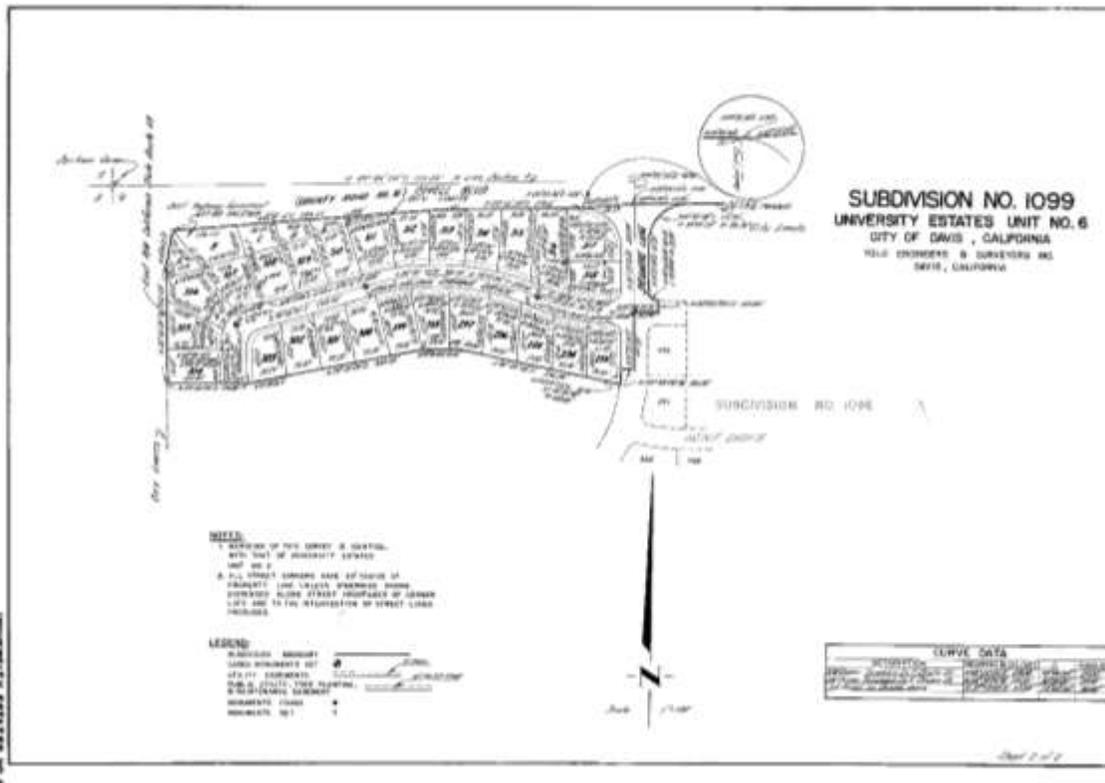


Figure 5: Plat of University Estates No. 6, April, 1968.

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*Recorded by: Kara Brunzell

*Date: October 16, 2014

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Update

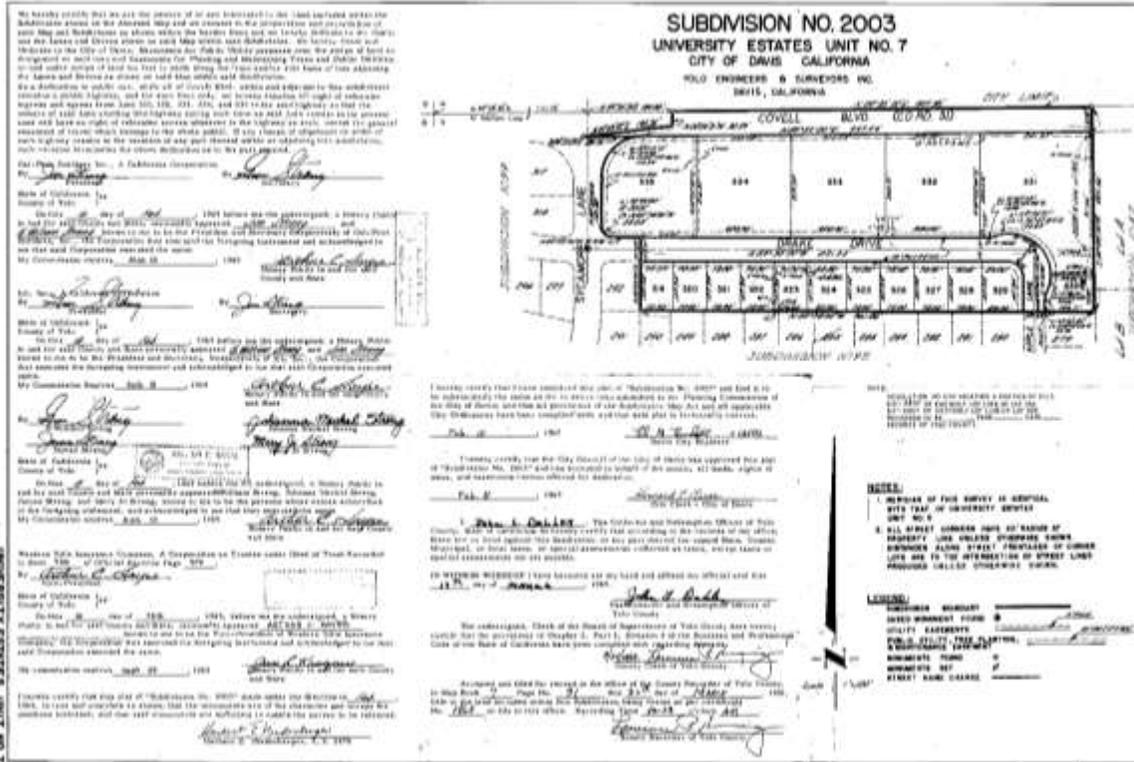


Figure 6: Plat of University Estates No. 7, March, 1969.

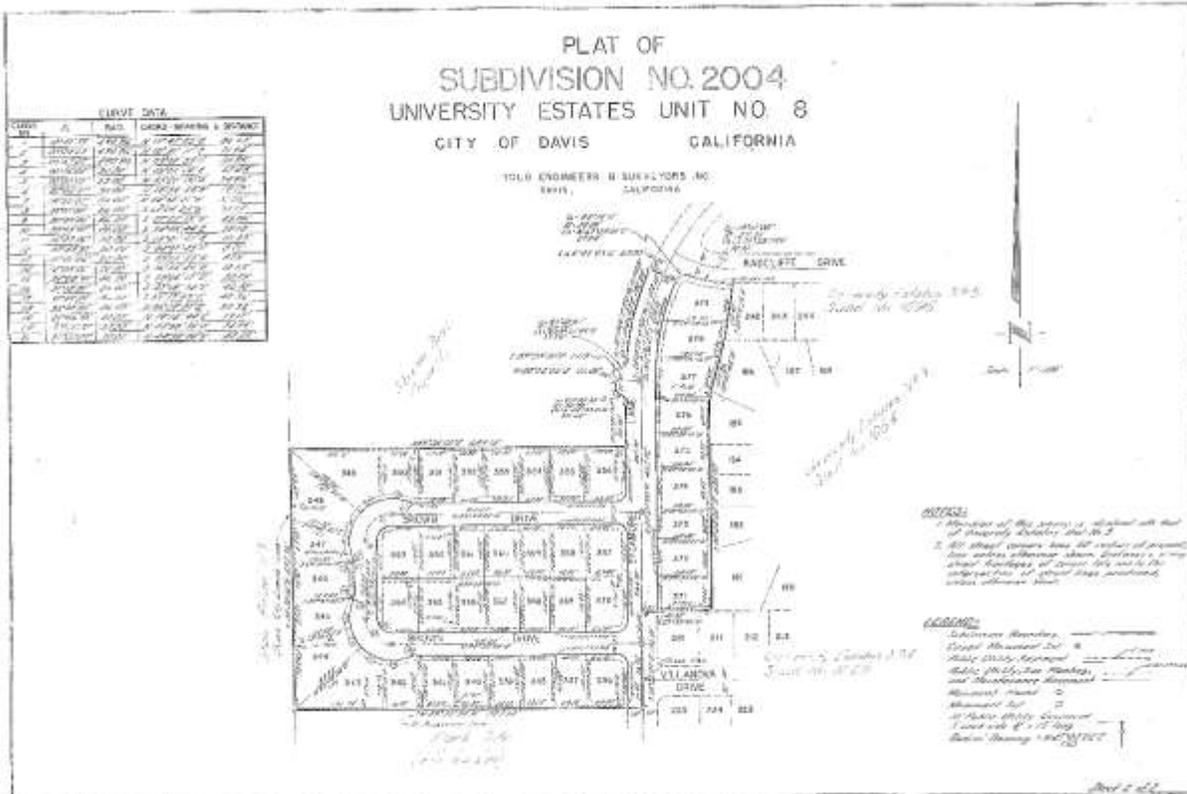


Figure 7: Plat of University Estates No. 8, April, 1969.

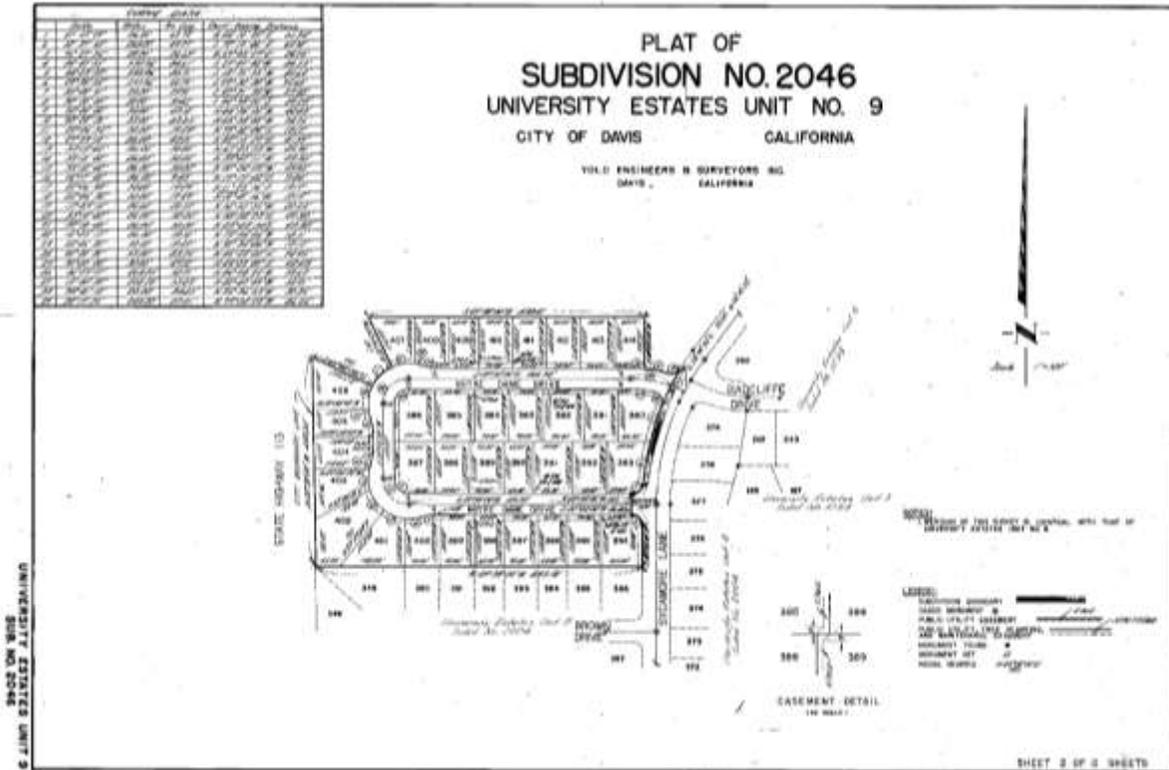


Figure 8: Plat of University Estates No. 9, April, 1969.

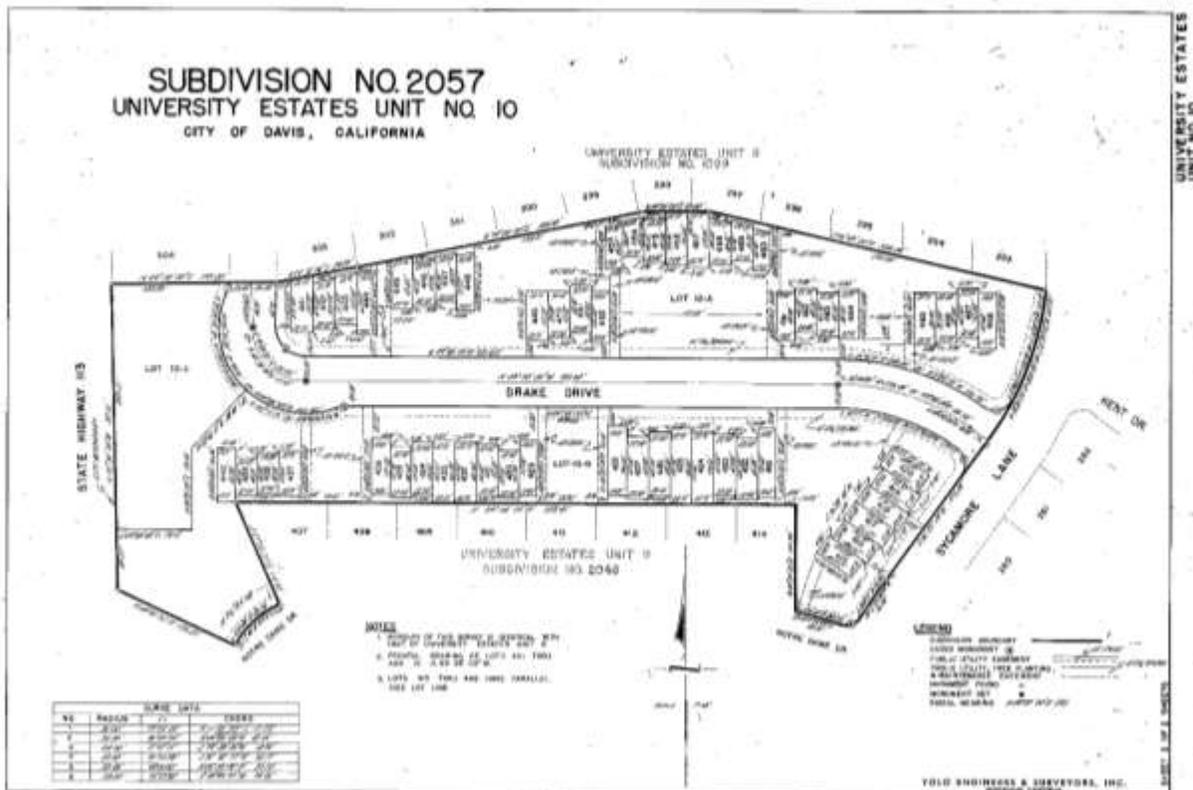


Figure 9: Plat of University Estates No. 10, July, 1971.

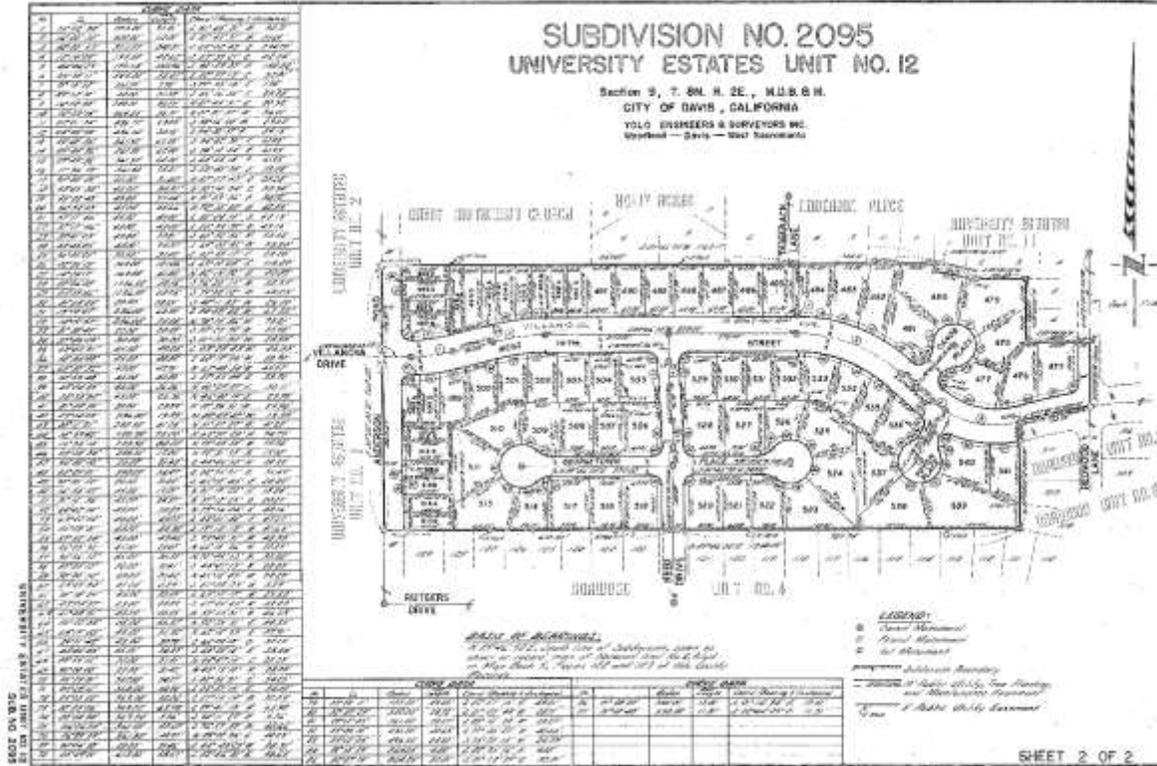


Figure 11: Plat of University Estates No. 12, June, 1971.

NEW 1965 MODELS BY ARCHITECT CARTER SPARKS

CONTEMPORARY MODELS

3 Bedrooms
 1,530 sq. ft. **\$19,500**

4 Bedrooms
 1,700 sq. ft. **\$20,700**

4 BEDROOM RANCH HOME IMMEDIATE OCCUPANCY
 Air conditioned, fences, patio, built-ins.
 VA No Down, **\$19,500**
 FHA \$900 down

No Down VA—Low Down FHA—Cal Vet Financing

Overbrook and Barrett Hills in Sacramento's N. Area
 Ivy Town and University Estates in Davis
 IMPROVEMENTS IN AND PAID

All Models Also Available on Your Lot at Low Subdivision Prices
 Sacto. 5005 Hemlock Street, 332-1101. Open Daily 'til 7 P.M.
 Davis: 1221 East 8th St., GI 3-1051 **STRENG BROS. HOMES**

Figure 12: University Estates Advertisement, Sacramento Bee, January 10, 1965.

3 CONTEMPORARY MODELS
 Architecturally Designed for Valley Living by Carter Sparks, Architect
 Fireplace, exposed beams, wood siding, Island eating counters, and many other luxurious features, all included in the standard price of these homes. All models also available on your lot at low subdivision prices.

BEAUTIFUL 3 Bedroom Homes, 1,530 Sq. Ft.	\$19,500	
SPACIOUS 4 Bedroom Homes, 1,700 Sq. Ft.	\$20,700	
EXCITING 2 Story, 4 Bedroom Homes, with upstairs living room, 1,950 Sq. Ft.	\$24,000	

ALL IMPROVEMENTS IN AND PAID
 NO DOWN—VA FINANCING
 LOW DOWN—FHA & CAL VET FINANCING

STRENG BROS. HOMES

SACRAMENTO'S NORTH AREA Overbrook & Sheffield Oaks 5005 Hemlock St. Ph. 332-1101	MODELS OPEN DAILY TIL DARK	DAVIS Ivy Town & University Estates 802 Villanova Dr. Ph. 443-1051
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Figure 13: University Estates advertisement, Sacramento Bee, January 2, 1966.

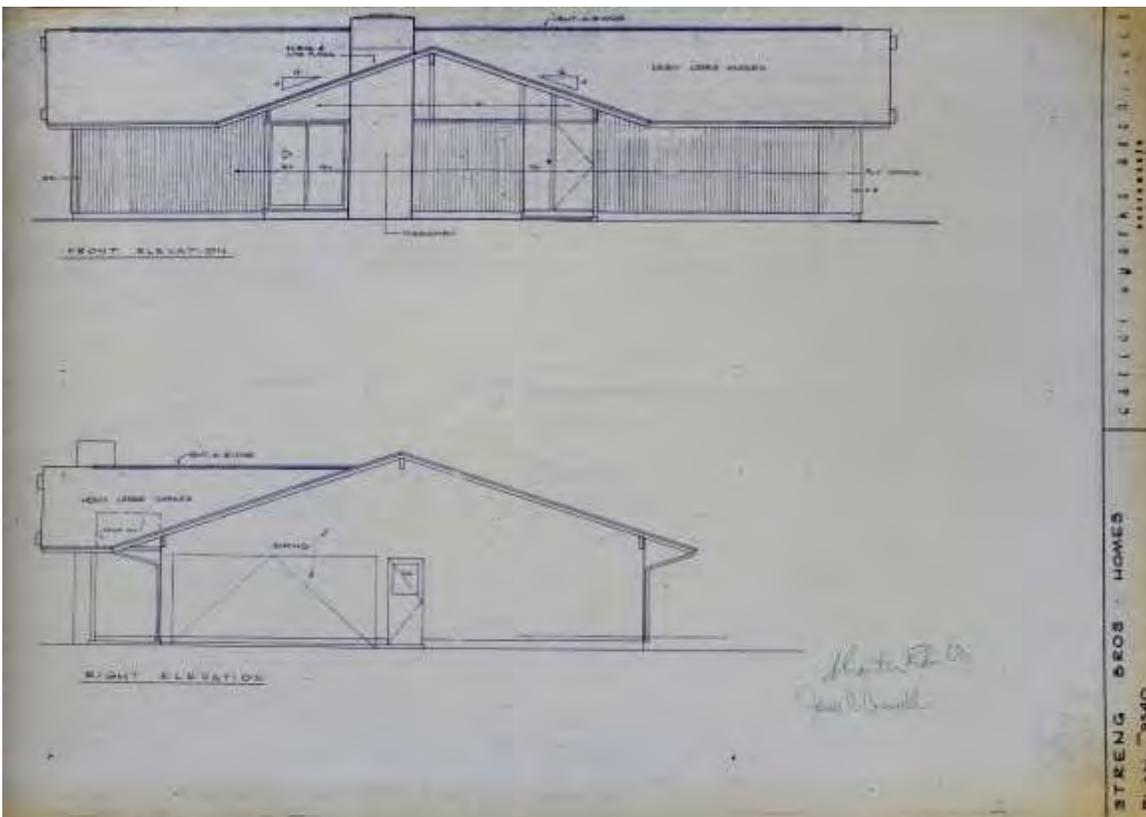


Figure 14: Carter Sparks architectural drawing for "transitional" plan with double garage and shake roof, undated.

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<p>FHA OR VA PRICE ON STRENG BROS. LOT <small>(No Bonds or Assessments - Sewers to and from)</small></p> <p>Total price _____ Down payment _____ Estimated monthly payment _____ <small>(Includes principal - taxes) (Interest - insurance)</small></p> <p>Cal-Vet and conventional financing also available</p> <p>PRICE ON YOUR LOT</p> <p>Base Price _____ Sewer connection _____ Water line _____ Driveway _____ Lot grading _____ Financing cost _____ TOTAL _____</p>	<p>FIRST FLOOR</p> <p>SECOND FLOOR</p> <p>LIVING AREA 1910 SQ. FT. CARPORT AREA 440 SQ. FT.</p> <p>Standard Features of this home are listed on reverse side</p> <p>Tiles have available with upstairs living room - also on reverse side</p>	
<p>STRENG BROS. BUILDER CARTER SPARKS, Architect</p>	<p>Four Bedrooms Plan 524</p>	<p>568 HENLOCK STREET • SACRAMENTO 41 • 335.1107 802 VILLANDRA DRIVE • DAVIS • 743.7025 & 623.1081</p>

<p>STANDARD FEATURES IN PLANS 524 AND 5249</p> <p>GENERAL ELECTRIC built-in range and oven GENERAL ELECTRIC range hood with eye level controls GENERAL ELECTRIC garbage disposal CANNON "Wash Hoplite" brick fireplace with fireplace insert CABOTS wax stained BIRCH cabinets in kitchen, dining and entry Glass faced - 40 gallon automatic gas water heater 220 Volt - 20 amp. dryer wiring BLOWBERG sliding doors with safety tempered glass in living and back to back CONCRETE counter tops and eating bar Utility room inside house ALL ceiling and exterior walls insulated WELWOOD exterior siding - guaranteed for life in building Free look window in front and rear BLOWBERG sliding aluminum windows - all screened Outlet security switches DELTA "Dial" hot and shower controls MARLITE easy to clean shower and tub walls FHA approved air-conditioning ducts FHA, VA, CALVET approved glass and construction Waterproof electric patio outlets Copper water pipe in walls and under house ARMSTRONG "Vinyl asbestos Excelon" floors in kitchen, family room and halls CRANE Celebra basins with hidden soap dishes in large built-in vanity cabinets CRANE wall hung toilet in tub bath Sloping ceilings up to 20" high with exposed stained wooden beams 8' x 11' wood deck cantilever balcony (Plan 524) Kitchen pantry with easy built-in shelves Custom designed light fixtures over entry walk and stairway Automatic forced air 105,000 BTU gas furnace</p>	<p><i>Floors</i></p> <p><i>Tile</i></p> <p><i>Picked</i></p> <p>FIRST FLOOR</p> <p>SECOND FLOOR</p> <p>LIVING AREA 1975 SQ. FT. CARPORT AREA 440 SQ. FT.</p>	<p>FHA OR VA PRICE ON STRENG BROS. LOT <small>(No Bonds or Assessments - Sewers to and from)</small></p> <p>Total price _____ Down payment _____ Estimated monthly payment _____ <small>(Includes principal - taxes) (Interest - insurance)</small></p> <p>Cal-Vet and conventional financing also available</p> <p>PRICE ON YOUR LOT</p> <p>Base price _____ Sewer connection _____ Water line _____ Driveway _____ Lot grading _____ Financing cost _____ TOTAL _____</p>
<p>STRENG BROS. BUILDER CARTER SPARKS, Architect</p>	<p>Four Bedrooms Plan 5249</p>	

Figure 15: Brochure for two-story Streng House built in University Estates No 1 and in Sacramento, c1965.



Figure 16: U.S.D.A. Aerial photograph of University Estates neighborhood, 1964.



Figure 17: U.S.D.A. Aerial photograph of University Estates neighborhood, 1969.



Figure 18: U.S.D.A. Aerial photograph of University Estates neighborhood, 1971.



Figure 19: U.S.D.A. Aerial photograph of University Estates neighborhood, 1973.



Figure 20: U.S.D.A. Aerial photograph of University Estates neighborhood, 1984.

An advertisement for Streng Bros. Homes. The top half of the ad features a detailed architectural rendering of a modern interior space, possibly a living area or a dining room. The rendering shows a large, open-plan space with a high ceiling, exposed wooden beams, and a large window. The space is furnished with a table and chairs, and a potted plant. The bottom half of the ad is a dark background with white text. The text reads: **STRENG BROS. HOMES**, Architecturally Designed for California Valley Living, SACRAMENTO Phone: 916-443-4444 & 482-0739, DAVIS Phone: 752-3329 & 445-1031.

STRENG BROS. HOMES Can be built on your lot.

Time and experience have proven STRENG BROS. homes to be especially adaptable to many Valley locations; therefore, for those who have purchased property in the Sacramento and Davis areas, Steng Bros. will be glad to outline economical costs of construction and arrange financing as needed.

STRENG BROS. HOMES have been built in many locations

<p>SACRAMENTO NORTH AREA</p> <p>SIERRA OAKS SIERRA OAKS VISTA DEL DAYO ESTATES DEL NORTE OAKS SHELFIELD ESTATES CRESTRIDGE ESTATES GREENRIDGE HEIGHTS NORTHRIDGE OAKS BELWOOD HEIGHTS DAK CREEK ESTATES GLEN OAKS CORDOVA MEADOWS ESTATES RIVERSIDE BLUFFS WALNUT VIEW ESTATES WHITNEY WOODS</p>	<p>SACRAMENTO SOUTH AREA</p> <p>LAKE GREENHAVEN SHORES SOUTH LAND PARK HILLS SOUTH LAND PARK RIVIERA GREENHAVEN '76 RIVERSIDE ESTATES NOONAN SOUTH LAND PARK TERRACE SOUTH LAND PARK VILLAGE</p> <p>FOLSOM LAKE AREA</p> <p>LAKE NATOMA HEIGHTS LAKEWOOD HIDDEN VALLEY LAKEVIEW ESTATES VALLEY PINES ARDEN BLUFF</p>	<p>DAVIS</p> <p>WILLOWBANK OAKSIDE ELMWOOD WESTWOOD NORWOOD UNIVERSITY FARMS ANDERSON PLACE EL MACEDO C.C. ESTATES</p> <p>WOODLAND</p> <p>WALNUT MANOR GIBSON ESTATES</p> <p>WINTERS</p>
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CARTER SPARKS, ARCHITECT

These homes express my solution for contemporary living in the Sacramento Valley. I have included broad overhanging eaves for shade, and open planning to create an easy flow between interior and exterior spaces. The use of natural materials unifies the homes with their surroundings. When these elements are combined, they form a pleasant blend of function and beauty that results in a better home in which to live.

DAVIS

- STONEGATE PARK
- COVELL PARK

Northern California's valley living is now complete. This is the latest residential setting of Davis. Covell Park is a unique greenbelt bicycle, tennis, petanque and recreation area. Stonegate Park has private club, recreation club, with swimming & tennis.

MODELS IN STONEGATE
 3006 CUTTER PLACE (OFF MANANA CIRCLE)
 DAVIS

- STRENG SUBDIVISIONS
- Schools
- Parks
- Shopping Centers
- University




For a long list of standard features included in Steng Bros. homes which are normally found in much higher priced homes, please refer to the individual floor plan descriptions.



WE DO BUSINESS IN ACCORDANCE WITH THE FEDERAL FAIR HOUSING LAW

Figure 21: Cover and two interior pages of Steng Brothers real estate brochure, c1976.

Photographs:



Photograph 1: 908 Villanova Drive, Mostly unmodified example of iconic Strengh Post-and-Beam house, 1966.



Photograph 2: 1025 Fordham Drive, Example of 1 story Post-and-Beam house with double garage, raised entry floor, original front doors, and modified windows and garage door, 1968.



Photograph 3: 1105 Fordham Drive, Example of 2 story Ranch house with main side gable, replacement garage door, original siding, 1967.



Photograph 4: 1116 Pine Lane, Example of hipped-roof Ranch house with most original features, 1965.



Photograph 5: 1111 Fordham Drive, Example of “Plan 524” with original windows, single carport and customized with single garage, 1969.



Photograph 6: 908 Fordham Drive, Typical example of “Plan 524” with double carport, and all original construction, 1966.



Photograph 7: 1221 Fordham Drive, Example of 1 story post and beam house with steep gable integral carport, square plan, asymmetrical front gable, recessed entry under primary roof, right double garage under main roof, shingles, and modified doors, 1967.



Photograph 8: 1024 Fordham Drive, Example of 1 story post and beam house with wide center entry, low gable facing street, double entry doors, and newer aluminum windows that match old windows, 1967.



Photograph 9: 1117 Fordham Drive, Example of 1 story contemporary house with front gable, double carport right, newer front door, and original ball lighting fixture, 1967.



Photograph 10: Example of iconic Post-and-Beam house, all original including globe light except vinyl windows, 1967.



Photograph 11: 1300 Pine Lane, Example of unique unmodified 1 story post and beam house with single roof pitch, 1966.



Photograph 12: 1220 Bucknell Drive, Example of "Plan 524" customized with double garage and natural wood siding, 1967.



Photograph 13: 1522 Brown Drive, Example of unmodified example of atrium-plan house with raked concrete siding, 1971.



Photograph 15: 1506 Notre Dame Drive, Example of 1 story transitional house with high front gable and prominent chimney, 1971.



Photograph 16: 1510 Brown Drive, Unique Contemporary, high front flat roof at living room, main flat roof, prominent brick chimney, 1971.



Photograph 17: 1206 - 1208 Drake Drive, Example of typical Post-and-a-Beam duplex with center carports, front gable, and all original construction and features, 1970.



Photograph 18: 1201 Purdue Drive, Example of 1 story post and beam house with front gable, left double carport, projecting beams, and all original construction and features, 1969.

*Resource Name or # (Assigned by recorder): University Farms No. 1 – 9

D1. Historic Name: University Farms No. 1 – 9

D2. Common Name: University Farms neighborhood

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

The University Farms subdivisions are located in a contiguous area north of Russell Boulevard and bounded by Highway 113 on the west and Anderson Road on the east. The neighborhood was subdivided between 1956 and 1964. The neighborhood was mostly complete by 1960, although a handful of apartment buildings were constructed in the 1970s. The neighborhood is characterized by curving streets, loop streets, and cul-de-sacs. It features rolled curbs and a variety of species of mature trees planted in front yards immediately adjacent to sidewalks. Due to the non-orthogonal street layout, lots are irregular in size and shape. The houses in the eastern portion of the neighborhood were originally about 1,000 – 1800 square feet. Those to the west, which were built slightly later, were between 1,400 and 2,000 square feet.

Roughly three-quarters of the single-family dwellings in the neighborhood are relatively simple Ranch-style houses. They are typical of mass-produced houses that were built for the upper-middle of the residential market during the late 1950s and 1960s in Davis. Most are not cookie-cutter repetitions, but feature variations on the Ranch theme to give a customized flavor to a neighborhood that was in fact developed very quickly. Plans are predominately L-shaped with projecting garages, although linear and U-shaped plans are also common. There are also a handful of two-story houses with similar Ranch features. Roof forms include simple gables, hip roofs, gable-on-hip, and combinations. All houses feature double garages, some of which have curved driveways leading to side entrances. Most houses were originally clad in wood, most commonly wide horizontal siding but also board-and-batten. Decorative features include brick wainscoting, fixed louvered shutters, and occasionally diamond-shaped wired window panes. Original examples have shake roof, wood garage doors, and aluminum slider windows, although these features have only rarely been retained. The L-shaped cross-gabled house without eave overhang is a plan that was built repetitively in this subdivision with little variation, unlike most University Farms houses (see Photographs 6 – 8). Although its L-shaped plan and double garage are Ranch features, the house has the close eaves that were the hallmark of the inexpensive Minimal Traditional house that was commonly built until about 1950. Most examples of this house are 1,500 square feet or less, and it may have been constructed as a lower cost option (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

University Farms is a roughly square area bounded to the west by Highway 113. It is bounded to the north by Cornell Drive, extending a slightly past it on Pine Lane and Sycamore Lane but not as far as Purdue Drive, which is not included. It is bordered to the west by Anderson Road. Its southern border is Russell Boulevard.

***D5. Boundary Justification:**

The University Farms neighborhood encompasses all the University Farms subdivisions, which are contiguous and were developed consecutively over a roughly 11-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The University Farms neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued, p. 24).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: November 6, 2014

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

*Recorded by: Kara Brunzell *Date: November 6, 2014 Continuation Update

***D3. Detailed Description** (continued)

About a quarter of University Farms are architectural styles other than Ranch. Most are unique modernist houses several of which appear to be architect-designed, although the neighborhood has at least one Colonial Revival Others are relatively common examples of Ranch-style plans with decorative contemporary elements such as applied projecting beams. Mansard, Contemporary, and Post-and-Beam are among the styles represented.

Most of the large apartment buildings at the southern end of the neighborhood were constructed between 1965 and 1973, although several have been heavily remodeled or built in recent decades. A variety of sizes, forms, and styles are represented, but most are essentially utilitarian buildings designed as inexpensive housing for students, and none are architecturally significant.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis and are estimates. Description includes basic facts about the buildings' architectural forms and level of integrity. Houses are Ranch style unless otherwise noted.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	Description
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 18	1001 ANDERSON ROAD	0	Redwood Park
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 38	721 ANDERSON ROAD	1959	Gabled, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 37	727 ANDERSON ROAD	1958	Gabled, L-shaped, unaltered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 36	731 ANDERSON ROAD	1958	Gabled, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 35	737 ANDERSON ROAD	1958	Gabled, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 34	743 ANDERSON ROAD	1959	Gabled, L-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 33	749 ANDERSON ROAD	1958	Gabled, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 32	753 ANDERSON ROAD	1958	Gabled, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 31	759 ANDERSON ROAD	1957	Combo, U-shape, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 30	801 ANDERSON ROAD	1957	Hip, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 31	811 ANDERSON ROAD	1957	Combo, L-shape, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 32	817 ANDERSON ROAD	1957	Combo, L-shape, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 33	825 ANDERSON ROAD	1957	Combo, U-shape, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 34	831 ANDERSON ROAD	1958	Combo, L-shape, moderately altered

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UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 35	841 ANDERSON ROAD	1958	Gabled, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 36	849 ANDERSON ROAD	1959	Combo, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 01	722 HAWTHORNE LANE	1960	Gabled, U-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 02	728 HAWTHORNE LANE	1959	Cross gabled, unaltered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 03	734 HAWTHORNE LANE	1959	Gabled, L-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 04	740 HAWTHORNE LANE	1959	Gable-on-Hip, L-shaped, moderately altered (746
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 05	746 HAWTHORNE LANE	1959	Gable-on-Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 06	754 HAWTHORNE LANE	1960	Gabled, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 07	762 HAWTHORNE LANE	1959	Cross gabled, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 241 05	763 HAWTHORNE LANE	1960	Cross gabled, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 08	768 HAWTHORNE LANE	1959	Gabled, U-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 09	774 HAWTHORNE LANE	1959	Cross gabled, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 29	802 LINDEN LANE	1957	Hip, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 192 16	803 LINDEN LANE	1957	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 28	806 LINDEN LANE	1954	Hip, L-shaped, unaltered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 192 15	807 LINDEN LANE	1957	Combo, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 27	810 LINDEN LANE	1957	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 192 14	811 LINDEN LANE	1957	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 26	814 LINDEN LANE	1957	Combo, L-shape, unaltered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 192 13	815 LINDEN LANE	1957	Gabled, U-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 25	818 LINDEN LANE	1957	Combo, Linear, unaltered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 192 12	819 LINDEN LANE	1957	Combo, L-shaped, moderately altered

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UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 24	822 LINDEN LANE	1957	Combo, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 192 11	823 LINDEN LANE	1957	Combo, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 23	826 LINDEN LANE	1957	Gabled, L-shaped, unaltered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 192 10	827 LINDEN LANE	1957	Hip, U-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 22	830 LINDEN LANE	1957	Combo, L-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 21	834 LINDEN LANE	1957	Combo, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 20	838 LINDEN LANE	1957	Gabled, L-shaped, unaltered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 19	842 LINDEN LANE	1957	Gabled, Linear
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 192 09	845 LINDEN LANE	1957	Hip, Compact, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 17	846 LINDEN LANE	1957	Gabled, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 16	850 LINDEN LANE	1957	Hip, L-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 15	854 LINDEN LANE	1957	Gable on Hip, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 14	858 LINDEN LANE	1958	Combo, Linear, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 13	862 LINDEN LANE	1957	Combo, U-shaped, unaltered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 192 08	863 LINDEN LANE	1957	Hip, Compact, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 12	866 LINDEN LANE	1957	Hip, U-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 192 07	867 LINDEN LANE	1957	Gabled, U-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 11	870 LINDEN LANE	1957	Combo, Linear, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 192 06	871 LINDEN LANE	1957	Gabled, L-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 10	874 LINDEN LANE	1957	Combo, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 192 05	875 LINDEN LANE	1957	not age eligible
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 09	878 LINDEN LANE	1957	Hip, L-shaped, moderately altered

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UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 192 04	879 LINDEN LANE	1957	Combo, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 08	882 LINDEN LANE	1957	Gabled, L-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 192 03	883 LINDEN LANE	1957	Gabled, U-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 07	886 LINDEN LANE	1975	Gabled, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 192 02	887 LINDEN LANE	1957	Gabled, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 192 01	891 LINDEN LANE	1957	Hip, Compact, unaltered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 30	704 MULBERRY LANE	1957	Hip, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 245 08	707 MULBERRY LANE	1957	Combo, L-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 29	708 MULBERRY LANE	1957	Gabled, Linear, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 245 09	713 MULBERRY LANE	1957	Gabled, Linear, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 28	714 MULBERRY LANE	1957	Combo, L-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 245 10	717 MULBERRY LANE	1957	Combo, Linear, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 27	720 MULBERRY LANE	1957	Gabled, L-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 245 11	725 MULBERRY LANE	1958	Combo, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 26	726 MULBERRY LANE	1957	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 25	730 MULBERRY LANE	1958	Gabled, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 24	732 MULBERRY LANE	1958	Combo, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 23	738 MULBERRY LANE	1957	Gabled, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 22	744 MULBERRY LANE	1959	Gabled, L-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 245 12	747 MULBERRY LANE	1958	Gabled, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 21	748 MULBERRY LANE	1957	Gabled, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 20	752 MULBERRY LANE	1959	Gabled, L-shaped, moderately altered

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UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 19	756 MULBERRY LANE	1959	Gabled, Linear, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 18	760 MULBERRY LANE	1958	Combo, L-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 17	764 MULBERRY LANE	1958	Gabled, Linear, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 16	766 MULBERRY LANE	1959	Gabled, L-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 245 01	767 MULBERRY LANE	1957	Gabled, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 15	770 MULBERRY LANE	1958	Gabled, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 245 02	771 MULBERRY LANE	1958	Hip, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 14	776 MULBERRY LANE	1959	Combo, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 245 03	777 MULBERRY LANE	1957	Gabled, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 13	780 MULBERRY LANE	1958	Combo, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 245 04	781 MULBERRY LANE	1957	Combo, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 12	784 MULBERRY LANE	1959	
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 245 05	787 MULBERRY LANE	1957	Combo, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 11	788 MULBERRY LANE	1959	Gabled, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 193 01	803 PINE LANE	1960	Gabled on Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 01	804 PINE LANE	1960	Gabled on Hip, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 242 01	1001 STANFORD DRIVE	1960	Gabled, L-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 243 01	1002 STANFORD DRIVE	1959	Cross gabled, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 242 02	1002 VASSAR DRIVE	1959	Cross gabled, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 245 07	804 W 8TH STREET	1960	Gable on Hip, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 245 06	890 W 8TH STREET	1957	Gabled, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 06	909 W 8TH STREET	1957	Combo, Linear, moderately altered

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UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 244 10	910 W 8TH STREET	1958	Gable, Linear, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 05	915 W 8TH STREET	1959	Gabled, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 04	921 W 8TH STREET	1960	Cross gabled, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 03	925 W 8TH STREET	1960	Cross gabled, L-shaped, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 241 04	1004 W 8TH STREET	1960	Gabled, L-shaped, heavily altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 191 02	1005 W 8TH STREET	1960	Cross gabled, moderately altered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 241 03	1010 W 8TH STREET	1960	Cross gabled, unaltered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 241 02	1016 W 8TH STREET	1960	Gabled, L-shaped, unaltered
UNIVERSITY FARMS NO. 01	6/28/56 0:00	034 241 01	1102 W 8TH STREET	1959	Gable on Hip, L-shaped, unaltered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 204 04	1001 CORNELL DRIVE	1960	Gabled, L-shaped, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 205 07	1002 CORNELL DRIVE	1960	Hipped, L-shaped, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 204 03	1005 CORNELL DRIVE	1960	Hipped, L-shaped, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 204 02	1009 CORNELL DRIVE	1960	Hip, Linear, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 205 06	1010 CORNELL DRIVE	1960	Gable, Linear, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 201 02	1101 CORNELL DRIVE	1960	Gable, L-shaped, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 202 03	1102 CORNELL DRIVE	1960	Gabled, L-shaped, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 201 01	1107 CORNELL DRIVE	1960	Gabled, Linear, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 202 02	1108 CORNELL DRIVE	1960	Gabled, L-shaped minimal eaves, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 203 05	1102 HARVARD DRIVE	1960	Gable on Hip, Linear, unaltered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 202 01	1107 HARVARD DRIVE	1960	Gable, L-shape, rear garage, moderately
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 204 15	1006 MAPLE LANE	1960	Gabled, L-shaped, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 205 12	1008 MAPLE LANE	1960	Combination, L-shaped, moderately altered

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UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 204 14	1010 MAPLE LANE	1960	Gable, Linear, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 204 13	1014 MAPLE LANE	1960	Gabled, linear, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 204 12	1018 MAPLE LANE	1960	Combination, L-shaped, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 204 11	1022 MAPLE LANE	1960	Gabled, U-shaped, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 205 11	1023 MAPLE LANE	1960	Gabled, linear, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 204 10	1026 MAPLE LANE	1960	Gable, Linear, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 205 10	1027 MAPLE LANE	1960	Gable, Linear, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 204 09	1102 MAPLE LANE	1960	Gable, Linear, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 205 09	1103 MAPLE LANE	1960	Combination, Linear, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 204 08	1106 MAPLE LANE	1960	Combination, U-shaped, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 205 08	1107 MAPLE LANE	1960	Gable, Linear, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 204 07	1110 MAPLE LANE	1960	Gable, L-shape, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 204 06	1114 MAPLE LANE	1960	Combination, L-shaped, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 204 05	1118 MAPLE LANE	1960	Gable, Linear, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 203 01	809 PINE LANE	1960	Gable, Linear, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 204 16	810 PINE LANE	1960	Gable, L-shaped, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 203 02	815 PINE LANE	1960	Gable, U-shaped, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 203 03	821 PINE LANE	1960	Gable, linear, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 203 04	901 PINE LANE	1960	Gabled, U-shaped, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 205 01	902 PINE LANE	1960	Gabled, minimal eave, heavily altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 205 02	908 PINE LANE	1960	Hipped, L-shaped, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 205 03	914 PINE LANE	1960	Gabled, L-shaped, moderately altered

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UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 202 04	1003 PINE LANE	1975	Gable-on-hip, 2-story, recessed entry, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 205 04	1004 PINE LANE	1959	Gabled, minimal eave, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 205 05	1010 PINE LANE	1960	Gabled, L-shaped, moderately altered
UNIVERSITY FARMS NO. 02	9/16/58 0:00	034 204 01	1102 PINE LANE	1960	Gabled, L-shaped, heavily altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 212 08	1113 CORNELL DRIVE	1961	Multi-hipped, U-shaped, heavily altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 213 08	1114 CORNELL DRIVE	1961	Multi-hipped, L-shaped, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 212 07	1119 CORNELL DRIVE	1961	Multi-hipped, L-shaped, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 213 07	1120 CORNELL DRIVE	1962	Gable, Linear, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 213 06	1124 CORNELL DRIVE	1961	Gable, Linear, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 212 06	1125 CORNELL DRIVE	1961	Gable, L-shape, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 213 05	1202 CORNELL DRIVE	1961	Multi-hipped, L-shaped, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 212 05	1203 CORNELL DRIVE	1961	Gable, L-shape, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 213 04	1208 CORNELL DRIVE	1961	Gable, Linear, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 212 04	1209 CORNELL DRIVE	1962	Multi-hipped, U-shaped, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 213 03	1214 CORNELL DRIVE	1961	Multi-hipped, L-shaped, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 212 03	1215 CORNELL DRIVE	1961	Gable on hip, Linear, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 213 02	1220 CORNELL DRIVE	1961	Multi-hipped, L-shaped, heavily altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 212 02	1221 CORNELL DRIVE	1962	Gable, heavily altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 211 18	1305 CORNELL DRIVE	1960	Multi-hipped, U-shaped, heavily altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 214 08	1108 HARVARD DRIVE	1961	Gable, L-shaped, heavily altered, second story
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 213 09	1113 HARVARD DRIVE	1962	Combination, L-shaped, moderately altered

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UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 214 07	1114 HARVARD DRIVE	1961	Gable, heavily altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 213 10	1119 HARVARD DRIVE	1962	Cross-gabled, linear, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 214 06	1120 HARVARD DRIVE	1962	Cross-gabled minimal eaves, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 213 11	1125 HARVARD DRIVE	1962	Hipped, U-shaped, side garage, moderately
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 214 05	1200 HARVARD DRIVE	1961	Gable on hip, linear, heavily altered, carport
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 213 12	1201 HARVARD DRIVE	1963	Hipped, L-shaped, unaltered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 214 04	1206 HARVARD DRIVE	1961	Hipped, L-shaped, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 213 13	1207 HARVARD DRIVE	1962	Cross gable, moderately altered, minimal
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 214 03	1212 HARVARD DRIVE	1963	Gable, linear, heavily altered, 2-story, add
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 213 14	1213 HARVARD DRIVE	1963	Cross gable, linear, heavily altered, 2-story
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 214 02	1218 HARVARD DRIVE	1963	Cross gable, linear, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 213 15	1219 HARVARD DRIVE	1963	Gable, heavily altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 214 01	906 SYCAMORE LANE	1961	Gable, Linear, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 215 14	909 SYCAMORE LANE	1962	Gable, L-shaped, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 215 13	915 SYCAMORE LANE	1953	Cross gable, moderately altered, minimal
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 215 12	921 SYCAMORE LANE	2011	Not age eligible, contemporary craft
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 215 11	1005 SYCAMORE LANE	1961	Gable, U-shaped, heavily altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 213 16	1006 SYCAMORE LANE	1962	Gable, linear, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 215 10	1011 SYCAMORE LANE	1962	Cross gable, linear, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 213 01	1014 SYCAMORE LANE	1961	Gable, linear, moderately altered
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 215 09	1017 SYCAMORE LANE	1980	Gable, heavily altered, 2-story
UNIVERSITY FARMS NO. 03	11/22/60 0:00	034 212 01	1100 SYCAMORE LANE	1961	Gable, linear, moderately altered, fencing

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UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 224 15	808 CHERRY LANE	1961	Post-and-Beam, unique, unaltered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 224 09	809 CHERRY LANE	1962	Gable on hip, irregular, unique
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 224 14	814 CHERRY LANE	1980	Gable on hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 224 10	815 CHERRY LANE	1964	Post-and-Beam, moderately altered, large
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 224 13	820 CHERRY LANE	1963	Post-and-Beam, flat, moderately altered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 224 11	821 CHERRY LANE	1961	Mid-century modern, unique, heavily altered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 224 12	826 CHERRY LANE	1963	Post-and-Beam, flat, heavily altered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 226 02	773 SYCAMORE LANE	1975	Shed, irregular, heavily altered or not age eligible
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 225 01	776 SYCAMORE LANE	1965	Gable on hip, linear, moderately altered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 222 14	801 SYCAMORE LANE	1961	Multi-hipped, irregular, moderately altered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 224 05	806 SYCAMORE LANE	1962	Hip, U-shaped, moderately altered, breezeway
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 222 13	807 SYCAMORE LANE	1961	Post-and-Beam, L-shaped, unaltered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 224 04	812 SYCAMORE LANE	1963	Shed, heavily altered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 222 12	813 SYCAMORE LANE	1961	Gable, L-shaped, moderately altered, side
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 224 03	818 SYCAMORE LANE	1961	Gable, linear, moderately altered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 222 11	819 SYCAMORE LANE	1962	Hip, L-shaped, rear gar, moderately altered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 224 02	824 SYCAMORE LANE	1961	Gable, L-shaped, moderately altered,
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 222 10	825 SYCAMORE LANE	1963	Gable, L-shaped, heavily altered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 222 09	831 SYCAMORE LANE	1964	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 224 01	900 SYCAMORE LANE	1963	Cross gable, linear, moderately altered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 222 08	903 SYCAMORE LANE	1964	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 225 04	1108 W 8TH STREET	1963	Gable, L-shaped, heavily altered, 2-story, win

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UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 225 03	1114 W 8TH STREET	1962	Gable, U-shaped, unaltered, shake
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 225 02	1200 W 8TH STREET	1964	Gable, linear, moderately altered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 224 08	1203 W 8TH STREET	1961	Gable, linear, unaltered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 224 07	1209 W 8TH STREET	1961	Gable on hip, linear, moderately altered
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 224 06	1215 W 8TH STREET	1962	Gable, L-shaped, unaltered, unique
UNIVERSITY FARMS NO. 04	11/22/60 0:00	034 226 01	1300 W 8TH STREET	1964	Hip, linear, moderately altered
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 04	719 PEACH PLACE	1965	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 05	720 PEACH PLACE	1964	Gable on hip, heavily altered, irregular
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 03	725 PEACH PLACE	1965	Gable, L-shaped, moderately altered
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 06	726 PEACH PLACE	1964	Post-and-Beam, heavily altered, windows
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 02	731 PEACH PLACE	1964	Hip, linear, heavily altered, 2-story
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 07	732 PEACH PLACE	1964	Multi-hip, moderately altered, irregular
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 11	741 PLUM LANE	1966	Post-and-Beam, unique, not visible
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 12	742 PLUM LANE	1964	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 10	747 PLUM LANE	1964	Flat, Post-and-Beam, moderately altered
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 13	748 PLUM LANE	1964	Post-and-Beam, heavily altered
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 09	753 PLUM LANE	1963	Hip, compact, heavily altered
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 14	754 PLUM LANE	1965	Gable, split, heavily altered
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 232 07	750 SYCAMORE LANE	1964	Gable on hip, L-shaped, heavily altered
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 19	755 SYCAMORE LANE	1963	colonial revival, moderately altered
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 232 06	756 SYCAMORE LANE	1964	Contemporary, heavily altered, dormer

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UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 18	761 SYCAMORE LANE	1965	Hip, U-shaped, moderately altered
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 232 05	762 SYCAMORE LANE	1963	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 17	767 SYCAMORE LANE	1964	Multi-hip, linear, heavily altered, garage conversion
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 232 04	768 SYCAMORE LANE	1963	Combination, L-shaped, moderately altered, side
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 232 12	1008 VASSAR DRIVE	1963	Post-and-Beam, moderately altered,
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 232 01	1009 VASSAR DRIVE	1964	Gable, U-shaped, moderately altered
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 232 13	1014 VASSAR DRIVE	1964	Post-and-Beam, not visible, front wall
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 232 02	1015 VASSAR DRIVE	1964	Post-and-Beam, flat, moderately altered
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 232 14	1020 VASSAR DRIVE	1965	Post-and-Beam, flat, moderately altered, no
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 232 03	1021 VASSAR DRIVE	1964	Gable, L-shaped, moderately altered, shake
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 16	1306 W 8TH STREET	1962	Cross gable, unaltered
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 15	1312 W 8TH STREET	1964	Post-and-Beam, "oriental", unaltered
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 08	1408 W 8TH STREET	1966	Gable, heavily altered, irregular, addition
UNIVERSITY FARMS NO. 05	8/17/61 0:00	034 231 01	1504 W 8TH STREET	1964	Gable on hip, linear, moderately altered
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 232 11	1007 STANFORD DRIVE	1964	Hip, L-shaped, moderately altered, rear garage
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 233 01	1008 STANFORD DRIVE	1963	Gable, L-shaped, moderately
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 232 10	1013 STANFORD DRIVE	1963	Hip, U-shaped, unaltered, no windows
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 233 02	1014 STANFORD DRIVE	1963	Hip, L-shaped, unaltered
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 232 09	1019 STANFORD DRIVE	1963	Gable, L-shaped, heavily altered, 2-story garage
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 231 33	1106 STANFORD PLACE	1963	Gable, L-shaped, unaltered, rear garage
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 231 21	1109 STANFORD PLACE	1963	Gable, L-shaped, moderately altered
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 231 32	1112 STANFORD PLACE	1963	Combination, not visible

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UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 231 22	1115 STANFORD PLACE	1964	Hip, L-shaped, moderately altered, rear garage
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 231 31	1118 STANFORD PLACE	1964	Hip, L-shaped, moderately altered, rear garage
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 231 23	1121 STANFORD PLACE	1963	Hip, U-shaped, moderately altered
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 231 30	1204 STANFORD PLACE	1964	Gable, L-shaped, moderately altered
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 231 24	1205 STANFORD PLACE	1964	Post-and-Beam, L-shaped, combination, heavily
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 231 29	1210 STANFORD PLACE	1990	Gable, compact, heavily altered, 2-story
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 231 25	1211 STANFORD PLACE	1964	Combination, L-shaped, heavily altered, 2-story
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 231 28	1216 STANFORD PLACE	1963	Gable, heavily altered, dormer
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 231 26	1217 STANFORD PLACE	1963	Gable, linear, moderately altered, shake
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 231 27	1223 STANFORD PLACE	1964	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 233 03	724 SYCAMORE LANE	1963	Hip, linear, moderately altered
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 231 34	725 SYCAMORE LANE	1964	Combination, L-shaped, unaltered, rear garage
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 232 08	744 SYCAMORE LANE	1963	Cross gable, heavily altered
UNIVERSITY FARMS NO. 06	8/17/61 0:00	034 231 20	749 SYCAMORE LANE	1963	Gable on hip, compact, moderately altered
UNIVERSITY FARMS NO. 07	4/22/63 0:00	034 253 05	609 ANDERSON ROAD	1970	Gabled 2-story apartment complex, multiple blgds
UNIVERSITY FARMS NO. 07	4/22/63 0:00	034 253 07	805 RUSSELL BLVD	0	Not age eligible commercial development
UNIVERSITY FARMS NO. 07	4/22/63 0:00	034 251 07	707 SYCAMORE LANE	0	University Commons, flat, 2-story apartment,
UNIVERSITY FARMS NO. 07	4/22/63 0:00	034 252 17	515 SYCAMORE LANE	1965	Mansard apartment, large, heavily altered, 2-story
UNIVERSITY FARMS NO. 07	4/22/63 0:00	034 252 16	545 SYCAMORE LANE	1969	identical to 515, University Court
UNIVERSITY FARMS NO. 07	4/22/63 0:00	034 253 06	614 SYCAMORE LANE	1966	Sycamore Lane Garden Apartments, 2-story,
UNIVERSITY FARMS NO. 07A	1/21/64 0:00	034 252 11	517 OXFORD CIRCLE	0	Sigma Nu, Mansard, moderately altered
UNIVERSITY FARMS NO. 07A	1/21/64 0:00	034 252 08	505 OXFORD CIRCLE	0	Park

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UNIVERSITY FARMS NO. 07A	1/21/64 0:00	034 252 22	507 OXFORD CIRCLE	0	Oxford Circle Park
UNIVERSITY FARMS NO. 07A	1/21/64 0:00	034 252 09	509 OXFORD CIRCLE	0	Oxford Circle Park
UNIVERSITY FARMS NO. 07A	1/21/64 0:00	034 252 12	525 OXFORD CIRCLE	1966	Not age eligible
UNIVERSITY FARMS NO. 07A	1/21/64 0:00	034 252 29	533 OXFORD CIRCLE	0	Not age eligible
UNIVERSITY FARMS NO. 07A	1/21/64 0:00	034 252 30	565 OXFORD CIRCLE	0	Not age eligible
UNIVERSITY FARMS NO. 07A	1/21/64 0:00	034 251 06	1313 WAKE FOREST DRIVE	1966	Flat roof, large apartment multi-building
UNIVERSITY FARMS NO. 07A	1/21/64 0:00	034 251 05	1411 WAKE FOREST DRIVE	0	Sherwood Arms gable apt, garage ground floor
UNIVERSITY FARMS NO. 07A	1/21/64 0:00	034 251 04	1419 WAKE FOREST DRIVE	0	Forest arms, park gable apt, garage ground floor
UNIVERSITY FARMS NO. 07A	1/21/64 0:00	034 252 21	1424 WAKE FOREST DRIVE	1973	Oxford parksidede, gable, 3-story apartment
UNIVERSITY FARMS NO. 07A	1/21/64 0:00	034 251 03	1425 WAKE FOREST DRIVE	0	Emerson Hall dorm, not age eligible
UNIVERSITY FARMS NO. 07A	1/21/64 0:00	034 251 02	1435 WAKE FOREST DRIVE	0	Mansard apartment, brick trim, moderately altered
UNIVERSITY FARMS NO. 07A	1/21/64 0:00	034 252 28	1440 WAKE FOREST DRIVE	0	Not age eligible
UNIVERSITY FARMS NO. 07A	1/21/64 0:00	034 251 01	1443 WAKE FOREST DRIVE	1970	Mansard apartment, 1-story, moderately altered
UNIVERSITY FARMS NO. 07B	6/28/63 0:00	034 233 06	705 HAWTHORNE LANE	1965	Gable, moderately altered, exterior stone wall
UNIVERSITY FARMS NO. 07B	6/28/63 0:00	034 233 05	709 HAWTHORNE LANE	1965	Hip on gable, moderately altered
UNIVERSITY FARMS NO. 07B	6/28/63 0:00	034 233 04	715 HAWTHORNE LANE	1965	Cross gable, L-shaped, moderately altered,
UNIVERSITY FARMS NO. 07B	6/28/63 0:00	034 233 07	710 SYCAMORE LANE	1965	Multihipped on gable, moderately altered
UNIVERSITY FARMS NO. 07B	6/28/63 0:00	034 233 08	716 SYCAMORE LANE	1965	Gable, U-shaped, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 221 04	800 ACACIA LANE	1965	Multihipped on gable
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 223 11	807 ACACIA LANE	1966	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 211 17	1311 CORNELL DRIVE	1966	Multihipped, L-shaped, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 211 16	1317 CORNELL DRIVE	1966	Cross gable, heavily altered

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UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 211 15	1405 CORNELL DRIVE	1968	Cross gable, heavily altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 216 10	1406 CORNELL DRIVE	1966	Cross gable, L-shaped, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 211 14	1411 CORNELL DRIVE	1968	Cross gable, L-shaped, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 223 13	803 PLUM LANE	1966	Cross gable, unaltered/moderately
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 222 02	804 PLUM LANE	1965	Multihipped, linear, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 223 12	809 PLUM LANE	1965	Cross gable, linear, unaltered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 222 03	810 PLUM LANE	1965	Multihipped, linear, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 222 04	902 PLUM LANE	1965	Multihipped on gable
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 221 03	907 PLUM LANE	1964	Multihipped, linear, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 222 05	908 PLUM LANE	1965	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 221 02	913 PLUM LANE	1967	Post-and-Beam, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 222 06	914 PLUM LANE	1966	Multihipped, two-story, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 221 01	919 PLUM LANE	1966	Hipped on cross gable, linear, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 222 07	920 PLUM LANE	1966	Multihipped, linear, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 216 17	925 PLUM LANE	1966	Cross gable, linear, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 215 01	926 PLUM LANE	1965	Post-and-Beam, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 216 16	931 PLUM LANE	1966	Hip on gable, L-shaped, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 215 02	932 PLUM LANE	1965	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 215 03	1000 PLUM LANE	1966	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 216 15	1001 PLUM LANE	1966	Hip on gable, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 215 04	1006 PLUM LANE	1967	Gable, linear, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 216 14	1007 PLUM LANE	1967	Gable/flat, U-shaped

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UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 215 05	1012 PLUM LANE	1965	Gable, moderately altered, 2-story, rear garage
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 216 13	1013 PLUM LANE	1969	Multihipped, L-shaped, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 215 06	1018 PLUM LANE	1966	Cross hip on gable, unaltered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 216 12	1019 PLUM LANE	1966	Gable, U-shaped, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 215 07	1024 PLUM LANE	1965	Multihipped, U-shaped, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 216 11	1025 PLUM LANE	1966	Multihipped, heavily altered, 2-story
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 215 08	1030 PLUM LANE	1966	Cross gable, heavily altered, rear garage
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 223 14	1409 W 8TH STREET	0	
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 222 01	1307 W 8TH STREET	1965	Hip on gable, heavily altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 223 15	1501 W 8TH STREET	1966	Hip on gable, L-shaped, moderately altered
UNIVERSITY FARMS NO. 08	4/14/64 0:00	034 223 16	1507 W 8TH STREET	1967	Gable, L-shaped, moderately altered, rear
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 221 05	806 ACACIA LANE	1964	Hip, linear, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 223 10	813 ACACIA LANE	1964	Gable, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 223 09	819 ACACIA LANE	1965	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 223 08	825 ACACIA LANE	1966	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 223 17	831 ACACIA LANE	1966	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 223 05	837 ACACIA LANE	1967	Mansard, 2-story, heavily altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 223 04	903 ACACIA LANE	1968	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 221 06	904 ACACIA LANE	1965	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 223 03	909 ACACIA LANE	1968	Gable, L-shaped, heavily altered, span add
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 221 07	910 ACACIA LANE	1965	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 223 02	915 ACACIA LANE	1968	Hip, L-shaped, moderately altered

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UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 221 08	916 ACACIA LANE	1961	Gable, L-shaped, heavily altered, carport
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 223 01	921 ACACIA LANE	1967	Post-and-Beam/ranch, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 221 09	922 ACACIA LANE	1965	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 211 01	927 ACACIA LANE	1968	Double gable, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 216 01	928 ACACIA LANE	1965	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 211 02	933 ACACIA LANE	1967	Post-and-Beam/ranch, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 216 02	934 ACACIA LANE	1966	Gable, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 211 03	939 ACACIA LANE	1967	Gable on hip, U-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 216 03	940 ACACIA LANE	1966	Hip, L-shaped, moderately altered, rear garage +
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 211 04	1003 ACACIA LANE	1969	Double gable, heavily altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 216 04	1004 ACACIA LANE	1967	Gable, L-shaped, heavily altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 211 05	1009 ACACIA LANE	1969	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 216 05	1010 ACACIA LANE	1966	Gable, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 211 06	1015 ACACIA LANE	1966	Gable on hip, L-shaped, moderately altered, rear
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 216 06	1016 ACACIA LANE	1966	Hip, L-shaped, moderately altered, rear garage
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 211 07	1021 ACACIA LANE	1967	Double gable, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 216 07	1022 ACACIA LANE	1966	Gable, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 211 08	1027 ACACIA LANE	1966	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 216 08	1028 ACACIA LANE	1966	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 211 09	1033 ACACIA LANE	1968	Gable, heavily altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 211 10	1039 ACACIA LANE	1967	Combination, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 211 13	1417 CORNELL DRIVE	1966	Hip, L-shaped, moderately altered

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UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 216 09	1418 CORNELL DRIVE	1966	Gable, linear, unaltered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 211 12	1423 CORNELL DRIVE	1966	Hip, L-shaped, moderately altered
UNIVERSITY FARMS NO. 09	4/21/64 0:00	034 211 11	1429 CORNELL DRIVE	1967	Hip, L-shaped, moderately altered

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that radically transformed the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to grow beyond all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

University Farms Subdivision Development

By the mid-1950s, both local developers like the Simmons family and regional builders such as Stanley Davis were constructing residential subdivisions in Davis. The robust growth of the University in the immediate post-war period had continued, and the town had to keep growing alongside it. The parcel which became the nine University Farms subdivisions was attractive because it was adjacent to the University and to Oeste Manor, which had been developed in the early 1950s. Like Oeste Manor, the University Farms area had been part of the Oeste family’s expansive holdings, although it was outside city limits until the mid-1950s.

In 1956, Ross Chamberlain recorded University Farms No. 1. Chamberlain graduated from Stanford in 1930, and was the president of Hitchcock & Chamberlain. Chamberlain was developing wartime housing in the Bay Area by 1942. By 1953, Chamberlain had partnered with Fremont Hitchcock and the two opened a general contracting business in Redwood City. Later, the partners moved their offices to Woodside. In the mid-1950s, Hitchcock & Chamberlain was working on some large subdivisions in Sacramento as well as University Farms No. 1. The subdivision was planned and made public in Davis by the end of 1955. Hitchcock and Chamberlain worked with Sacramento engineer Joseph Spink, who had helped design Oeste Manor just to the east in the early 1950s. University Farms Nos. 1 and 2 were Hitchcock & Chamberlain’s only Davis subdivisions, however. Walker & Donant took over the University Farms subdivisions in 1960.¹

In 1960, Walker & Donant recorded University Farms No. 3. No biographical information is available about J.M. Walker. Lloyd Donant was born in Oakland in 1905, and worked in loan sales as a young man. He lived with his parents and

¹ “The National Real Estate Journal,” Volume 43, 1942, p. 54; Polk City Directory, Redwood City, California, p. 142; Sacramento Bee, “Davis Schedules Public Hearings on Master Plan,” December 13, 1955.

*Recorded by: Kara Brunzell *Date: November 6, 2014 Continuation Update

brothers in Oakland into his thirties. In 1940, he married a woman named Terry Greenlaw. About 1944, Terry and Lloyd Donant moved to Sacramento. Donant went into partnership with J. M. Walker, and the two men began developing subdivisions immediately after the war. By late 1946, they had planned a 30-house subdivision in Sacramento aimed at returning veterans. By 1949, Walker & Donant were advertising Ranch- and Colonial-style houses with two-car garages and forced-air heating. In the early 1950s, Walker & Donant was one of the largest home-builders in Sacramento. Over time, the company stopped advertising Colonial houses and focused on Ranch style dwellings. By 1958, Walker & Donant was advertising in the Sacramento Bee for its Davis subdivisions, touting the “suburban atmosphere” of University Farms.²

Based on the fact that Walker & Donant began advertising in the 1950s, they appear to have constructed most or all of the University Farms subdivisions. Hitchcock & Chamberlain may have either hired the Sacramento company to do the construction work or sold them the subdivisions after they were recorded. Although the houses in the neighborhood exhibit a fairly wide array of features, there is no noticeable difference in style between the buildings constructed before 1960 and those constructed after. The neighborhood was developed from east to west, starting adjacent to existing neighborhoods and working outward toward the agricultural fringe of Davis. Beginning in 1963, Walker & Donant began subdividing University Farms 7, 7A, and 7B, which they developed with large apartment buildings over the next decade. These subdivisions were situated in the southern part of the University along arterial roads and adjacent to the University, and were probably slated for apartment development from the time the neighborhood was initially planned. University Farms 8 and 9 at the northwestern corner of the neighborhood were subdivided in 1964, and Walker & Donant built single-family dwellings there while developing the apartments to the south. The developer set aside a large parcel at the northeastern corner of University Farms 1 which became Redwood Park.

Lloyd Donant died in 1971, although the firm of Walker & Donant continued building houses in the Sacramento Valley through the end of the century, adding innovations such as “tandem” garages. By 1996, Tim Lien was the head of the company.³

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the University Farms neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

University Farms is not associated with persons important to history and does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2.

The houses and apartment buildings in the neighborhood are common examples post-war dwellings, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3.

The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

² U.S. Census, Oakland, California, 1940; Sacramento Bee, “Contractors Plan Protest to State Fair Land Seizure,” November 4, 1946; Sacramento Bee, “‘Distinctive’ Ranch Type and Colonial Homes,” June 3, 1949;

³ Sacramento Bee, “Tandem Garages the Rage,” June 16, 1996.



Figure 1: Plat of University Farms No. 1, City of Davis, June, 1956.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update

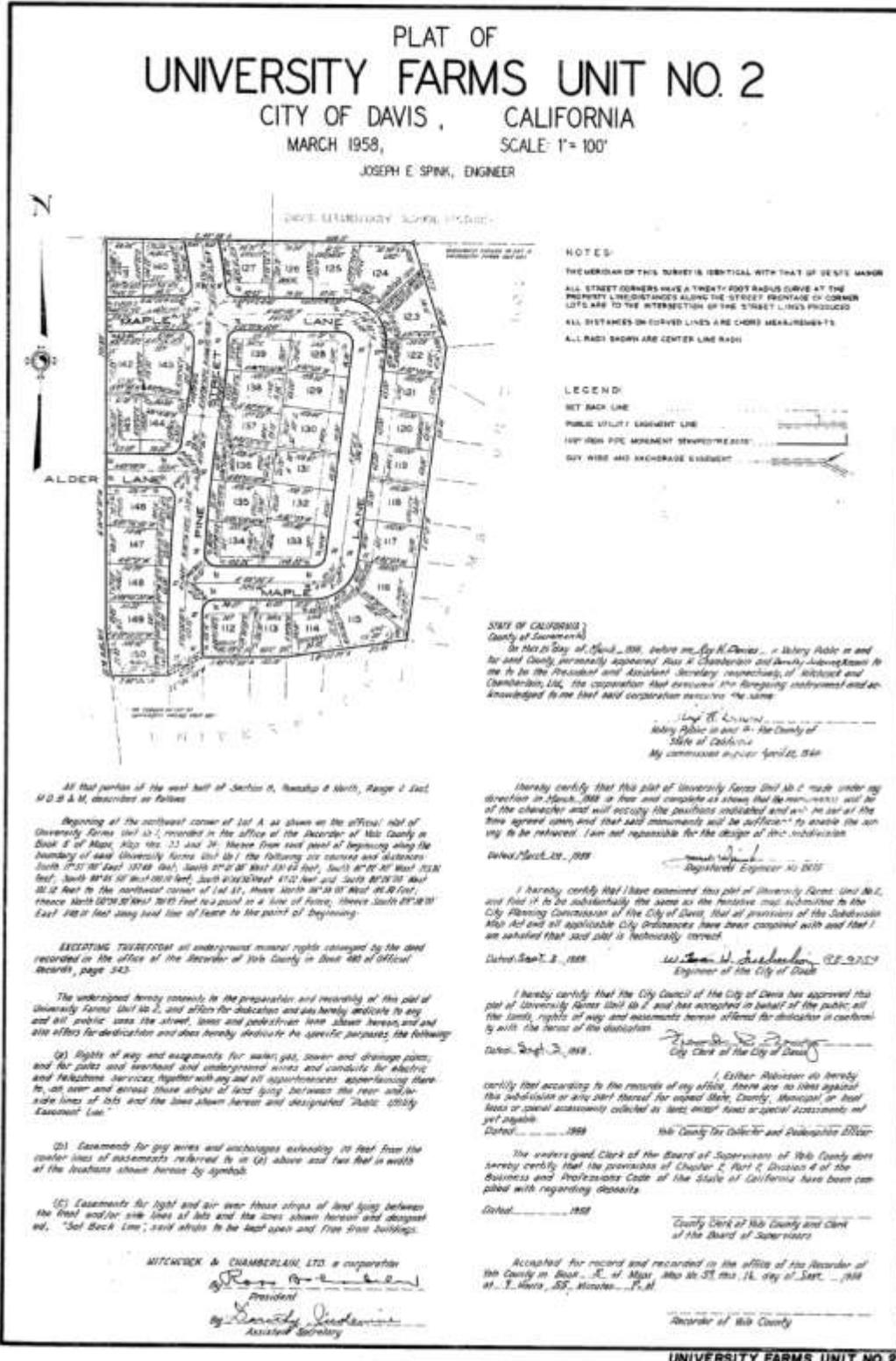


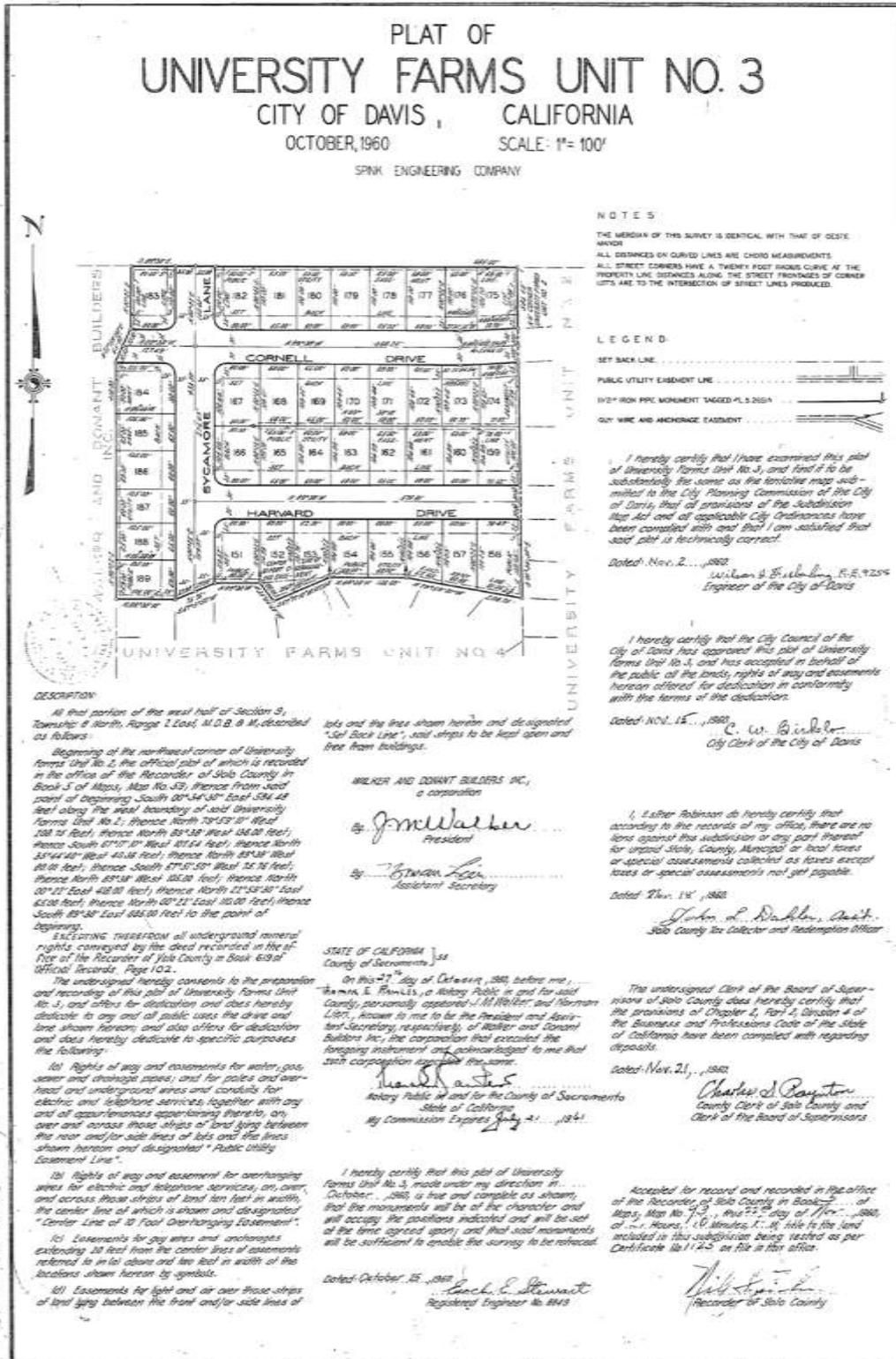
Figure 2: Plat of University Farms No. 2, City of Davis, September, 1958.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update



UNIVERSITY FARMS NO. 3

Figure 3: Plat of University Farms No. 3, November, 1960.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update

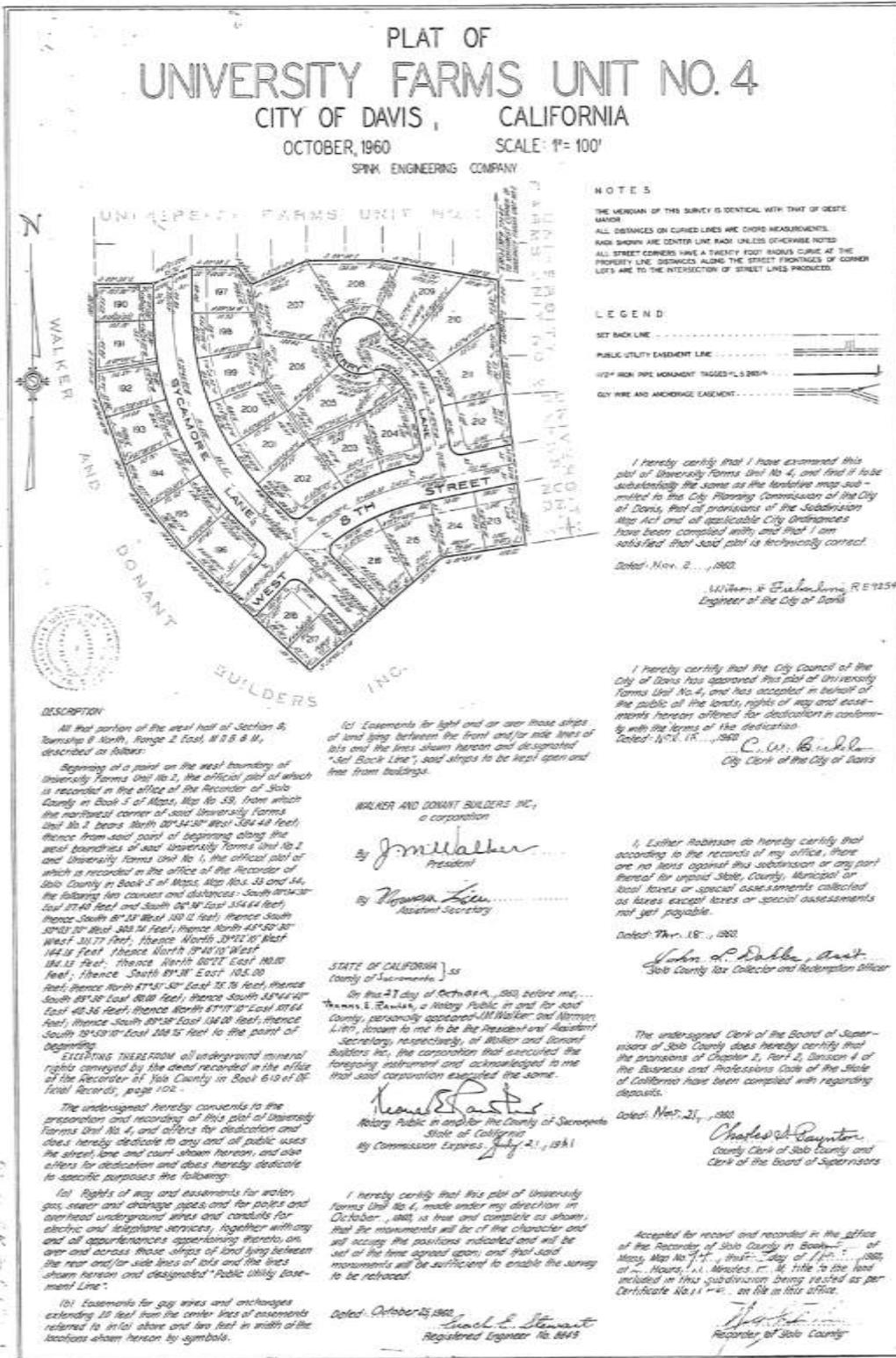


Figure 4: Plat of University Farms No. 4, November, 1960.

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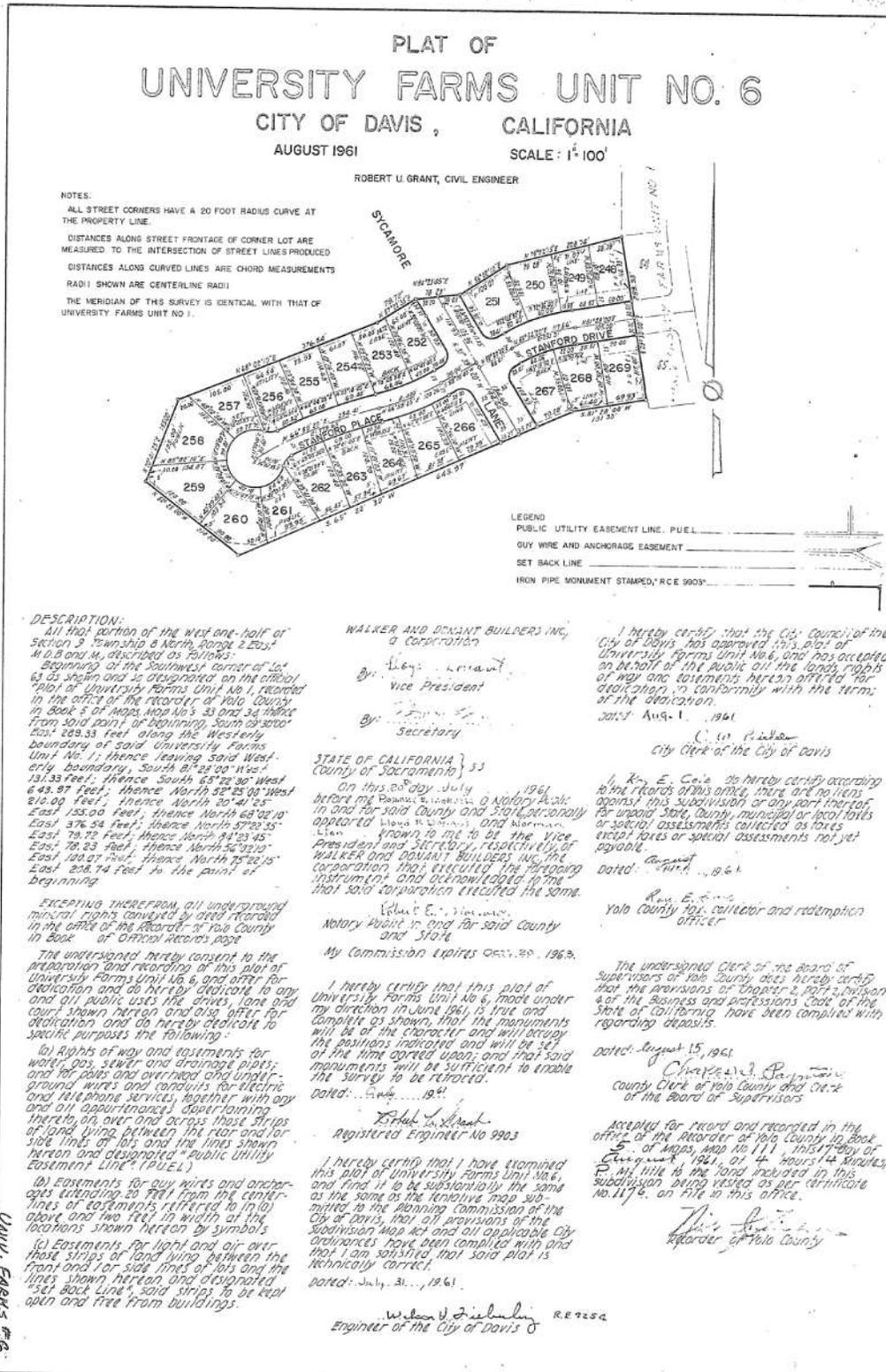
*Resource Name or # (Assigned by recorder) University Farms No. 1 - 9

*Recorded by: Kara Brunzell

*Date: November 6, 2014

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UNIVERSITY FARMS UNIT 6
 SHEET 1 of 1

Figure 6: Plat of University Farms No. 6, August, 1961.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update

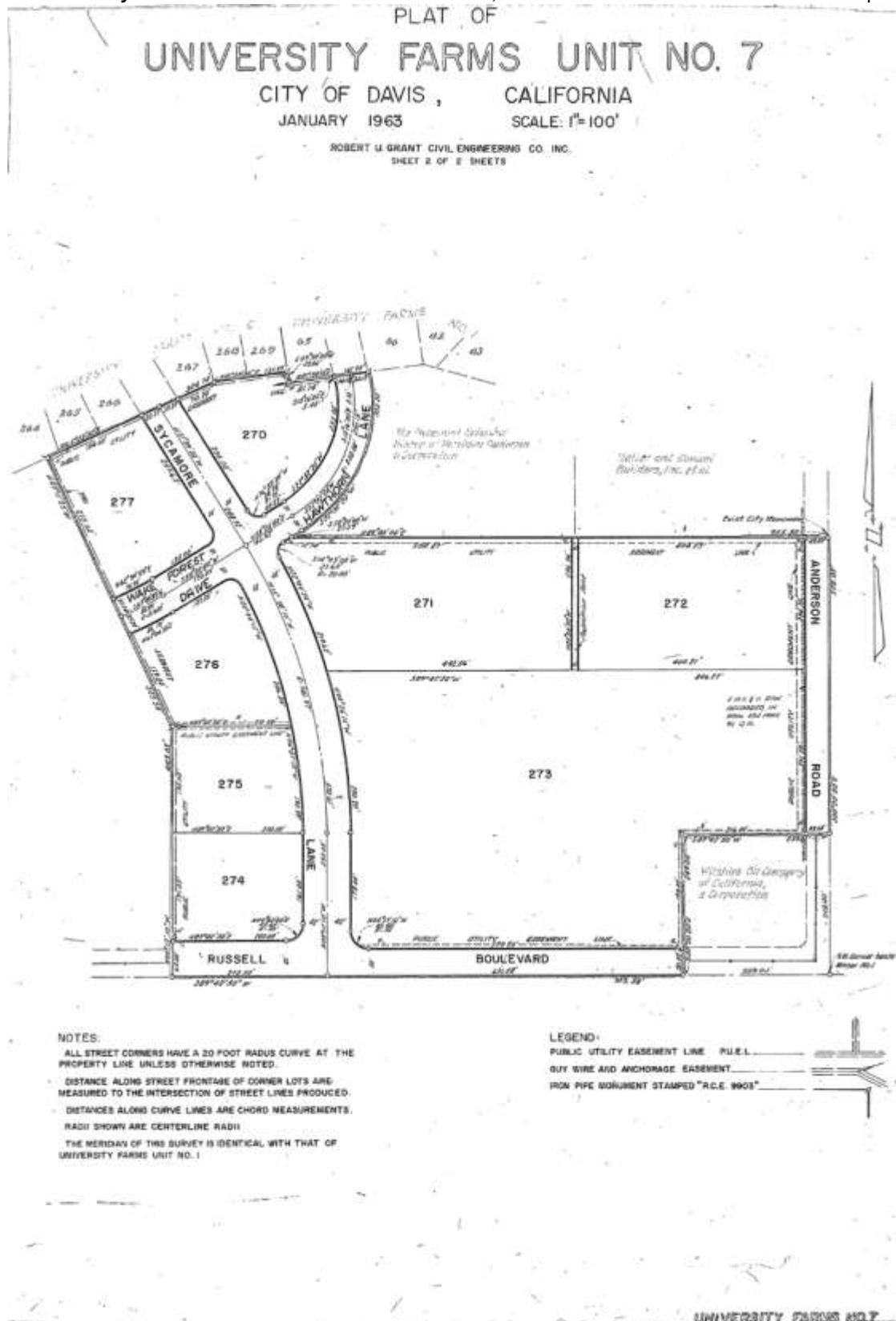


Figure 7: Plat of University Farms No. 7, April, 1963.

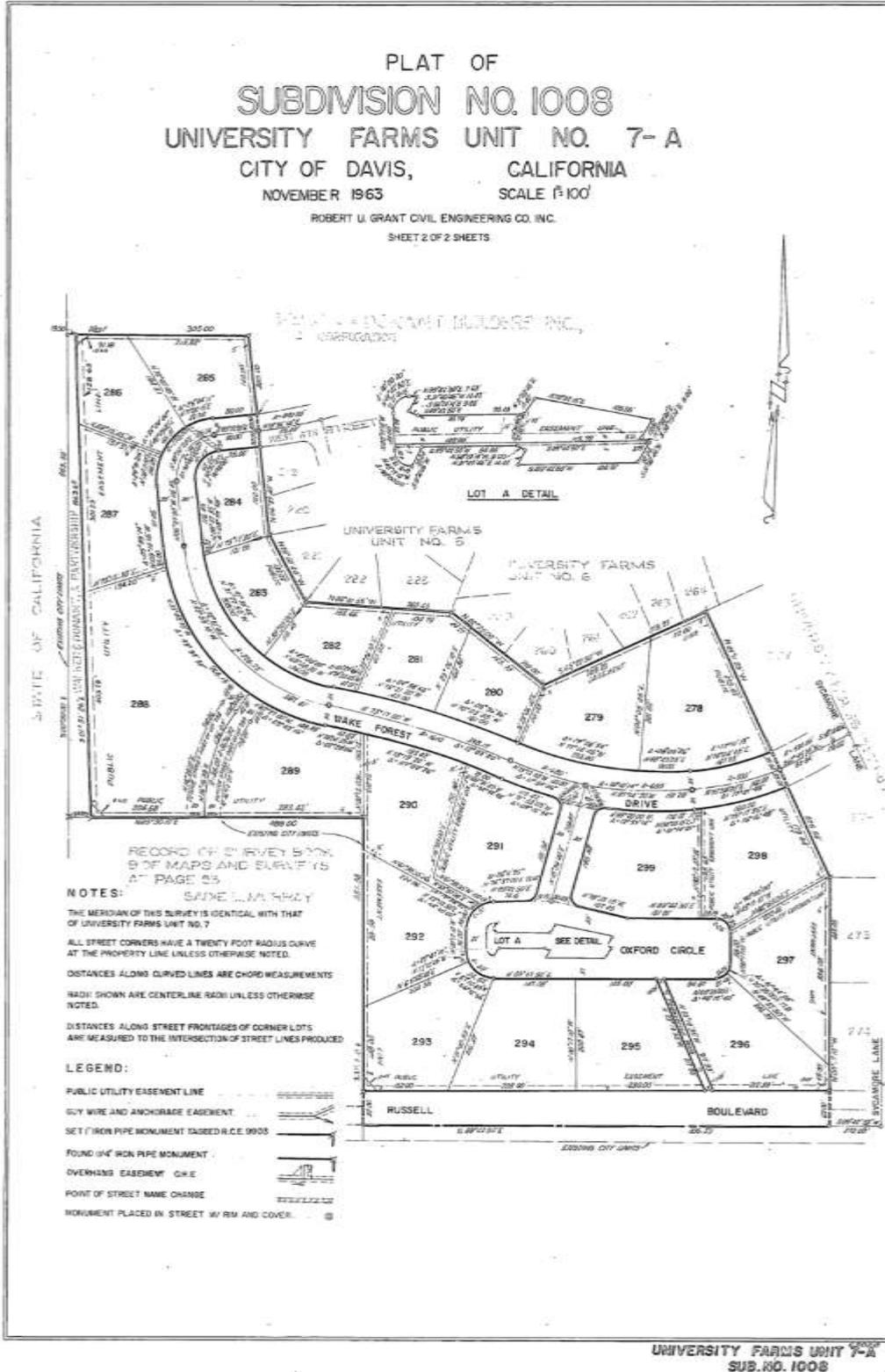


Figure 8: Plat of University Farms No. 7-A, July, 1966.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update



Figure 9: Plat of University Farms No. 7-B, June, 1963.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update

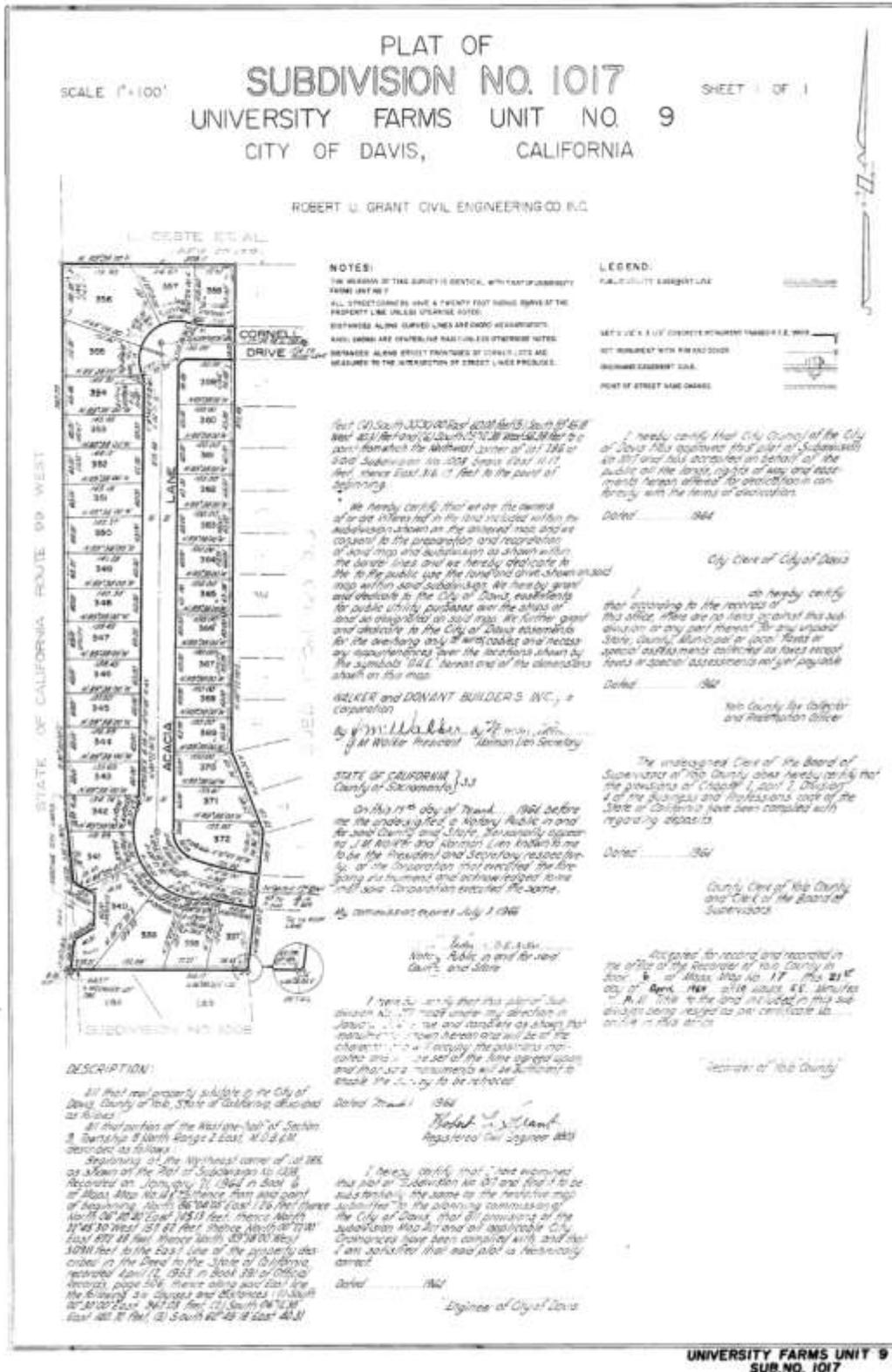


Figure 11: Plat of University Farms No. 9, City of Davis, March, 1964.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update

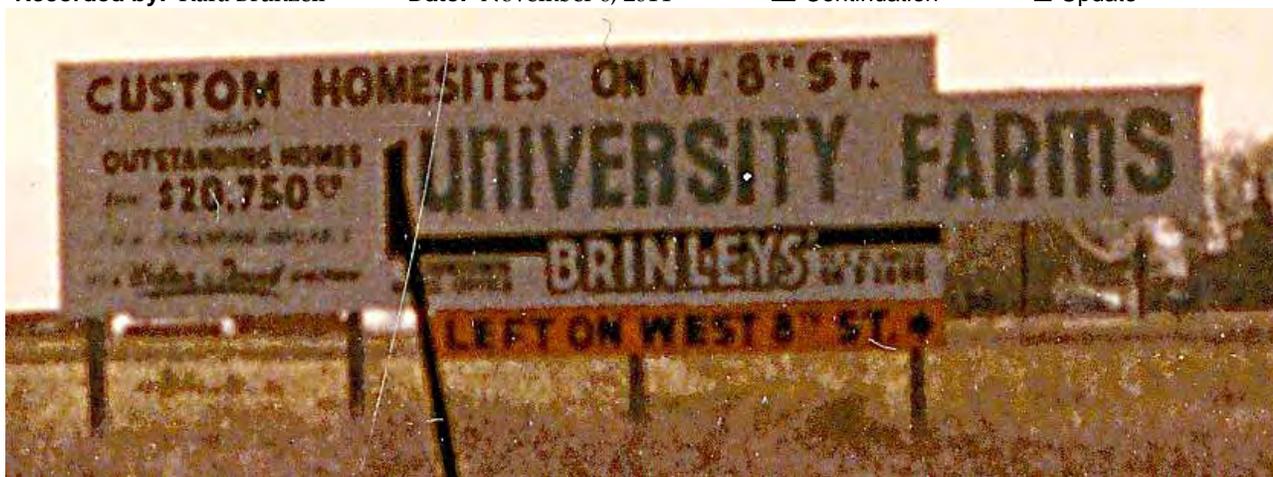


Figure 12: University Farms advertisement.

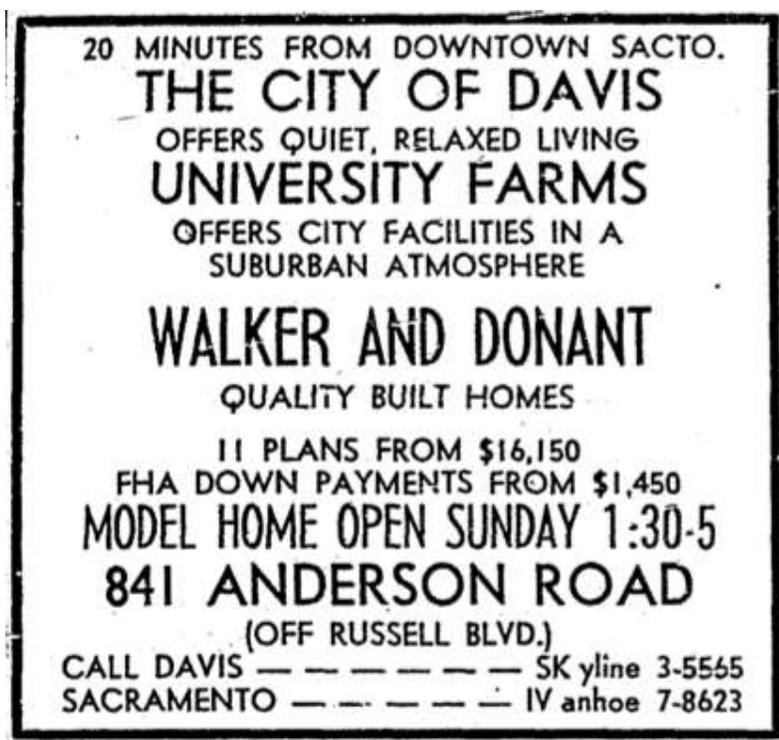


Figure 13: University Farms advertisement, Sacramento Bee, 15 February, 1958.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update

IN
DAVIS
IT IS
UNIVERSITY FARMS

IN
University Farms
IT IS
WALKER & DONANT

Quality Homes
From \$16,150
FHA Down From \$1,250

MODEL HOME OPEN
SUNDAY—1:30 TO 5

841 Anderson Road
(Off Russeil Blvd.)
Phone Davis
Skyline 3-5565
Sacramento
IV 7-8623

Figure 14: University Farms advertisement, Sacramento Bee, 8 March, 1958.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update

Just 20 Minutes From
SACRAMENTO

THE CITY OF DAVIS
Offers
SUBURBAN LIVING
With
CITY CONVENIENCES

Fine Schools
Sewers, Sidewalks
Street Lights
All Improvements
In and Paid

WALKER & DONANT
Is Building
Quality Homes In
UNIVERSITY FARMS

11 Distinctive Plans
3 and 4 Bedrooms
Some With Family Room
1½, 2, 2½ Baths
Prices From \$16,150
FHA Down From \$1,250
30 Year Loans

MODEL HOME OPEN
SUNDAY 1:30 TO 5
841 Anderson Road
(Off Russell Blvd.)
Call Davis SKyline 3-5565
Sacramento IV 7-8623

Figure 15: University Farms advertisement, Sacramento Bee, 15 March, 1958.

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*Date: November 6, 2014

Continuation

Update

• Quiet suburban homes ...
• With city conveniences ...
• 20 minutes from Sacramento

UNIVERSITY FARMS

In the city of Davis—fine schools—lighted streets—all improvements in and paid—no aircraft noise—no assessments—nonstop freeway and busline to Sacramento & the Capitol!

From \$16,150 — \$850 Dn.

Plus closing and 30 years FHA. 3-4 bedrooms; 2-2½ baths; reverse floor plans, some with family fun rooms!

Used brick fireplaces—central heat—natural birch kitchen cabinets with cove linoleum—2 car garages, too!

Another Community Development by

Walker & Donant

Quality Builders
IVanhoa 7-8623

OPEN SAT. 9-5
OPEN SUN. 1-5

Take Hwy. 40 to Davis, thru underpass, turn right on 2nd St. to:

BRINLEYS' REAL ESTATE
711 Second St.
Ph. SKyline 3-2896

Figure 16: University Farms advertisement, Sacramento Bee, 15 November, 1958.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update



Figure 17: U.S.D.A. Aerial photograph of University Farms neighborhood, 1952.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update



Figure 18: Oblique aerial photograph of University Farms area, 1953, courtesy John Lofland.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update



Figure 19: U.S.D.A. Aerial photograph of University Farms neighborhood, 1957.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update



Figure 20: U.S.D.A. Aerial photograph of University Farms neighborhood, 1964.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update



Figure 21: U.S.D.A. Aerial photograph of University Farms neighborhood, 1969.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update



Figure 22: U.S.D.A. Aerial photograph of University Farms neighborhood, 1971.

*Recorded by: Kara Brunzell
Photographs:

*Date: November 6, 2014

Continuation

Update



Photograph 1: 746 Hawthorne Lane, Example of moderately altered L-shaped house with gable on hip roof, 1959.



Photograph 2: 809 Cherry Lane, Unique Ranch house with gable on hip roof and screen wall, 1962.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update



Photograph 3: 1307 W 8th Street, Example of moderately altered Ranch house, 1966.



Photograph 4: 914 Plum Lane, Example of two-story Ranch house, 1966.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update



Photograph 5: 1405 Cornell Drive, Example of heavily altered cross gabled house, 1968.



Photograph 6: 915 Sycamore Lane, Example of moderately altered house with cross gabled roof, 1953.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

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Photograph 7: 921 W 8th Street, Example of moderately altered cross gabled house, 1960.



Photograph 8: 728 Hawthorne Lane, Example of unaltered cross gabled house, 1959.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update



Photograph 9: 1119 Harvard Drive, Example of moderately altered linear house with cross gabled roof, 1962.



Photograph 10: 1305 Cornell Drive, Example of heavily altered multi-hipped house with U-shaped plan, 1960.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

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Photograph 11: 862 Linden Lane, Example of unaltered U-shaped house with combination roof, 1957.



Photograph 12: 1221 Cornell Drive, Example of heavily altered cross gabled house, 1962.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

Update



Photograph 13: 1203 W 8th Street, Example of unaltered gabled house with linear plan, 1961.



Photograph 14: 725 Peach Place, Example of moderately altered L-shaped house with gabled roof, 1965.

*Recorded by: Kara Brunzell

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Photograph 15: 1418 Cornell Drive, Example of unaltered linear house with gabled roof, 1966.



Photograph 16: 1114 Harvard Drive, Example of heavily altered gabled house, 1961.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

Continuation

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Photograph 17: 891 Linden Lane, Example of unaltered compact house with hipped roof, 1957.



Photograph 18: 1201 Harvard Drive, Example of unaltered L-shaped house with hipped roof, 1963.

*Recorded by: Kara Brunzell

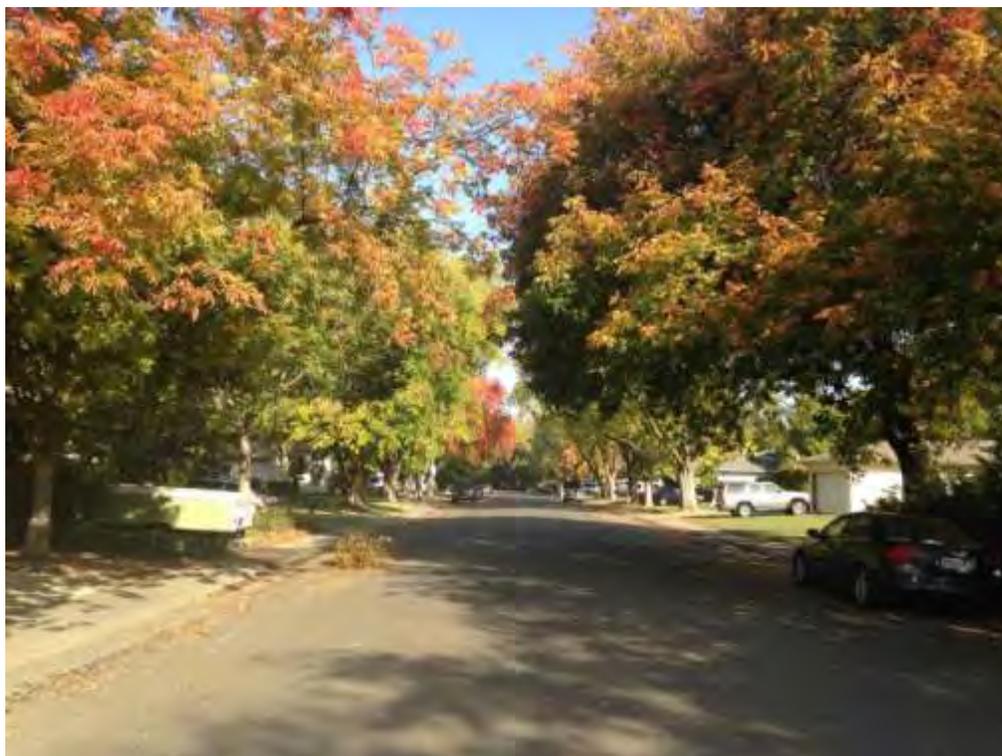
*Date: November 6, 2014

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Photograph 19: 825 Acacia Lane, Example of moderately altered L-shaped house with hipped roof, 1966.



Photograph 20: Neighborhood setting showing street trees in University Farms 1.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

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Photograph 21: 808 Cherry Lane, Unique unaltered post-and-beam house, 1961.



Photograph 22: 921 Acacia Lane, Example of moderately altered post-and-beam/Ranch house, 1967.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

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Photograph 23: 1316 W 8th Street, Example of unaltered post-and-beam “oriental” house, 1964.



Photograph 24: 837 Acacia Lane, moderately altered 2-story Mansard house, 1967.

*Recorded by: Kara Brunzell

*Date: November 6, 2014

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Photograph 25: 614 Sycamore Lane, Sycamore Lane Garden Apartments, moderately altered 2-story apartment building, 1966.



Photograph 26: Large apartment building at 515 Sycamore Lane, 1965.

*Resource Name or # (Assigned by recorder): University Park

D1. Historic Name: University Park 1 – 5

D2. Common Name:

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

The University Park 1 – 5 neighborhood is located near Downtown Davis, and consists of five very small subdivisions clustered around the intersection of West 8th Street and Eureka Avenue. The subdivisions were recorded between 1948 and 1954, and most of the houses were constructed singly and in small groups between 1948 and 1960. The five subdivisions together total less than 70 parcels on portions of five blocks. The streets are laid out in a grid pattern, although lot sizes are irregular. The neighborhood is characterized by mature street trees of different species. The mostly small, single family houses are spaced fairly widely apart and are not identical to one another, and the neighborhood has a rural-suburban feeling.

The buildings constructed in the neighborhood prior to 1955 are typical post-war Minimal Traditional dwellings, with narrow eave overhang, simple linear or compact footprints, and single-car garages. Common examples are side- or cross-gabled with slightly projecting garages, although there are also hipped roofs are also frequently used. These houses have brick chimneys and steel casement windows. Horizontal wood siding is the most common cladding, although a few buildings are constructed of exposed concrete blocks. A handful of duplexes, which are similar in form and materials to the houses, are located in the neighborhood. Nearly all of the buildings have been moderately to heavily altered.

The buildings on Oak Avenue, which were constructed later, exhibit Tract Ranch and Contemporary styles. A number of these houses have low pitch front-gabled roofs. Carports and garages in this part of the neighborhood are commonly double, while the older area to the east features singlcar storage.

There is at least one Contemporary-style, architect-designed building in the neighborhood. 321 West Eighth Street. Survey documentation produced for the City of Davis in 1996 indicates that the building was originally a doctor's office, although its scale is consistent with the domestic buildings that surround it. According to city records, a building was originally constructed on the site in 1951. In 1970, Davis native Silvio' Barovetto's architectural firm designed the present building, which apparently incorporated the original structure. It appears to retain integrity, and may be eligible for individual listing as a local landmark (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The University Park neighborhood is a modified rectangular area north of the College Park Subdivision. Its boundaries are shown on Figures 1 - 5, its original Plat maps.

***D5. Boundary Justification:**

The University Park neighborhood encompasses all of the five University Parkside subdivisions, which are contiguous and were primarily developed over a roughly seventeen-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The University Park neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued p. 5).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: November 3, 2014

Affiliation and Address: Brunzell Historical

1613 B Street, Napa, CA 94559

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*Date: November 3, 2014

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***D3. Detailed Description** (continued)

Changes range from near-ubiquitous replacement of windows and garage doors, to more extreme alterations including garage conversions and raised roof pitches. A handful of properties are virtually unchanged, however most have been at least moderately altered. Major transformations include large front decks and second story additions.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity Historic period buildings are Minimal Traditional style where not otherwise noted.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
UNIVERSITY PARK NO. 01	6/15/1948 0:00	070 035 09	737 EUREKA AVENUE	1996	not age eligible
UNIVERSITY PARK NO. 01	6/15/1948 0:00	070 035 08	302 W 8TH STREET	1948	Gabled, linear, moderately altered
UNIVERSITY PARK NO. 01	6/15/1948 0:00	070 035 07	320 W 8TH STREET	1954	Gabled, heavily altered, carport addition
UNIVERSITY PARK NO. 01	6/15/1948 0:00	070 035 06	326 W 8TH STREET	1948	Gabled, brick & cmu, moderately altered
UNIVERSITY PARK NO. 01	6/15/1948 0:00	070 035 05	332 W 8TH STREET	1948	Large Multi-hipped Ranch, linear, garage/carport, moderately altered
UNIVERSITY PARK NO. 01	6/15/1948 0:00	070 035 04	336 W 8TH STREET	1950	Multi-hip, cmu construction, moderately altered
UNIVERSITY PARK NO. 01	6/15/1948 0:00	070 035 03	350 W 8TH STREET	1948	Multi-hip, cmu construction, heavily altered
UNIVERSITY PARK NO. 01	6/15/1948 0:00	070 035 02	358 W 8TH STREET	1970	Cross-gabled, heavily altered, garage conversion
UNIVERSITY PARK NO. 02	7/12/1948 0:00	070 031 24	807 DOUGLASS AVENUE	1970	Gabled, linear, heavily altered, very high roof w/skylights second story
UNIVERSITY PARK NO. 02	7/12/1948 0:00	070 032 02	812 DOUGLASS AVENUE	1950	Hipped Ranch, moderately altered, like 815 Douglas
UNIVERSITY PARK NO. 02	7/12/1948 0:00	070 031 23	815 DOUGLASS AVENUE	1950	Hipped Ranch, moderately altered, like 812 Douglas
UNIVERSITY PARK NO. 02	7/12/1948 0:00	070 032 03	818 DOUGLASS AVENUE	1949	Flat Contemporary, moderately altered
UNIVERSITY PARK NO. 02	7/12/1948 0:00	070 031 22	819 DOUGLASS AVENUE	0	Flat Contemporary duplex, unaltered
UNIVERSITY PARK NO. 02	7/12/1948 0:00	070 032 04	824 DOUGLASS AVENUE	1950	Flat Contemporary, heavily altered
UNIVERSITY PARK NO. 02	7/12/1948 0:00	070 031 21	825 DOUGLASS AVENUE	1950	duplex, not age eligible/heavily altered

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*Resource Name or # (Assigned by recorder) University Park

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UNIVERSITY PARK NO. 02	7/12/1948 0:00	070 031 20	829 DOUGLASS AVENUE	1950	Cross-gabled, heavily altered
UNIVERSITY PARK NO. 02	7/12/1948 0:00	070 032 05	830 DOUGLASS AVENUE	1953	Cross-gabled, heavily altered, garage conversion
UNIVERSITY PARK NO. 02	7/12/1948 0:00	070 032 06	836 DOUGLASS AVENUE	1949	Flat duplex, recessed garage, moderately altered, identical to 837
UNIVERSITY PARK NO. 02	7/12/1948 0:00	070 031 19	837 DOUGLASS AVENUE	1968	Flat duplex, heavily altered, garage conversion, identical to 836-38
UNIVERSITY PARK NO. 02	7/12/1948 0:00	070 032 01	321 W 8TH STREET	1951	Flat, wide eaves, Contemporary, cmu construction, moderately altered
UNIVERSITY PARK NO. 02	7/12/1948 0:00	070 031 25	341 W 8TH STREET	1952	Gabled, moderately altered
UNIVERSITY PARK NO. 03	4/10/1950 0:00	070 032 24	809 EUREKA AVENUE	1951	Gabled, slightly altered
UNIVERSITY PARK NO. 03	4/10/1950 0:00	070 033 02	810 EUREKA AVENUE	1952	Gabled, heavily altered, front deck
UNIVERSITY PARK NO. 03	4/10/1950 0:00	070 032 23	815 EUREKA AVENUE	1955	Cross-gabled, moderately altered
UNIVERSITY PARK NO. 03	4/10/1950 0:00	070 033 03	816 EUREKA AVENUE	1952	Gabled, moderately altered
UNIVERSITY PARK NO. 03	4/10/1950 0:00	070 032 22	819 EUREKA AVENUE	1952	Gable on hip, L-shape, moderately altered
UNIVERSITY PARK NO. 03	4/10/1950 0:00	070 033 04	820 EUREKA AVENUE	1952	Gabled, heavily altered
UNIVERSITY PARK NO. 03	4/10/1950 0:00	070 032 21	825 EUREKA AVENUE	1952	Flat duplex, cmu construction
UNIVERSITY PARK NO. 03	4/10/1950 0:00	070 033 05	826 EUREKA AVENUE	1952	Cross-gabled, heavily altered
UNIVERSITY PARK NO. 03	4/10/1950 0:00	070 033 06	832 EUREKA AVENUE	1951	Gabled duplex, moderately altered, front pergola
UNIVERSITY PARK NO. 03	4/10/1950 0:00	070 032 20	833-835 EUREKA AVENUE	1952	flat duplex, Contemporary, cmu construction, identical to 837
UNIVERSITY PARK NO. 03	4/10/1950 0:00	070 033 07	836 EUREKA AVENUE	1951	Side-gabled Contemporary duplex, heavily altered
UNIVERSITY PARK NO. 03	4/10/1950 0:00	070 032 19	837 EUREKA AVENUE	0	flat duplex, cmu construction
UNIVERSITY PARK NO. 03	4/10/1950 0:00	070 033 01	221 W 8TH STREET	1954	Gabled, low pitch, detached carport, moderately altered

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*Resource Name or # (Assigned by recorder) University Park

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UNIVERSITY PARK NO. 03	4/10/1950 0:00	070 032 25	313 W 8TH STREET	1954	Side-gabled Contemporary house, heavily altered
UNIVERSITY PARK NO. 04	12/4/1952 0:00	070 031 18	841 DOUGLASS AVENUE	1952	Gabled, heavily altered, garage conversion
UNIVERSITY PARK NO. 04	12/4/1952 0:00	070 032 07	842 DOUGLASS AVENUE	1952	Gabled, heavily altered, garage conversion & sliding door
UNIVERSITY PARK NO. 04	12/4/1952 0:00	070 031 17	901 DOUGLASS AVENUE	1952	Gabled, moderately altered
UNIVERSITY PARK NO. 04	12/4/1952 0:00	070 032 08	902 DOUGLASS AVENUE	0	Cross-gabled, moderately altered
UNIVERSITY PARK NO. 04	12/4/1952 0:00	070 031 16	909 DOUGLASS AVENUE	1952	Cross-gabled, heavily altered, garage conversion
UNIVERSITY PARK NO. 04	12/4/1952 0:00	070 032 27	910 DOUGLASS AVENUE	1956	Gabled, unaltered
UNIVERSITY PARK NO. 04	12/4/1952 0:00	070 031 15	915 DOUGLASS AVENUE	1952	Cross-gabled, moderately altered
UNIVERSITY PARK NO. 04	12/4/1952 0:00	070 032 26	918 DOUGLASS AVENUE	0	Gabled duplex, heavily altered, garage conversion
UNIVERSITY PARK NO. 04	12/4/1952 0:00	070 032 18	841 EUREKA AVENUE	1952	Gabled, moderately altered
UNIVERSITY PARK NO. 04	12/4/1952 0:00	070 033 08	842 EUREKA AVENUE	1952	Gabled, moderately altered
UNIVERSITY PARK NO. 04	12/4/1952 0:00	070 032 17	901 EUREKA AVENUE	1952	Gabled, linear, unaltered
UNIVERSITY PARK NO. 04	12/4/1952 0:00	070 033 09	902 EUREKA AVENUE	1952	Cross-gabled duplex, moderately altered
UNIVERSITY PARK NO. 04	12/4/1952 0:00	070 032 16	909 EUREKA AVENUE	1952	Cross-gabled, moderately altered
UNIVERSITY PARK NO. 04	12/4/1952 0:00	070 033 10	910 EUREKA AVENUE	1952	Gabled, heavily altered, garage conversion and rear addition
UNIVERSITY PARK NO. 04	12/4/1952 0:00	070 032 15	915 EUREKA AVENUE	1952	Gabled duplex, heavily altered, garage conversion
UNIVERSITY PARK NO. 04	12/4/1952 0:00	070 033 11	916 EUREKA AVENUE	0	Gabled duplex, moderately altered
UNIVERSITY PARK NO. 05	7/15/1954 0:00	034 312 24	811 OAK AVENUE	1956	Contemporary with low pitch front gable and shed carport, heavily altered
UNIVERSITY PARK NO. 05	7/15/1954 0:00	034 312 25	817 OAK AVENUE	1960	Contemporary, heavily altered
UNIVERSITY PARK NO. 05	7/15/1954 0:00	070 031 03	820 OAK AVENUE	1960	Contemporary, moderately altered
UNIVERSITY PARK NO. 05	7/15/1954 0:00	034 312 26	825 OAK AVENUE	1960	Contemporary with low pitch split gable, heavily altered
UNIVERSITY PARK NO. 05	7/15/1954 0:00	070 031 04	826 OAK AVENUE	1959	Contemporary, double flat garage, heavily altered

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UNIVERSITY PARK NO. 05	7/15/1954 0:00	070 031 05	832 OAK AVENUE	1955	L-shaped Ranch, heavily altered, original form unknown
UNIVERSITY PARK NO. 05	7/15/1954 0:00	034 312 27	833 OAK AVENUE	1961	Gable on hip L-shaped Ranch, 1.5 garage, heavily altered, carport, windows
UNIVERSITY PARK NO. 05	7/15/1954 0:00	034 312 28	837 OAK AVENUE	1959	Hipped roof, L-shaped Ranch, moderately altered
UNIVERSITY PARK NO. 05	7/15/1954 0:00	070 031 06	838 OAK AVENUE	1955	Contemporary with low pitch front gable and shed carport, heavily altered
UNIVERSITY PARK NO. 05	7/15/1954 0:00	034 312 29	841 OAK AVENUE	1958	Hipped ranch, single garage, moderately altered
UNIVERSITY PARK NO. 05	7/15/1954 0:00	070 031 07	842 OAK AVENUE	1955	Contemporary, flat carport, heavily altered
UNIVERSITY PARK NO. 05	7/15/1954 0:00	070 031 08	902 OAK AVENUE	1955	Contemporary with low pitch front gable and flat carport, moderately altered
UNIVERSITY PARK NO. 05	7/15/1954 0:00	034 312 30	903 OAK AVENUE	1956	Two-story house with carport, probably originally Contemporary, heavily altered
UNIVERSITY PARK NO. 05	7/15/1954 0:00	070 031 09	908 OAK AVENUE	1958	Contemporary with low pitch front gable and gabled carport, moderately altered
UNIVERSITY PARK NO. 05	7/15/1954 0:00	034 312 31	909 OAK AVENUE	1956	Contemporary with low pitch front gable and single garage, heavily altered
UNIVERSITY PARK NO. 05	7/15/1954 0:00	070 031 10	914 OAK AVENUE	1955	Contemporary w/ integral carport, moderately altered
UNIVERSITY PARK NO. 05	7/15/1954 0:00	034 312 32	915 OAK AVENUE	1956	Contemporary with low pitch front gable, heavily altered, second story addition

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” Growth continued in the 1970s, even after a change in city

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leadership in 1972 began to an era of growth control. Although Davis's attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

University Park Subdivision Development

In 1948, Lester and Florence Koenitzer recorded University Park Nos. 1 and 2. The Koenitzers owned the parcel on which the subdivisions were constructed, which was just north of the College Park neighborhood, by 1945. Lester Koenitzer was born in Iowa in 1901. A highway engineer, he married Florence Everman in 1930, and the couple lived in Manhattan, Kansas. Florence Everman was also an Iowa native, and was born in 1902. In the 1930s, Lester Koenitzer became an assistant professor of engineering at Kansas State College. Children Karen, Robert, and Douglass were born in Kansas between 1932 and 1936. The family moved to Davis in the mid-1940s. After relocating to California, Lester Koenitzer was a Materials Engineer for the Sacramento section of the U.S. Army Corps of Engineers. The family purchased the western portion of the Robert Miller parcel about 1946, an area just to the north of the College Park and Robbins subdivisions. They built a house at 747 Oak Avenue, which was at the southwest corner of their land, and lived there until at least the late 1970s.¹

By 1947, Lester Koenitzer had a building contractor's license, and was operating an entity called "Davis Homes" out of the family's Oak Avenue house. The Koenitzers began subdividing their property in 1948, recording the first two small subdivisions within a two-month period. Although they named their subdivisions University Park in an apparent emulation of the prestigious College Park just to the south, they built modest dwellings for middle-income people in contrast to that neighborhood's mansion-like dwellings. Douglass Avenue, the first new street the Koenitzer's built, was named after their younger son, who was about twelve at the time. They established two more small subdivisions in 1950 and 1954. In 1952, Stanley M. Davis and Harold Greer recorded University Park No. 4, which was at the northern border of the neighborhood, for an entity called "Hazelwood." This was Stanley M. Davis's first foray into local development. He would go on to build hundreds of houses in Davis over the next two decades. The houses in University Park No. 4 were built during the same period and are indistinguishable from those constructed in the other University Park subdivisions. It is likely that Lester Koenitzer and Stanley M. Davis were partners in the entire venture.²

University Park No. 5 was subdivided in 1955, and the style of houses in this part of the neighborhood reflect the evolution in architectural styles that was taking place all over Davis. By the late 1950s, Tract Ranch style had supplanted Minimal Traditional as the most popular form of small house, and Contemporary architecture was also gaining popularity. Most of the houses constructed after 1958 in this neighborhood are Contemporary style.

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the University Park neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood. Although the neighborhood has at least two architecturally significant houses, it does not feature a sufficient concentration of such properties to merit listing as a historic district.

The University Park neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. No significant associations have been discovered between the neighborhood and persons important to history.

The houses in the neighborhood are common examples of dwellings constructed in a wide variety of architectural styles, and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. Although the neighborhood has one potentially architecturally significant house, (321 West Eighth Street), it does not possess the concentration of resources required for a historic district.

¹ Iowa Marriage Record, Lester Koenitzer, 1930; Polk City Directory, Manhattan, Kansas, 1939; U.S. Census Records, Manhattan Kansas, 1940.

² California State Contractors License Board, "Official Directory, Licensed Contractors of California," Registrar of Contractors, Department of Professional and Vocational Standards, 1947, p. 648.

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The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

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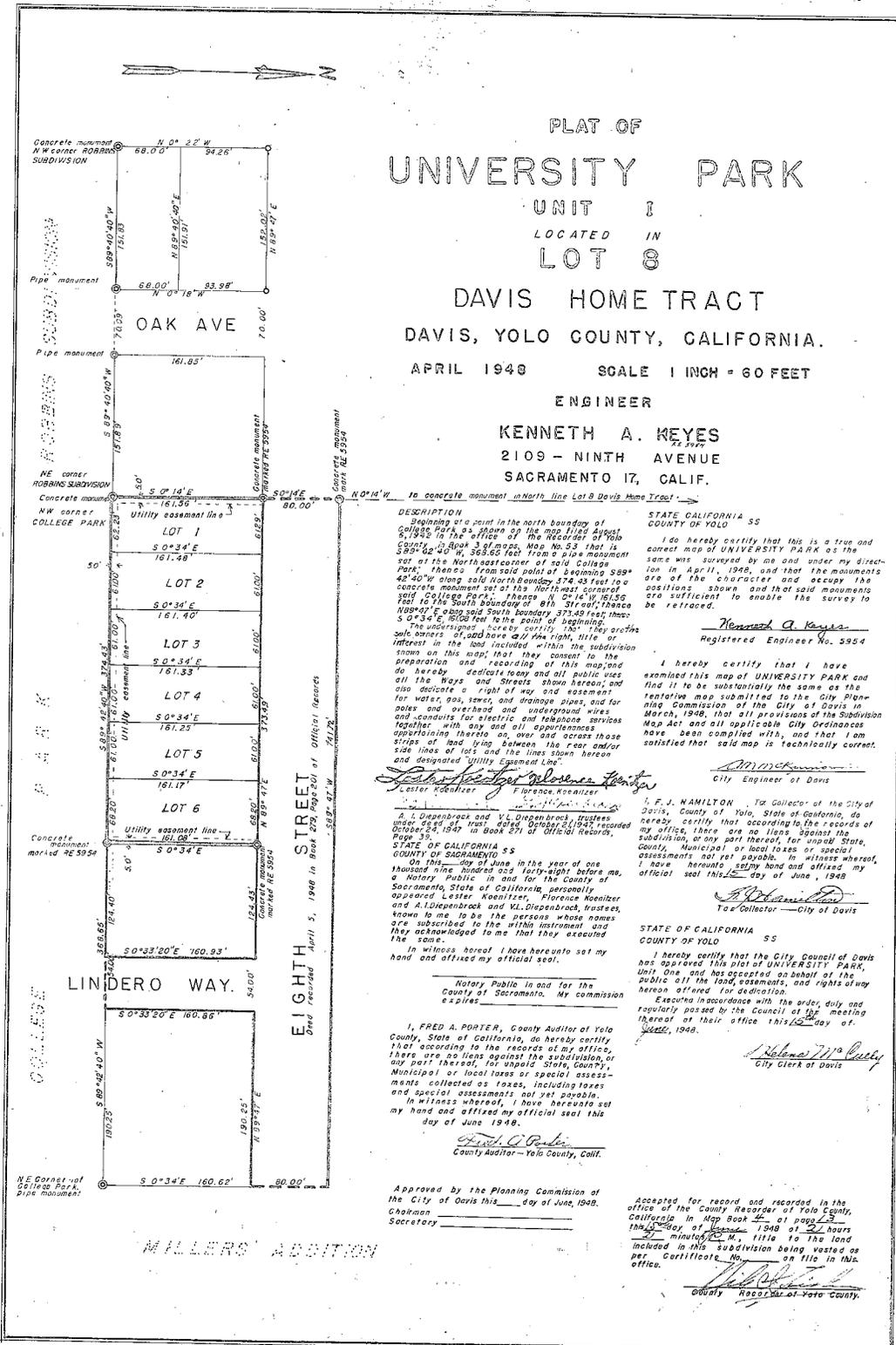


Figure 1: Plat of University Park Unit No. 1, City of Davis, 1948.

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Map of University of Yolo County Tract - Unit 2
 City of Yolo

Map 1916 7 1st 12

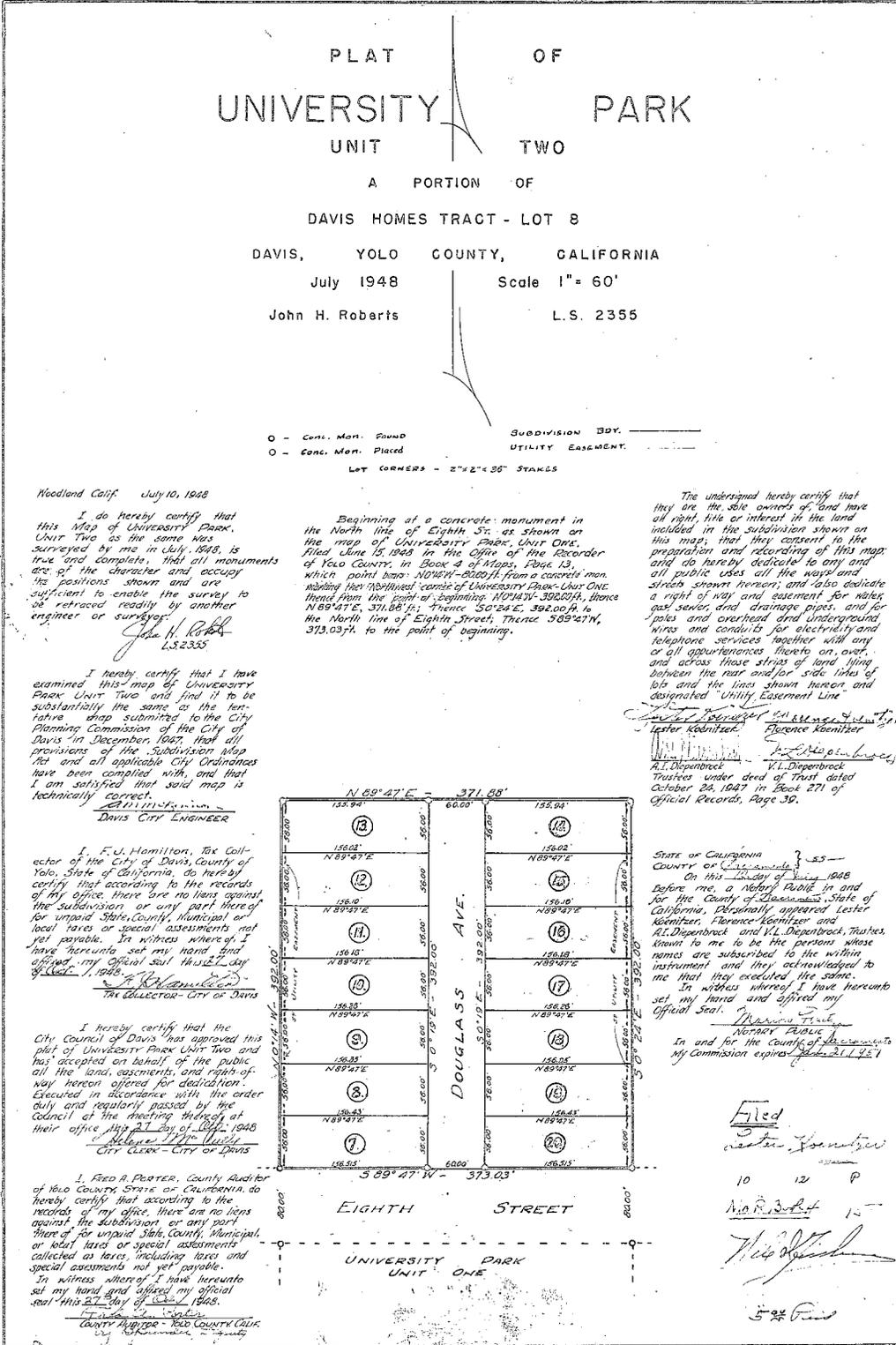


Figure 2: Plat of University Park Unit No. 2, City of Davis, 1948.

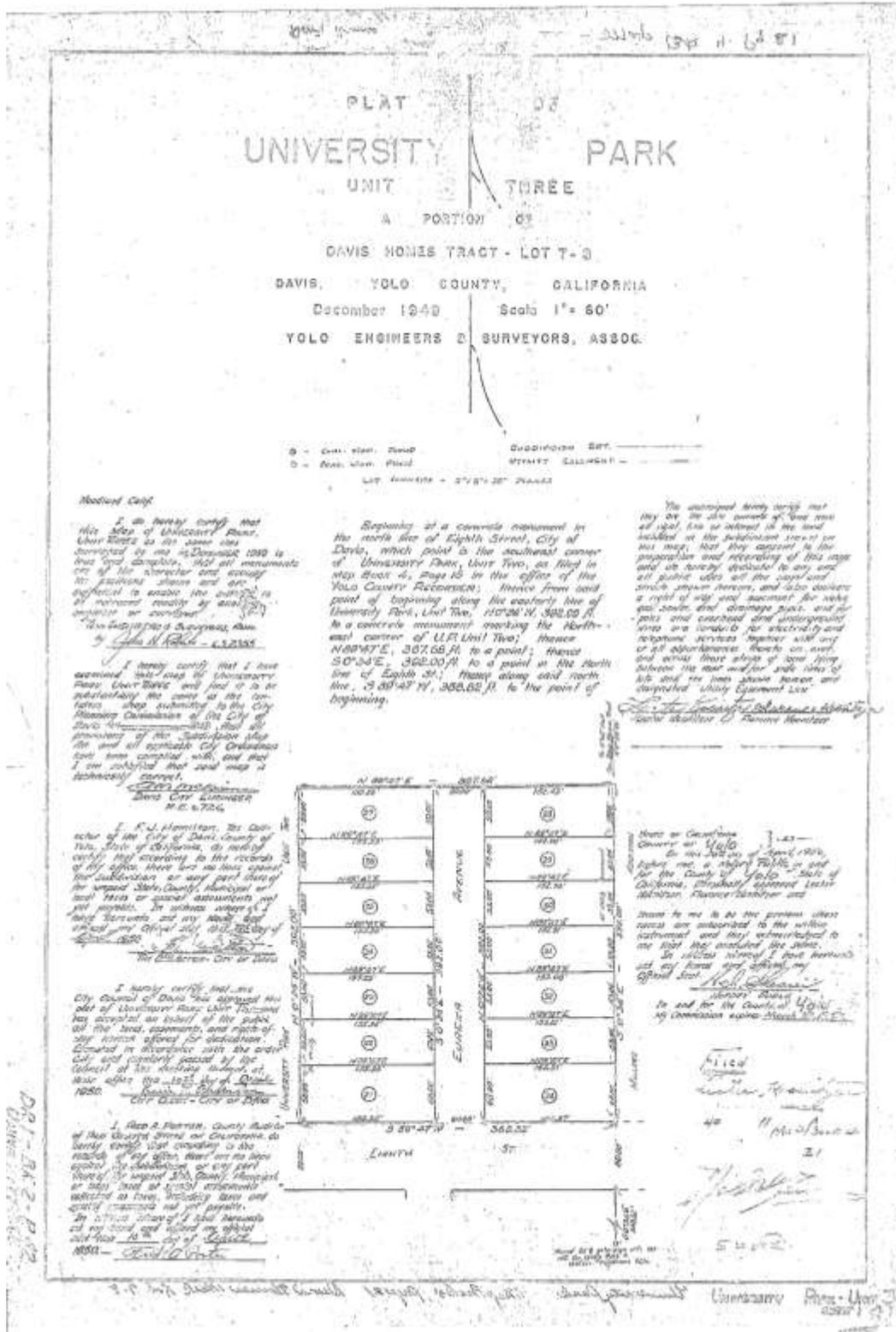


Figure 3: Plat of University Park Unit No. 3, City of Davis, 1949.

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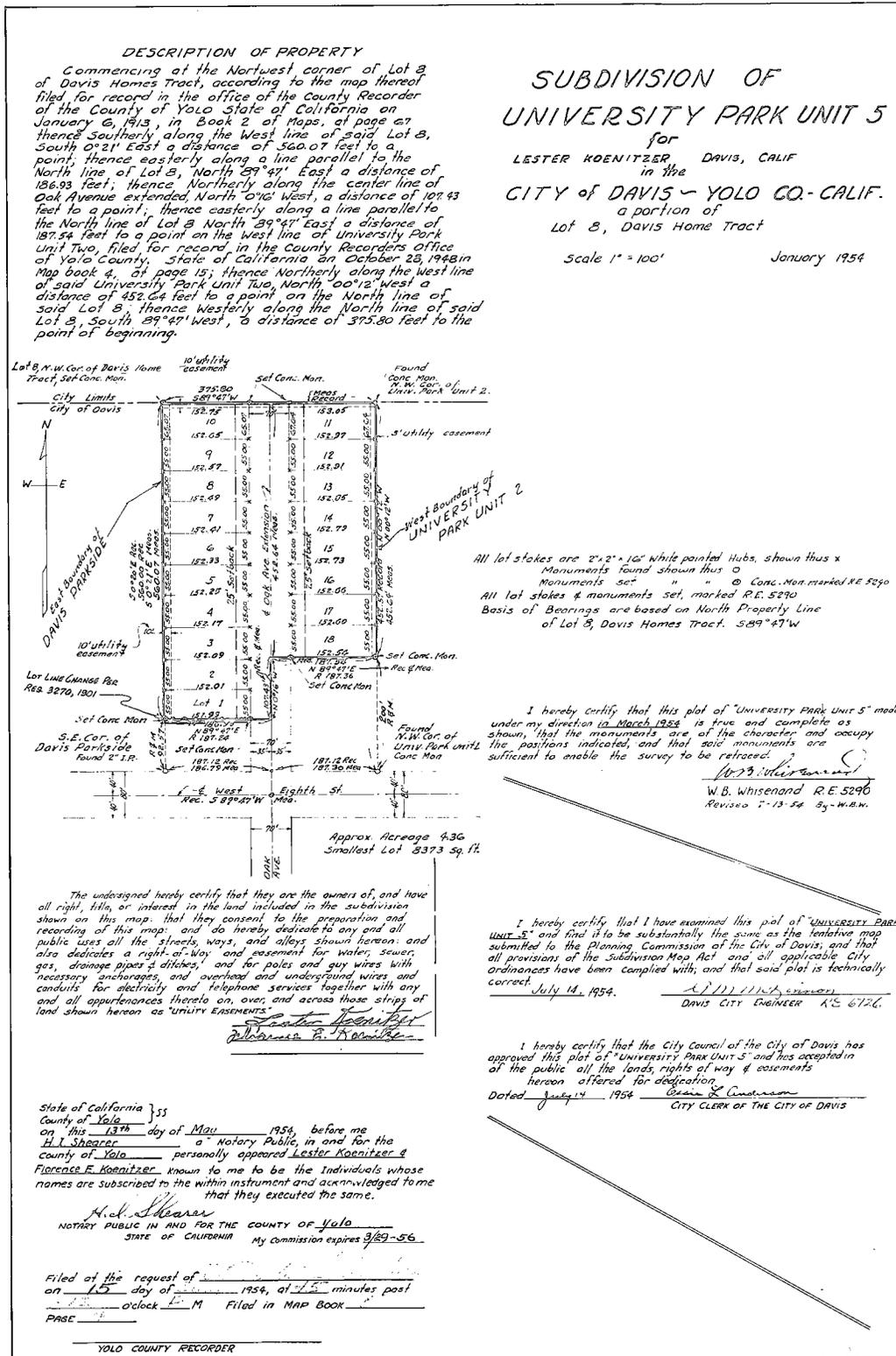


Figure 5: Plat of University Park Unit No. 5, City of Davis, 1954.

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Figure 6: U.S.D.A. Aerial Photograph of University Park, 1952.



Figure 7: U.S.D.A. Aerial Photograph of University Park, 1957

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Figure 8: U.S.D.A. Aerial Photograph of University Park, 1964.

Photographs:



Photograph 1: Minimal Traditional house with converted garage at 830 Douglass Avenue, 1953.

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Photograph 2: Flat-roofed Contemporary building at 321 West Eight Street, 1951/1970.



Photograph 3: Multi-hipped roof Ranch house with integral garage and carport at 332 West Eighth Street, 1948.

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Photograph 4: Heavily altered side-gabled Minimal Traditional house with front deck addition and other alterations at 810 Eureka Avenue, 1952.



Photograph 5: Unaltered side-gabled Minimal Traditional house at 901 Eureka Avenue, 1951.

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Photograph 6: Moderately altered flat-roofed Contemporary duplex with concrete block construction at 837 – 839, 1954.



Photograph 7: Moderately altered multi-hipped roof Ranch house at 815 Douglas Avenue, 1950.

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D1. Historic Name: Westwood No. 1 – 5

D2. Common Name: Westwood neighborhood

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

The Westwood subdivisions are located in a contiguous area north of Russell Boulevard and bounded by Highway 113 on the east and Arlington Boulevard on the west. The eastern portion of the neighborhood was subdivided between 1964 and 1968, and most of the houses were constructed between 1965 and 1970. The western portion of the neighborhood was subdivided between 1969 and 1971 and constructed between 1971 and 1973. The neighborhood is characterized by curving streets and short cul-de-sacs. Many streets feature a variety of species of mature trees, though a substantial number have been removed or recently replanted. Except for a small area of duplexes and apartment buildings near the intersection of Russell Boulevard and Highway 113, the neighborhood consists of 1,600 to roughly 3,000 square foot single family houses. These houses, a large number of which are sited on large irregular lots, were larger than average when constructed, and many are custom-designed.

The number of the apartment buildings in the neighborhood are typical of buildings constructed as student housing in Davis during this period, and are not architecturally significant. In addition, most have been moderately or heavily altered over the years.

Duplexes are modest 1,800 to 2,000 square foot buildings with compact plans and paired single car garages at their centers. Plan and layout vary little between examples, but the builders took pains to create a variety of decorative treatments. Roofs are low-pitch cross-gabled or gable-on-hip. Some examples have large decorative beams, some have Spanish-eclectic arched doorways, and multiple cladding materials are used.

The houses in the neighborhood are far more diverse. They range in size from about 1,800 to about 3,000 square feet. Although the majority are Ranch style buildings, there are a large number of mid-century architectural styles, including Contemporary, Post-and-Beam, Shed and Custom Ranch. Occasional examples of Custom Ranch houses have Storybook or Spanish Hacienda detailing. Ranch houses have gabled, hipped, and gable-on-hip roofs, as well as various combinations of the three roof types. Plans include linear, U-shaped, L-shaped, and linear (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The Westwood neighborhood is a roughly rectangular area. It is bounded to the north by Calaveras Avenue and the southern edge of Westwood Park. To the east, it is bordered by Highway 113. Its southern boundary is Russell Boulevard, which curves to the north at the southwest corner of the neighborhood, becoming Arlington Boulevard and Westwood's eastern boundary line.

***D5. Boundary Justification:**

The Westwood neighborhood encompasses the first five Westwood subdivisions, which are contiguous and were developed in two parts over a roughly eight-year period.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Westwood neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued, p. 11).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: March 4, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

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***D3. Detailed Description** (continued)

Projecting two-car garages predominate, but integral and recessed versions are also seen. Decorative details include shake roofs, diamond-shaped window panes, and decorative fixed shutters

The high percentage of Contemporary and Post-and-Beam buildings further increase neighborhood diversity. Roofs on these modernist houses are usually low-pitch gabled or flat. Plans are often compact, but U-shaped houses and L-shaped are also seen. Decorative detail includes clerestory windows, atriums, and exposed structural beams.

Despite this diversity, Ranch houses are the most common style in the neighborhood, and it is clear that the majority were built using standard plans rather than custom-designed.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis. Description includes basic facts about the buildings' architectural forms and level of integrity. Houses are Ranch style unless otherwise noted.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
WESTWOOD NO. 01	10/13/64 0:00	036 113 10	1912 ALAMEDA AVENUE	1966	Gabled, L-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 114 03	1913 ALAMEDA AVENUE	1965	Hipped, L-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 112 03	2001 ALAMEDA AVENUE	1966	Multi-hipped, irregular 1.5 story, heavily altered
WESTWOOD NO. 01	10/13/64 0:00	036 113 04	2006 ALAMEDA AVENUE	1965	Post-and-beam, U-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 112 04	2007 ALAMEDA AVENUE	1965	Hipped, U-shaped, heavily altered
WESTWOOD NO. 01	10/13/64 0:00	036 113 03	2012 ALAMEDA AVENUE	1965	Hipped, L-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 112 05	2013 ALAMEDA AVENUE	1965	Gabled, Monterey, heavily altered, brick façade, ironwork
WESTWOOD NO. 01	10/13/64 0:00	036 110 01	2101 ALAMEDA AVENUE	1965	Hipped, L-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 104 18	1911 ALPINE PLACE	1966	Multi-hipped, L-shaped, unaltered
WESTWOOD NO. 01	10/13/64 0:00	036 104 17	1912 ALPINE PLACE	1966	Hipped, irregular, unique front carport, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 104 05	1917 ALPINE PLACE	1966	Gable on hip, L-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 104 16	1918 ALPINE PLACE	1968	Hipped, L-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 103 02	1931 AMADOR AVENUE	1966	Gable on Hip, Linear, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 101 03	2003 AMADOR AVENUE	1966	Multi-hipped, U-shaped, moderately altered

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WESTWOOD NO. 01	10/13/64 0:00	036 101 02	2009 AMADOR AVENUE	1965	Gable on hip, L-shaped, moderately/heavily altered
WESTWOOD NO. 01	10/13/64 0:00	036 102 02	2010 AMADOR AVENUE	1966	Multi-hipped, linear, heavily altered
WESTWOOD NO. 01	10/13/64 0:00	036 101 01	2015 AMADOR AVENUE	1966	Multi-hipped, unaltered
WESTWOOD NO. 01	10/13/64 0:00	036 102 01	2016 AMADOR AVENUE	1965	Post-and-beam, unaltered
WESTWOOD NO. 01	10/13/64 0:00	036 113 08	504 COOLIDGE COURT	1973	Multi-hipped, complex, heavily altered
WESTWOOD NO. 01	10/13/64 0:00	036 113 07	505 COOLIDGE COURT	1971	Gabled, Monterey, heavily altered
WESTWOOD NO. 01	10/13/64 0:00	036 113 09	510 COOLIDGE COURT	1969	Gabled, L-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 113 06	511 COOLIDGE COURT	1973	Hipped, Compact, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 113 11	516 COOLIDGE COURT	1965	Hipped, L-shaped, unaltered
WESTWOOD NO. 01	10/13/64 0:00	036 113 05	517 COOLIDGE COURT	1965	Hipped, L-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 114 04	602 COOLIDGE STREET	1965	Multi-hipped, linear, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 114 02	608 COOLIDGE STREET	1966	Multi-hipped, U-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 112 02	609 COOLIDGE STREET	1966	Hipped, L-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 114 01	614 COOLIDGE STREET	1966	Offset split gable, linear, unaltered
WESTWOOD NO. 01	10/13/64 0:00	036 112 01	615 COOLIDGE STREET	1971	Multi-hipped, linear, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 104 15	620 COOLIDGE STREET	1966	Gabled, linear, heavily altered
WESTWOOD NO. 01	10/13/64 0:00	036 102 08	621 COOLIDGE STREET	1966	Gable on hip, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 104 04	626 COOLIDGE STREET	1965	Post-and-beam, linear, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 102 07	627 COOLIDGE STREET	1965	Hipped, L-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 104 03	632 COOLIDGE STREET	1965	Multi-Hipped, L-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 102 10	633 COOLIDGE STREET	1966	Hipped, U-shaped, unaltered

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WESTWOOD NO. 01	10/13/64 0:00	036 104 02	638 COOLIDGE STREET	1965	Hipped, L-shaped, heavily altered
WESTWOOD NO. 01	10/13/64 0:00	036 104 01	644 COOLIDGE STREET	1966	Side-gabled, linear, neo-traditional, detached single car rear garage
WESTWOOD NO. 01	10/13/64 0:00	036 102 11	645 COOLIDGE STREET	1966	Gabled, L-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 102 03	651 COOLIDGE STREET	1973	Shed style, unique, irregular plan, unaltered
WESTWOOD NO. 01	10/13/64 0:00	036 103 01	704 COOLIDGE STREET	1991	Multi-hipped, linear, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 113 01	500 EISENHOWER STREET	1965	Hipped, L-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 111 03	501 EISENHOWER STREET	1966	Gabled, L-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 113 02	506 EISENHOWER STREET	1966	Gable on hip, linear 2-story, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 111 02	507 EISENHOWER STREET	1966	Gabled, L-shaped, moderately altered
WESTWOOD NO. 01	10/13/64 0:00	036 111 01	513 EISENHOWER STREET	1966	Gable on hip, L-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 084 01	602 ADAMS STREET	1969	Aggie gardens, Large 2-story apartment building, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 084 02	608 ADAMS STREET	0	Glenwood Arms, Small flat roof apartment building, parking below, unaltered
WESTWOOD NO. 02	8/30/66 0:00	036 084 06	614 ADAMS STREET	1976	not age eligible
WESTWOOD NO. 02	8/30/66 0:00	036 084 11	620 ADAMS STREET	0	Apartment, not age eligible
WESTWOOD NO. 02	8/30/66 0:00	036 084 08	636 ADAMS STREET	1968	Gabled 2-story apartment, heavily altered
WESTWOOD NO. 02	8/30/66 0:00	036 083 02	611 ADAMS STREET	1967	Mansard duplex, symmetrical, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 081 08	1703 ALAMEDA AVENUE	1968	Hipped duplex, garages to one side, heavily altered
WESTWOOD NO. 02	8/30/66 0:00	036 082 01	1708 ALAMEDA AVENUE	0	Hipped duplex, breezeway, symmetrical, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 113 22	1804 ALAMEDA AVENUE	0	Cross-gabled duplex, unaltered

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WESTWOOD NO. 02	8/30/66 0:00	036 113 21	1810 ALAMEDA AVENUE	0	Combination U-Shaped duplex, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 115 04	1811 ALAMEDA AVENUE	1972	Gabled, U-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 113 20	1818 ALAMEDA AVENUE	1968	Combination U-Shaped duplex, breezeway, unaltered
WESTWOOD NO. 02	8/30/66 0:00	036 113 19	1824 ALAMEDA AVENUE	1968	Flat compact duplex, 2-car garage, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 113 12	1906 ALAMEDA AVENUE	1969	Gabled, U-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 114 05	1907 ALAMEDA AVENUE	1968	Monterey, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 103 09	1829 AMADOR AVENUE	1973	Hipped, U-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 103 08	1835 AMADOR AVENUE	1971	Gabled, U-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 103 07	1901 AMADOR AVENUE	1969	Cross-gabled, linear, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 103 06	1907 AMADOR AVENUE	1969	Hipped, U-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 104 09	1910 AMADOR AVENUE	1968	Hipped Monterey, tile roof, Spanish details, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 103 05	1913 AMADOR AVENUE	1969	Gable on hip, U-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 104 08	1916 AMADOR AVENUE	1969	Gabled, L-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 103 04	1919 AMADOR AVENUE	1969	Gabled, U-shaped, heavily altered
WESTWOOD NO. 02	8/30/66 0:00	036 104 07	1922 AMADOR AVENUE	1969	Cross-gabled, 1.5 stories, heavily altered
WESTWOOD NO. 02	8/30/66 0:00	036 103 03	1925 AMADOR AVENUE	1971	Hipped, 2-story, heavily altered, garage conversion Spanish remodeled
WESTWOOD NO. 02	8/30/66 0:00	036 104 06	1928 AMADOR AVENUE	1967	Multi-hipped, linear, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 082 02	521 ARTHUR STREET	1969	Gabled linear duplex, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 081 07	615 ARTHUR STREET	1969	Duplex
WESTWOOD NO. 02	8/30/66 0:00	036 081 06	621 ARTHUR STREET	1968	Hipped L-shaped Duplex
WESTWOOD NO. 02	8/30/66 0:00	036 083 01	626 ARTHUR STREET	1970	Hipped duplex, garage/carport on separate elevations

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WESTWOOD NO. 02	8/30/66 0:00	036 115 03	603 BUCHANAN STREET	1971	Hipped, U-shaped (or L?)
WESTWOOD NO. 02	8/30/66 0:00	036 081 01	604 BUCHANAN STREET	1968	Multi-hipped, linear
WESTWOOD NO. 02	8/30/66 0:00	036 115 02	609 BUCHANAN STREET	1972	Covered in trees, probably hipped/linear
WESTWOOD NO. 02	8/30/66 0:00	036 081 02	610 BUCHANAN STREET	1967	L-shaped, gabled
WESTWOOD NO. 02	8/30/66 0:00	036 105 06	615 BUCHANAN STREET	1969	U-shaped, 1.5 story
WESTWOOD NO. 02	8/30/66 0:00	036 081 03	616 BUCHANAN STREET	1969	Gable-on-hip, U- or L-shaped
WESTWOOD NO. 02	8/30/66 0:00	036 105 07	621 BUCHANAN STREET	1969	U-shaped, gable-on-hip
WESTWOOD NO. 02	8/30/66 0:00	036 081 04	622 BUCHANAN STREET	1968	L-shaped, gable-on-hip
WESTWOOD NO. 02	8/30/66 0:00	036 113 15	505 CLEVELAND COURT	1972	Flat/atrium, compact, unaltered
WESTWOOD NO. 02	8/30/66 0:00	036 113 16	506 CLEVELAND COURT	1969	Gabled, U-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 113 14	511 CLEVELAND COURT	1970	Hipped, L-shaped, Spanish detail moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 113 17	512 CLEVELAND COURT	1969	Gabled, L-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 113 13	517 CLEVELAND COURT	1972	Flat, irregular, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 113 18	518 CLEVELAND COURT	1969	Gabled, linear, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 114 06	605 CLEVELAND STREET	1969	Hipped, L-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 115 05	606 CLEVELAND STREET	1967	Hipped, L-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 114 07	611 CLEVELAND STREET	1968	Hipped, L-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 115 06	612 CLEVELAND STREET	1974	Gabled, U-shaped, mcm, heavily altered?
WESTWOOD NO. 02	8/30/66 0:00	036 114 09	617 CLEVELAND STREET	1961	Gabled, L-shaped, shake, 2-story "barn", unaltered
WESTWOOD NO. 02	8/30/66 0:00	036 115 01	618 CLEVELAND STREET	1967	Hipped, U-shaped, moderately altered

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WESTWOOD NO. 02	8/30/66 0:00	036 105 05	624 CLEVELAND STREET	1970	Gabled/flat, atrium, Spanish detail, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 104 13	629 CLEVELAND STREET	1969	Gable house flat garage, U-shape, ranch/mcm, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 105 04	630 CLEVELAND STREET	1968	Cross-gabled, 2 story, heavily altered
WESTWOOD NO. 02	8/30/66 0:00	036 104 12	635 CLEVELAND STREET	1969	Gabled, U-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 105 03	636 CLEVELAND STREET	1968	Gable on hip, L-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 104 11	641 CLEVELAND STREET	1971	Gabled, U-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 105 02	642 CLEVELAND STREET	1969	Hipped, U-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 104 10	647 CLEVELAND STREET	1969	Hipped, U-shaped, moderately altered
WESTWOOD NO. 02	8/30/66 0:00	036 105 01	648 CLEVELAND STREET	1967	Multi-hipped, linear, unaltered
WESTWOOD NO. 02	8/30/66 0:00	036 090 01	1701 RUSSELL BLVD	0	Lutheran Church of the Incarnation, individually eligible
WESTWOOD NO. 03	5/21/68 0:00	036 072 04	1812 AMADOR AVENUE	1970	L-shaped, gabled
WESTWOOD NO. 03	5/21/68 0:00	036 071 03	1813 AMADOR AVENUE	1969	Cross-gabled
WESTWOOD NO. 03	5/21/68 0:00	036 071 02	1819 AMADOR AVENUE	1971	L-shaped, gabled
WESTWOOD NO. 03	5/21/68 0:00	036 071 01	1825 AMADOR AVENUE	1969	2-story, multi-hipped, L-shaped
WESTWOOD NO. 03	5/21/68 0:00	036 073 06	708 ARTHUR STREET	0	duplex
WESTWOOD NO. 03	5/21/68 0:00	036 073 01	632 ARTHUR STREET	1969	duplex
WESTWOOD NO. 03	5/21/68 0:00	036 071 16	633 ARTHUR STREET	1970	Duplex, flat roof
WESTWOOD NO. 03	5/21/68 0:00	036 073 02	638 ARTHUR STREET	1970	duplex
WESTWOOD NO. 03	5/21/68 0:00	036 071 15	639 ARTHUR STREET	1969	Duplex, U-shaped?
WESTWOOD NO. 03	5/21/68 0:00	036 073 03	644 ARTHUR STREET	1969	duplex
WESTWOOD NO. 03	5/21/68 0:00	036 071 11	645 ARTHUR STREET	1969	Duplex, flat roof/gabled garage?

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WESTWOOD NO. 03	5/21/68 0:00	036 073 04	650 ARTHUR STREET	1970	duplex
WESTWOOD NO. 03	5/21/68 0:00	036 071 12	651 ARTHUR STREET	1969	duplex
WESTWOOD NO. 03	5/21/68 0:00	036 073 05	702 ARTHUR STREET	1969	Duplex, gabled?
WESTWOOD NO. 03	5/21/68 0:00	036 071 13	703 ARTHUR STREET	1970	duplex
WESTWOOD NO. 03	5/21/68 0:00	036 071 14	709 ARTHUR STREET	1970	duplex
WESTWOOD NO. 03	5/21/68 0:00	036 072 03	639 BUCHANAN STREET	1970	Gabled, linear
WESTWOOD NO. 03	5/21/68 0:00	036 072 01	627 BUCHANAN STREET	1971	Mostly hidden, hipped
WESTWOOD NO. 03	5/21/68 0:00	036 071 17	628 BUCHANAN STREET	1969	L-shaped, gable on hip
WESTWOOD NO. 03	5/21/68 0:00	036 072 02	633 BUCHANAN STREET	1971	Gabled, linear
WESTWOOD NO. 03	5/21/68 0:00	036 071 18	634 BUCHANAN STREET	1969	U-shaped
WESTWOOD NO. 03	5/21/68 0:00	036 071 06	640 BUCHANAN STREET	1970	Combo, U-shaped
WESTWOOD NO. 03	5/21/68 0:00	036 071 05	646 BUCHANAN STREET	1972	Cross-gabled, U-shaped
WESTWOOD NO. 03	5/21/68 0:00	036 071 04	652 BUCHANAN STREET	1971	Hipped
WESTWOOD NO. 04	10/7/69 0:00	036 182 02	2021 AMADOR AVENUE	1972	2 story contemporarty craftsman, not age eligible
WESTWOOD NO. 04	10/7/69 0:00	036 185 01	2022 AMADOR AVENUE	1973	Multi-hipped, linear, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 181 06	2101 AMADOR AVENUE	1972	Post-and-beam flat, unaltered
WESTWOOD NO. 04	10/7/69 0:00	036 181 05	2107 AMADOR AVENUE	1971	Gabled, U-shaped, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 184 04	2108 AMADOR AVENUE	1971	Flat/gabled, heavily altered
WESTWOOD NO. 04	10/7/69 0:00	036 181 04	2113 AMADOR AVENUE	1972	Gabled, L-shaped, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 181 03	2119 AMADOR AVENUE	1971	Post-and-beam, flat, irregular, heavily altered
WESTWOOD NO. 04	10/7/69 0:00	036 183 01	2204 AMADOR AVENUE	1972	Gabled, linear, Spanish eclectic detail, moderately altered

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WESTWOOD NO. 04	10/7/69 0:00	036 181 02	2205 AMADOR AVENUE	1972	Gable on hip, raised pitch, heavily altered
WESTWOOD NO. 04	10/7/69 0:00	036 181 01	2211 AMADOR AVENUE	1972	Gabled, L-shaped, rear garage, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 183 08	720 ARLINGTON BLVD	0	
WESTWOOD NO. 04	10/7/69 0:00	036 185 09	606 EISENHOWER STREET	1972	Flat, L-shaped, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 184 30	607 EISENHOWER STREET	1972	Gable on hip, L-shaped, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 185 08	612 EISENHOWER STREET	1972	Shed, irregular, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 184 29	613 EISENHOWER STREET	1972	Hipped, linear, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 185 07	618 EISENHOWER STREET	1972	Post-and-beam, flat, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 184 28	619 EISENHOWER STREET	1973	Gabled, linear, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 185 06	624 EISENHOWER STREET	1973	Hipped, L-shaped, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 184 27	625 EISENHOWER STREET	1971	Hipped, linear, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 185 05	630 EISENHOWER STREET	1972	Flat/combo, L-shaped mid-century modern, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 184 09	631 EISENHOWER STREET	1971	Cross-gabled, linear, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 185 15	636 EISENHOWER STREET	1971	Combo, L-shaped, raised pitch, heavily altered
WESTWOOD NO. 04	10/7/69 0:00	036 184 08	637 EISENHOWER STREET	1971	Multi-hipped, U-shaped, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 185 14	642 EISENHOWER STREET	1973	Post-and-beam, heavily altered, window alterations

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WESTWOOD NO. 04	10/7/69 0:00	036 185 02	648 EISENHOWER STREET	1973	Multi-hipped, linear, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 184 06	649 EISENHOWER STREET	1972	Gable on hip, L-shaped, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 184 05	655 EISENHOWER STREET	1973	Hipped, L-shaped, 2-story, heavily altered
WESTWOOD NO. 04	10/7/69 0:00	036 182 01	700 EISENHOWER STREET	1972	Multi-hipped, linear, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 183 11	647 FILLMORE STREET	1971	Flat, irregular, heavily altered
WESTWOOD NO. 04	10/7/69 0:00	036 184 01	652 FILLMORE STREET	1972	Split-level, L-shaped, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 183 03	653 FILLMORE STREET	1971	Gabled, linear, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 184 02	658 FILLMORE STREET	1972	Hipped, linear, 2-story, heavily altered
WESTWOOD NO. 04	10/7/69 0:00	036 183 02	659 FILLMORE STREET	1972	Gable on hip, L-shaped, moderately altered
WESTWOOD NO. 04	10/7/69 0:00	036 184 03	664 FILLMORE STREET	1972	Cross-gabled, linear, moderately altered
WESTWOOD NO. 05	9/10/71 0:00	036 203 01	2108 ALAMEDA AVENUE	1972	Hipped, U-shaped, moderately altered
WESTWOOD NO. 05	9/10/71 0:00	036 204 02	2109 ALAMEDA AVENUE	1973	Hipped, compact, 2-story, moderately altered
WESTWOOD NO. 05	9/10/71 0:00	036 203 07	2202 ALAMEDA AVENUE	1973	Hipped, L-shaped, moderately altered
WESTWOOD NO. 05	9/10/71 0:00	036 201 02	2203 ALAMEDA AVENUE	1973	Cross-gabled, L-shaped, moderately altered
WESTWOOD NO. 05	9/10/71 0:00	036 203 19	2205 BUTTE PLACE	1974	Hipped, L-shaped, moderately altered
WESTWOOD NO. 05	9/10/71 0:00	036 201 07	2206 BUTTE PLACE	1972	Hipped, Compact, moderately altered
WESTWOOD NO. 05	9/10/71 0:00	036 203 20	2211 BUTTE PLACE	1972	Cross-gabled, L-shaped w/rear shed-roofed addition, moderately altered
WESTWOOD NO. 05	9/10/71 0:00	036 203 02	512 FILLMORE COURT	1975	Cross-gabled, irregular, moderately altered

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WESTWOOD NO. 05	9/10/71 0:00	036 203 06	513 FILLMORE COURT	1973	Gabled, Atrium, moderately altered
WESTWOOD NO. 05	9/10/71 0:00	036 204 01	616 FILLMORE STREET	1973	Hipped, U-shaped, heavily altered
WESTWOOD NO. 05	9/10/71 0:00	036 201 01	619 FILLMORE STREET	1972	Flat, L-shaped, breezeway between house & garage, moderately altered
WESTWOOD NO. 05	9/10/71 0:00	036 184 22	622 FILLMORE STREET	1974	Gabled, L-shaped, moderately altered
WESTWOOD NO. 05	9/10/71 0:00	036 201 09	625 FILLMORE STREET	1972	Hipped, U-shaped, moderately altered
WESTWOOD NO. 05	9/10/71 0:00	036 184 23	628 FILLMORE STREET	1973	Post-and-beam, moderately altered
WESTWOOD NO. 05	9/10/71 0:00	036 201 08	631 FILLMORE STREET	1973	Shed, compact, moderately altered
WESTWOOD NO. 05	9/10/71 0:00	036 184 24	634 FILLMORE STREET	1973	Gable on Hip, U-shaped, heavily altered second story addition
WESTWOOD NO. 05	9/10/71 0:00	036 184 25	640 FILLMORE STREET	1973	Gable on Hip, Linear, moderately altered
WESTWOOD NO. 05	9/10/71 0:00	036 184 26	646 FILLMORE STREET	1973	Split-gable, L-shape, moderately altered

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the “homegrown” Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis’s transformation from agricultural school to full UC campus in 1959 ushered in a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, “The City of Bicycles.” Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis’s attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Westwood Subdivision Development

In July of 1950, Alice and John Simmons recorded the first East Acres subdivision. John Simmons was born in 1902 in Palo Alto, California, and came to Davis to study Animal Husbandry at the University Farm during the 1920s. Alice Gatgens

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was born in Germany in 1906, and settled in Davis with her father when she was sixteen. She graduated from business college, and went to work in the viticulture department of the Univeristy Farm. John Simmons and Alice Gatgens met through a mutual interest in gymnastics, and married in 1927. Their eldest daughter, Helen, was born in 1929. Two other children followed in the 1930s. The couple went into partnership with the Haussler family and formed a dairy business, which they operated during the 1930s and 1940s. The Simmons' were active in the community. John served on the school board while Alice participated in clubs and charity organizations.¹

In 1949, the couple gave up dairy farming and formed Simmons Real Estate. The Simmons's appear to have been planning their first subdivision by the early 1940s, as a Chamber of Commerce publication from 1945 suggests expanding Davis city limits to encompass the portion of the Simmons Dairy that became East Acres No. 1 a few years later. East Acres No. 1, which consists of 26 houses constructed in 1951 and 1952, was the couple's first foray into real estate development. They carved the subdivision out of the western portion of their dairy property, which was just inside Davis city limits. It was one of the first Davis subdivisions recorded in the 1950s. Cut off from the urbanized portion of Davis and completely surrounded by agricultural land, East Acres was the first neighborhood developed east of H Street and north of East Eighth Street. The Simmons' began building in the area alongside the Huntwood Development Company, which began construction on a subdivision to the southwest around the same time. Many other developers followed the Simmons' and Huntwood to East Davis starting in the mid-1950s.²

John Simmons subdivided Westwood No. 1 in 1964. By this time, his convention of adding "wood" to the name of his subdivisions was well established. Westwood was the first Davis neighborhood west of Highway 113. Westwood No. 1, which was built about 1965, was in the center of the neighborhood. This was rather unusual, as developers usually built subdivisions next to already-developed areas and worked their way outward.

Three other Simmons subdivisions were still underway at this time, which was the height of Davis's most explosive period of residential growth. Simmons was still selling lots in small, exclusive Elmwood, and the last of his modest Tract Ranch houses in East Acres were under construction, as were the final streets in the middle-market Norwood subdivision. As he had in Norwood, Simmons tried to capture the upper-middle of the housing market in Westwood by offering a mixture of custom and repetitive houses. The Westwood houses were even larger than those in Norwood, with a higher percentage of unique buildings, reflecting the increasing prosperity of California and Davis as the 1960s progressed. The neighborhood was developed using more of the streamlined and industrialized post-war building techniques than Elmwood, however, which was almost all custom. Although Simmons marketed Westwood as an neighborhood of custom homes and also sold individual lots, it features many simple Ranch houses that are clearly based on standard plans.³

The high percentage of modern styles in the neighborhood indicates that lot buyers may have hired the Streng Bros., who by this time were becoming known for their Post-and-Beam tracts in Davis, to construct their houses. The Strengs worked with architect Carter Sparks, who designed many custom Contemporary and Post-and-Beam style houses in Sacramento and Davis starting in the mid-1950s. Other buyers clearly hired individual architects who worked in the modernist idiom. However, many of the Contemporary houses in Westwood have L-shaped plans with projecting garages more typical of mass-produced Ranch houses. None are architecturally significant, and many appear to be builders' versions of modern styles. Some of these houses have features like decorative beams that give them a modernist flavor without the rigor or functionalism of Post-and-Beam construction.

The bulk of the lots in Westwood were built out by 1972, although Simmons added a sixth small subdivision on the east end of the neighborhood in the late 1970s. By this time, a new city government had implemented growth controls in Davis, and Westwood No. 6 may have been planned much earlier.⁴

The one architecturally significant building in Westwood is the Lutheran Church of the Incarnation at the corner of Russell Boulevard and Arthur Street. It was designed by the Berkeley firm Ostwald Kelly and constructed in 1967. Firm

¹ Yolo County CA Obituary Project Obituaries, SIMMONS, Alice Kate, July 27 2002, <http://files.usgwarchives.net/ca/yolo/obits/gob1127simmons.txt>, accessed March 5, 2015; U.S. Census Records, Davis, Yolo County, 1930.

² W.W. Robbins, "Facts Concerning Annexation," Chamber of Commerce, City of Davis, May, 1945, p.8- 9.

³ Davis Enterprise, Simmons Realty Advertisement, April 29, 1968, p. 7.

⁴ Westwood No. 6 was constructed after the historic period and thus not evaluated as part of the current study.

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partner E. Paul Kelly became well-known for his church designs in the 1970s and 1980s. The Lutheran church is one of at least five modernist churches constructed in the 1960s and 1970s in Davis, and the only one to retain its original design.

The neighborhood does not appear to be eligible as a historic district to the NRHP under Criterion A or the CRHR under Criterion 1. Although development of the Westwood neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

Westwood does not appear to be eligible as a historic district to the NRHP under Criterion B or the CRHR under Criterion 2. Research has not revealed an association with any persons important to history.

The houses and duplexes in the neighborhood are common examples of Ranch and Contemporary architectural styles and are therefore not eligible to the NRHP under Criterion C or the CRHR under Criterion 3. Although many of the houses were individually designed and have large footprints and expensive features, none rise to the level of significance to qualify for historic eligibility. There is an architecturally significant church in the neighborhood, but it is the only building significant for its design. Therefore the neighborhood is not eligible as a historic district for its architecture.

The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

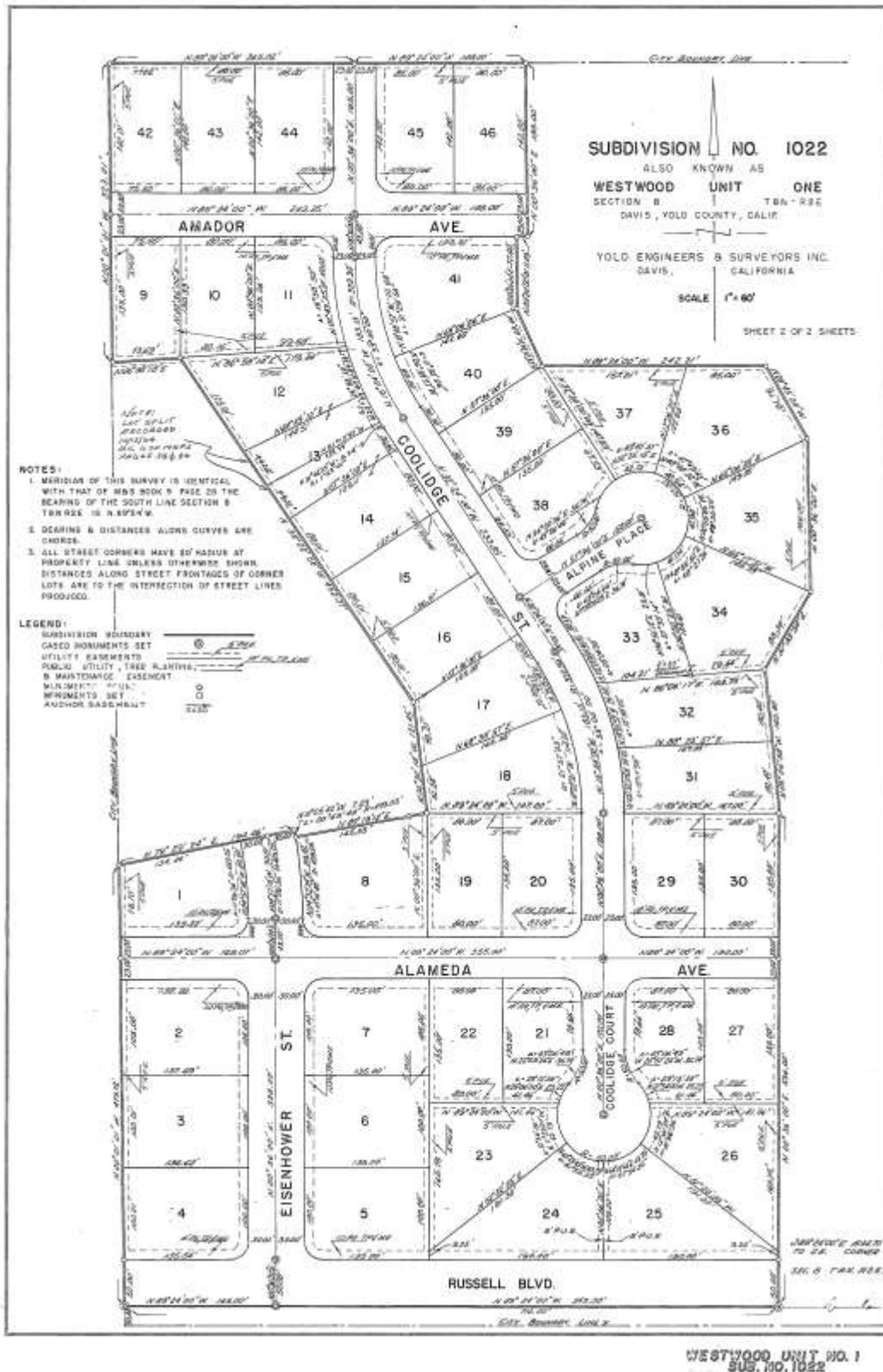


Figure 1: Plat of Westwood No. 1, City of Davis, October, 1964.

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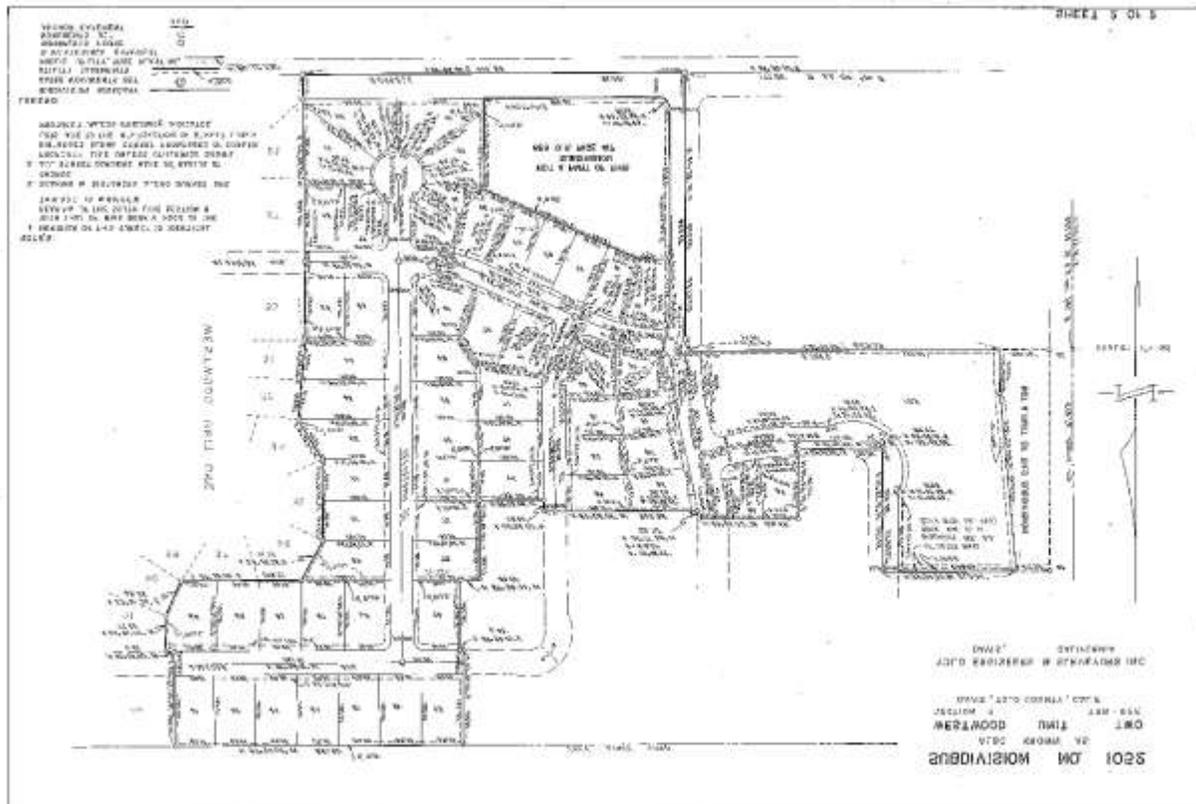


Figure 2: Plat of Westwood No. 2, City of Davis, August, 1966.

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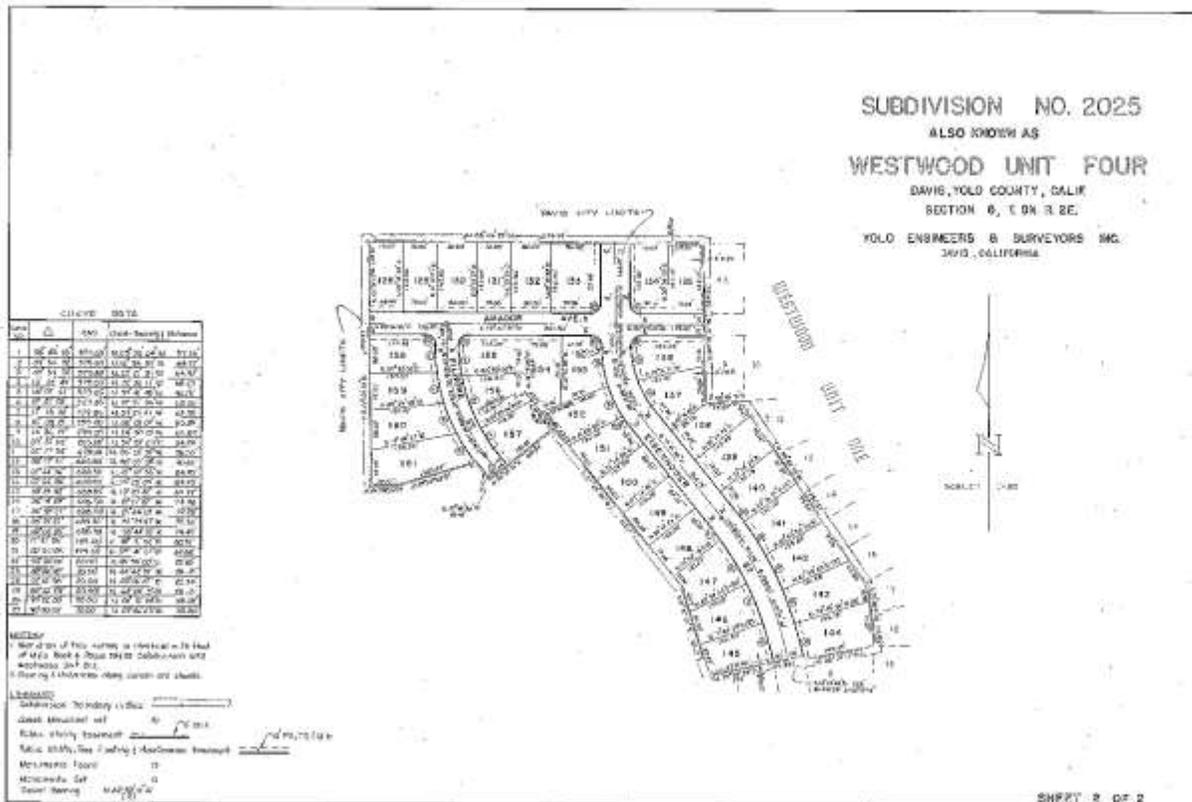


Figure 4: Plat of Westwood No. 4, City of Davis, September, 1969.

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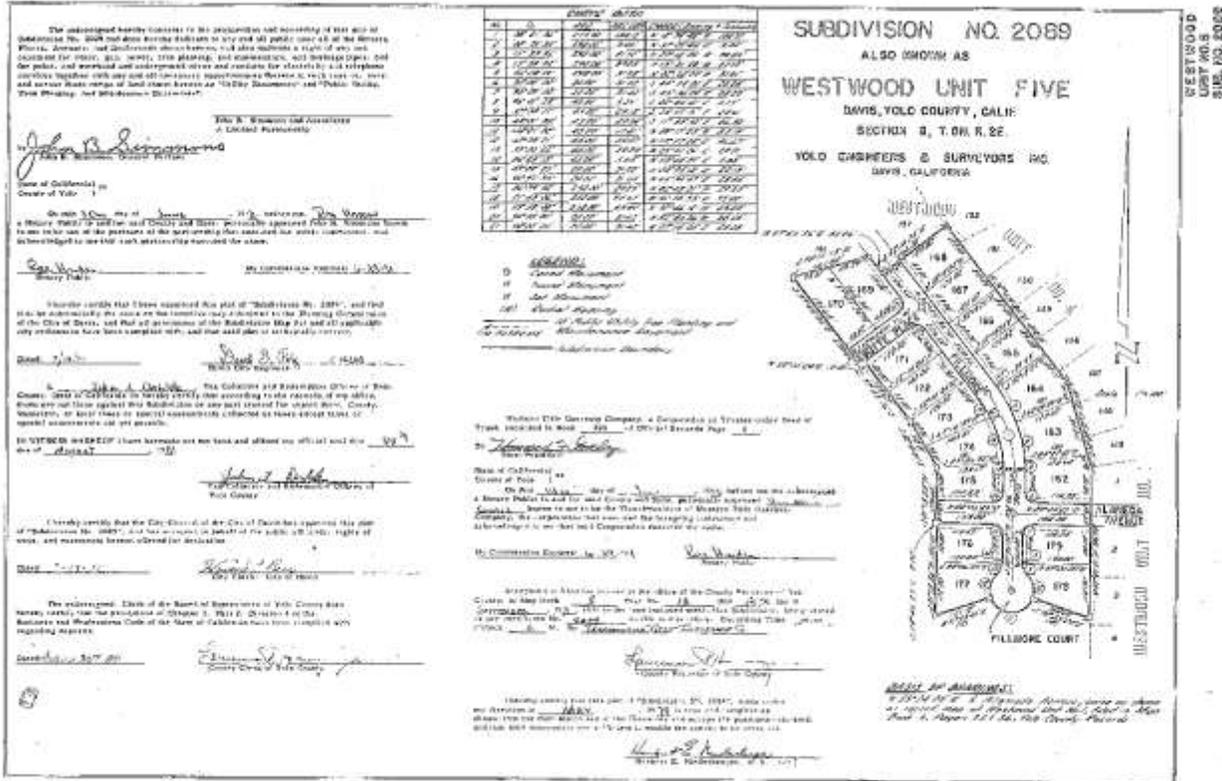


Figure 5: Plat of Westwood No. 5, City of Davis, 1971.

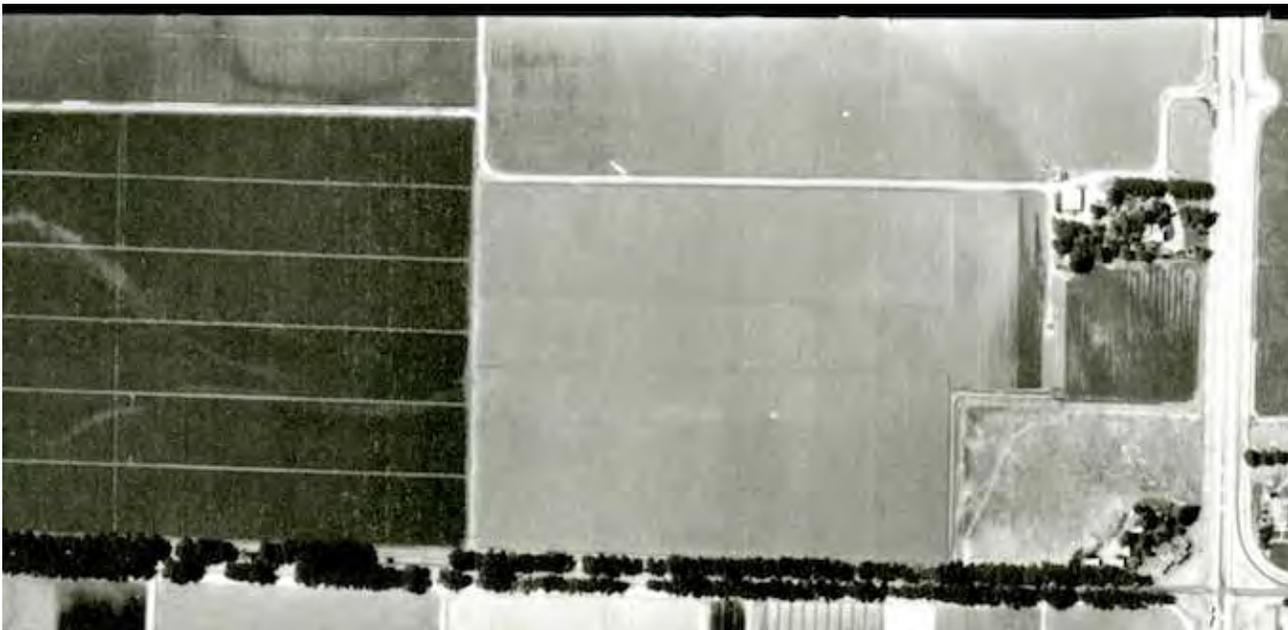


Figure 6: U.S.D.A Aerial Photograph of Westwood neighborhood, 1957.

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Figure 7: U.S.D.A. Aerial photograph of Westwood neighborhood, 1964.



Figure 8: U.S.D.A. Aerial photograph of Westwood neighborhood, 1969.

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Figure 9: U.S.D.A. Aerial photograph of Westwood neighborhood, 1971.



Figure 10: U.S.D.A. Aerial photograph of Westwood neighborhood, 1973.

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Figure 11: Oblique aerial photograph of Westwood neighborhood, c1970.



Figure 12: U.S.D.A. Aerial photograph of Westwood neighborhood, 1984.

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Photograph 1: 2006 Alameda Avenue, Example of moderately altered U-shaped post-and-beam house, 1965.



Photograph 2: 626 Coolidge Street, Example of moderately altered, linear post-and-beam house, 1965.

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Photograph 3: 619 Fillmore Street, Example of moderately altered L-shaped house with flat roof and breezeway between house and garage, 1972.



Photograph 4: 624 Cleveland Street, Example of moderately altered house with gabled/flat roof, Spanish detail, and atrium, 1970.

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Photograph 5: 1910 Amador Avenue, Example of moderately altered hipped Monterey house with tile roof and Spanish details, 1968.



Photograph 6: 617 Cleveland Street, Example of unaltered L-shaped house with gabled shake roof and 2-story barn, 1961.

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Photograph 7: 2211 Butte Place, Example of moderately altered, cross-gabled, L-shaped house with rear shed, 1972.



Photograph 8: 659 Fillmore Street, Example of moderately altered L-shaped house with gable-on-hip roof, 1972.

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Photograph 9: 634 Fillmore Street, Example of heavily altered, U-shaped house with gable-on-hip roof and second story addition, 1973.



Photograph 10: Neighborhood setting showing wide street, rolled curbs, and varied street trees.

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Photograph 11: 1804 and 1806 Alameda Avenue, unaltered cross-gabled duplex.



Photograph 12: 708 and 710 Arthur Street, example of unaltered front-gabled duplex.

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Photograph 13: 651 Coolidge Street, Example of moderately altered, Shed style house with irregular plan, 1973.



Photograph 14: 2109 Alameda Avenue, Example of moderately altered, 2-story house with hipped roof, 1973.

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Photograph 15: 602 Adams Street, Aggie Gardens, moderately altered large 2-story apartment building, 1969.



Photograph 16: 630 Eisenhower Street, Example of moderately altered L-shaped Contemporary house with flat/combo roof, 1972.

*Recorded by: Kara Brunzell

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Photograph 17: 612 Cleveland Street, Example of heavily altered, U-shaped Contemporary house, 1974.



Photograph 18: 629 Cleveland Street, Example of moderately altered U-shaped Contemporary/Ranch house with gabled roof and flat garage roof, 1969.

*Recorded by: Kara Brunzell

*Date: March 4, 2015

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Photograph 19: 1919 Amador Avenue, Example of heavily altered, U-shaped house with gabled roof, 1969.



Photograph 20: Contemporary church building at 1701 Russel Boulevard, 1976.

*Resource Name or # (Assigned by recorder): Wray's Addition

D1. Historic Name: Wray's Addition

D2. Common Name: Wray's Addition neighborhood

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

The Wray's Addition subdivision is located a few blocks north of historic Downtown Davis in a contiguous bloc north of Ninth Street and east of B Street. A re-subdivision of Bowers Acres lots 46 – 50, the subdivision was recorded in October, 1946. Most of the neighborhood was constructed between 1947 and 1952, although a few houses were built in the late 1950s and early 1960s. Although the area was not heavily developed at the time of subdivision, the neighborhood ties directly into the previously existing street grid, and is laid out in an orthogonal grid. Lots are 53 – 64 feet wide and 120 – 135 feet deep, and most are about 6,800 square feet. The neighborhood is characterized by mature street trees of a variety of species planted in yards adjacent to the street, although some older trees have been replaced in recent years. The neighborhood features rolled curbs. The small, single family houses are spaced fairly widely apart and set back about 20 feet from the curbs. Although most houses were clearly developed according to standard plans, the neighborhood does not exhibit the identical houses common in later post-war housing developments. Because of the variation between houses, mature landscaping, and rectilinear street grid, the neighborhood has a small-town rather than a suburban feeling.

The neighborhood is dominated by typical post-war Minimal Traditional houses, most of which were constructed between the late 1940s and mid-1950s. These are modest dwellings with little eave overhang, simple compact, or shallow U- or L-shaped footprints, and integral single-car garages. They were originally about 800 – 1200 square feet, but most owners have added on over the decades. There is a roughly even distribution of cross-gabled, side-gabled, and hipped roofs. Most original examples are clad in horizontal wood siding, although there are a number of stucco-clad houses with wood trim at the gables. There is also at least one example of concrete block construction. Brick trim is common, as are brick chimneys. Although integral single garages are most common, there are a few examples of detached and double garages, and at least one carport. Original examples have wood sash or steel casement windows. Most houses have been moderately altered, with rear additions, window replacement, and garage door replacement the most common changes. A number of houses have been more radically transformed, with large projecting or second-story additions, garage conversions, and historicist exterior details such as wood shingle siding.. (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The Wray's Addition is a nearly fourteen-acre rectangular area. Ninth Street is its southern boundary. At the rear of 511 D Street the boundary jogs north until it crosses Eleventh Street. At the northeast corner of 511 Eleventh Street the boundary jogs west behind the lot lines of the properties on the north side of Eleventh Street. At B Street the boundary turns south for two-and-a-half blocks until it reaches Ninth Street.

***D5. Boundary Justification:**

The Wray's Addition neighborhood encompasses the entire Wray's Addition subdivision, which was largely developed between 1947 and 1952, with a few houses constructed in the late 1950s and early 1960s.

***D6. Significance: Theme:**

Area:

Period of Significance:

Applicable Criteria:

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Wray's Addition neighborhood does not appear eligible for listing as a historic district on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or on the City of Davis's list of historical resources. Although associated with the residential development of the City of Davis during the post-war period, the neighborhood does not rise to the level of significance required for listing as a historic district (continued p. 7).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell

Date: March 4, 2015

Affiliation and Address: Kara Brunzell, Brunzell Historical
1613 B Street, Napa, CA 94559

*Recorded by: Kara Brunzell

*Date: March 4, 2015

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***D3. Detailed Description** (continued)

The neighborhood also has a small number of unaltered houses

In addition to the Minimal Traditional houses that make up the bulk of the neighborhood's buildings, Wray's Addition features a handful of houses in other styles. These include several modest Tract Ranch houses, and one Mid-century Modern, and two Split-level houses. Most of these houses of a similar scale and constructed of the same materials as the Minimal Traditional houses, and were all constructed during the same time period.

The table below lists the resources within the neighborhood by address. The table has columns for subdivision name and number, date the subdivision was recorded, Assessor's Parcel Number, Estimated Year Built, and Description. Build dates have been provided by the City of Davis and are estimates. Description includes basic facts about the buildings' architectural forms and level of integrity, including roof type, architectural style, plan, garage type, and level of integrity.

SUBDIVISION	RECORDED	APN	ADDRESS	YEAR BUILT	DESCRIPTION
WRAY'S ADDITION	11/22/1946 0:00	070 132 17	327 10TH STREET	1951	Cross-gabled Minimal Traditional, compact plan, single garage, moderately altered, replacement windows
WRAY'S ADDITION	11/22/1946 0:00	070 132 20	309 10TH STREET	1948	Cross-gabled Minimal Traditional, single garage, heavily altered second story addition,
WRAY'S ADDITION	11/22/1946 0:00	070 133 03	310 10TH STREET	1950	Hipped Ranch w/carport, heavily altered, replacement windows & door, stucco
WRAY'S ADDITION	11/22/1946 0:00	070 132 19	315 10TH STREET	1951	Side-gabled Minimal Traditional, compact, single garage heavily altered, metal roof, enclosed porch,
WRAY'S ADDITION	11/22/1946 0:00	070 133 04	316 10TH STREET	1950	Cross-gabled Minimal traditional, heavily altered, garage replacement, aluminum replacement windows, poor visibility
WRAY'S ADDITION	11/22/1946 0:00	070 132 18	321 10TH STREET	1961	Hipped Not Age Eligible/Heavily Altered, 2-story contemporary remodel
WRAY'S ADDITION	11/22/1946 0:00	070 133 05	322 10TH STREET	1950	Combination Minimal Traditional, heavily altered, tile roof, replacement siding on porch,
WRAY'S ADDITION	11/22/1946 0:00	070 133 06	330 10TH STREET	1947	Hipped Minimal Traditional, U-shaped, single garage, moderately altered
WRAY'S ADDITION	11/22/1946 0:00	070 132 16	401 10TH STREET	1950	Combination Minimal Traditional, L-shaped, single garage, moderately altered
WRAY'S ADDITION	11/22/1946 0:00	070 133 07	402 10TH STREET	1950	Cross-gabled Minimal Traditional, U-shaped, single garage, moderately altered
WRAY'S ADDITION	11/22/1946 0:00	070 132 15	409 10TH STREET	1950	Not Age Eligible/Heavily Altered, steeply pitched roof alteration, vinyl replacement windows, unique in subdivision
WRAY'S ADDITION	11/22/1946 0:00	070 133 08	410 10TH STREET	1950	Side-gabled Minimal traditional, single garage, heavily altered, bay window, façade pergola,
WRAY'S ADDITION	11/22/1946 0:00	070 132 14	415 10TH STREET	1951	Hipped Minimal Traditional, U-shaped, single garage, moderately altered, vinyl windows, aluminum siding,
WRAY'S ADDITION	11/22/1946 0:00	070 133 09	416 10TH STREET	1950	Cross-gabled Minimal Traditional, single garage, moderately altered, poor visibility
WRAY'S ADDITION	11/22/1946 0:00	070 132 13	421 10TH STREET	1948	Cross-gabled, Heavily altered, raised roof pitch, Vinyl windows, faux historic details,

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WRAY'S ADDITION	11/22/1946 0:00	070 133 10	422 10TH STREET	1950	Hipped Minimal Traditional, U-shaped, double garage, moderately altered
WRAY'S ADDITION	11/22/1946 0:00	070 133 11	430 10TH STREET	1950	Ranch, moderate integrity
WRAY'S ADDITION	11/22/1946 0:00	070 134 01	501 10TH STREET	1948	Minimal traditional, large 2nd story addition, lacks integrity
WRAY'S ADDITION	11/22/1946 0:00	070 132 02	302 11TH STREET	1951	Hipped Minimal Traditional, compact, unaltered
WRAY'S ADDITION	11/22/1946 0:00	070 131 02	309 11TH STREET	1948	Side-gabled Minimal Traditional, compact, single garage, moderately altered
WRAY'S ADDITION	11/22/1946 0:00	070 132 03	310 11TH STREET	1952	Hipped Ranch, U-shaped, double garage, moderately altered
WRAY'S ADDITION	11/22/1946 0:00	070 131 03	315 11TH STREET	1965	Not age eligible/heavily altered, turret, steeply pitched roof forms
WRAY'S ADDITION	11/22/1946 0:00	070 132 04	316 11TH STREET	1950	Cross-gabled Minimal Traditional, Detached garage, moderately altered
WRAY'S ADDITION	11/22/1946 0:00	070 131 04	321 11TH STREET	1952	Hipped Minimal Traditional, Compact, Moderately altered
WRAY'S ADDITION	11/22/1946 0:00	070 132 05	322 11TH STREET	1950	Cross-gabled Minimal Traditional, detached garage, unaltered,
WRAY'S ADDITION	11/22/1946 0:00	070 132 06	330 11TH STREET	1950	Cross-gabled Minimal Traditional, heavily altered, multiple shed-roofed additions
WRAY'S ADDITION	11/22/1946 0:00	070 131 05	401 11TH STREET	1950	Side-gabled Minimal Traditional, Compact, cmu block, unaltered
WRAY'S ADDITION	11/22/1946 0:00	070 132 07	402 11TH STREET	1952	Cross-gabled Minimal Traditional, L-shaped, single garage, moderately altered
WRAY'S ADDITION	11/22/1946 0:00	070 131 06	409 11TH STREET	1948	Hipped Minimal Traditional, Heavily altered, large additions
WRAY'S ADDITION	11/22/1946 0:00	070 132 08	410 11TH STREET	1954	Cross-gabled Minimal Traditional, L-shaped, heavily altered, windows, siding, garage door
WRAY'S ADDITION	11/22/1946 0:00	070 131 07	415 11TH STREET	1990	Side-gabled Minimal Traditional, large modern rear addition, heavily altered
WRAY'S ADDITION	11/22/1946 0:00	070 132 09	416 11TH STREET	1949	Side-gabled Minimal Traditional, compact, heavily altered
WRAY'S ADDITION	11/22/1946 0:00	070 131 08	421 11TH STREET	1948	Cross-gabled Minimal Traditional, L-shaped, detached single garage, moderately altered
WRAY'S ADDITION	11/22/1946 0:00	070 132 10	422 11TH STREET	1950	Not Age Eligible/Heavily altered, window openings, siding
WRAY'S ADDITION	11/22/1946 0:00	070 131 09	427 11TH STREET	1948	Flat Mid-century Modern, Irregular, moderately altered
WRAY'S ADDITION	11/22/1946 0:00	070 132 11	430 11TH STREET	1950	Hipped Minimal Traditional, Compact, Moderately altered
WRAY'S ADDITION	11/22/1946 0:00	070 131 10	435 11TH STREET	1949	Not visible

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WRAY'S ADDITION	11/22/1946 0:00	070 131 11	509 11TH STREET	1949	Side-gabled Minimal Traditional, detached garage, moderately altered
WRAY'S ADDITION	11/22/1946 0:00	070 131 12	511 11TH STREET	1953	Side-gabled Minimal Traditional, Not visible
WRAY'S ADDITION	11/22/1946 0:00	070 133 13	421 9TH STREET	1948	Minimal Traditional, good integrity
WRAY'S ADDITION	11/22/1946 0:00	070 133 01	301 9TH STREET	1955	Hipped Minimal Traditional, compact, moderately altered, vinyl replacement windows
WRAY'S ADDITION	11/22/1946 0:00	070 133 20	309 9TH STREET	1951	Cross-gabled Minimal Traditional, moderately altered
WRAY'S ADDITION	11/22/1946 0:00	070 133 19	315 9TH STREET	1954	Cross-gabled Minimal traditional, heavily altered, vinyl replacement windows
WRAY'S ADDITION	11/22/1946 0:00	070 133 18	325 9TH STREET	1953	Combination Minimal Traditional, moderately altered, vinyl replacement windows
WRAY'S ADDITION	11/22/1946 0:00	070 133 17	327 9TH STREET	1953	Hipped Minimal Traditional, heavily altered (windows, front ramp)
WRAY'S ADDITION	11/22/1946 0:00	070 133 16	401 9TH STREET	1953	Hipped Minimal Traditional, double garage, moderately altered
WRAY'S ADDITION	11/22/1946 0:00	070 133 15	409 9TH STREET	1952	Hipped Minimal Traditional, L-shaped, unaltered
WRAY'S ADDITION	11/22/1946 0:00	070 133 14	415 9TH STREET	1960	Hipped Ranch, double garage, moderately altered
			421 9 th Street		Cross-gabled Minimal Traditional, moderately altered
WRAY'S ADDITION	11/22/1946 0:00	070 133 12	427 9TH STREET	1948	Cross-gabled Minimal Traditional, stuccoed and heavily altered,
WRAY'S ADDITION	11/22/1946 0:00	070 135 01	511 9TH STREET	1951	Hipped, not visible
WRAY'S ADDITION	11/22/1946 0:00	070 133 02	916 B STREET	1952	Split-level, irregular, low-pitch gable tar & gravel roof, integral entry porch/carport, aluminum sliders, board-and-batten, unaltered
WRAY'S ADDITION	11/22/1946 0:00	070 132 01	1000 B STREET	1956	Side-gabled Ranch, linear, low tar & gravel roof with exposed rafter tails, recessed entry, left integral carport/single garage, moderately altered, vinyl replacement windows, board-and-batten
WRAY'S ADDITION	11/22/1946 0:00	070 131 01	1102 B STREET	1952	Cross-gabled Minimal Traditional, heavily altered, garage conversion
WRAY'S ADDITION	11/22/1946 0:00	070 135 02	910 D STREET	1947	Cross-gabled Minimal Traditional, not visible
WRAY'S ADDITION	11/22/1946 0:00	070 135 03	914 D STREET	1948	Hipped Minimal traditional, compact, unaltered
WRAY'S ADDITION	11/22/1946 0:00	070 135 06	918 D STREET	1948	Not age eligible/heavily altered, large porch addition
WRAY'S ADDITION	11/22/1946 0:00	070 132 12	1001 D STREET	1949	Minimal Traditional, moderately altered, /split level addition above garage

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WRAY'S ADDITION	11/22/1946 0:00	070 134 02	1008 D STREET	1950	Hipped Ranch, compact, decorative chimney, steel casement windows, unaltered
WRAY'S ADDITION	11/22/1946 0:00	070 134 03	1012 D STREET	1948	Cross-gabled Minimal Traditional, Not visible
WRAY'S ADDITION	11/22/1946 0:00	070 134 04	1018 D STREET	1948	Cross-gabled Minimal Traditional, heavily altered replacement windows, front deck

***D6. Significance** (continued)

Post-war Historic Context of Davis

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Post-war development started slowly, however, with half a dozen new subdivisions recorded in the late 1940s. Little construction took place until after 1950, when growth in Davis began to gather momentum. 1950s subdivisions began exhibiting the long blocks, gently curving streets, loop streets, and cul-de-sacs that began to characterize post-war subdivisions throughout California. Alice and John Simmons, former dairy farmers who entered the real estate sales and development business after the war, were an example of the "homegrown" Davis builder. In the mid-1950s, these local Davis developers began facing competition from regional merchant builders who were based in Sacramento and the Bay Area.

UC Davis's transformation from agricultural school to full UC campus in 1959 began a period of truly explosive growth in Davis. Developers recorded 56 new subdivisions in the 1960s, and Davis began to sprawl past all its original boundaries. In addition to residential and commercial development, Davis changed culturally from a farm town to a more sophisticated university city. In 1967, Davis established the first dedicated bike lanes in the nation, and by the end of the decade was calling itself, "The City of Bicycles." Growth continued in the 1970s, even after a change in city leadership in 1972 began to an era of growth control. Although Davis's attempts to control development were not always successful, the progressive city government of the 1970s created a template that has endured in subsequent decades. Davis has been on the forefront of influential trends such as energy conservation, promotion of solar energy, greenbelt residential development, and investment in bicycle infrastructure.

Wray's Addition Subdivision Development

In 1946, husband and wife Franklin (F.P.) and Zaida Wray recorded Wray's subdivision. Both were born in Iowa in the 1880s. The couple moved their family to Davis in 1912. Franklin Wray was a cashier at the Davis Bank, and later became a partner in the bank. He became the city treasurer after Davis was incorporated in 1917. The Wrays lived on First Street for many years, and in 1940, they built an impressive residence at 512 First Street. Wray also did some farming, and invested in the College Park subdivision in the 1920s. The couple was in their early 60s when they created Wray's subdivision. Zaida Wray took an active part in Davis social and civic affairs. She was the legislation chairman of the California Association of Women's Clubs during the period they were developing the neighborhood.¹

In October, 1946, the Sacramento Bee announced two new Davis subdivisions, Wray's Addition and the Robert Miller Addition just to the southwest of it. Wray's Addition was a re-subdivision of a portion of the semi-rural Bowers Acres just north of Downtown, and the Wrays started developing its 61 lots in 1947. Prior to 1945, the neighborhood was just outside city limits, but a Chamber of Commerce-led drive for expansion led to its annexation. The Chamber's 1945 publication discussing annexation shows plans to extend D Street to the north and to extend the city limits, suggesting that the Wrays were planning the subdivision during World War II. These were some of the first houses constructed in Davis after the war. The neighborhood was nearly complete by 1952, and by 1957 virtually every lot was built-out. The

¹ U.S. Census, Davis, California, 1920; Joann Leach Larkey, *Davisville '68: the history and heritage of the city of Davis, Yolo County, California*, Davis, California: Davis Historical and Landmarks Commission, 1969 p. 70; City of Davis, *HISTORICAL RESOURCES ANALYSIS STUDY OF 445 RUSSELL BOULEVARD, DAVIS, YOLO COUNTY, CALIFORNIA*, Prepared by Historical Resource Associates, March, 2013, p. 17; Sacramento Bee, "Mrs. F. P. Wray will discuss Ballott Before PTA," October 18, 1952.

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rate at which the neighborhood was developed and the similarity of most (but not all) buildings, suggests that the Wrays constructed and sold most of the houses, while selling a few lots on which property owners constructed custom houses.²

Although Wray's Addition was adjacent to the north of Downtown Davis, it was surrounded on three sides by farm fields when the first houses were built in 1947. This changed quickly, however, and by the early 1950s subdivisions were under construction to the west and the north. By the early 1960s, Wray's Addition was completely surrounded by houses, and F Street just a couple of blocks away was lined with large apartment buildings.

The neighborhood is not eligible as a historic district under Criterion A/1. Although development of the Wray's Addition neighborhood was governed by the general trends associated with the residential development of Davis during this period, it was one of many neighborhoods subdivided and developed during the post-war era. Research has not revealed any significantly important or groundbreaking aspects to the development of the neighborhood.

Wray's Addition is not eligible as a historic district under Criterion B/ 2. Research has not revealed an important connection between the neighborhood and a person significant to history. The houses in the neighborhood are commn examples of Minimal Traditional and Tract Ranch dwellings, and are therefore not eligible under Criterion C/3. The neighborhood is not a likely source of information about history or prehistory, and is therefore not eligible under Criterion D/4.

² Sacramento Bee, "Subdivisions are to be Opened in Davis," October 7, 1946; W.W. Robbins, "Facts Concerning Annexation," Chamber of Commerce, City of Davis, May, 1945, p.8- 9.

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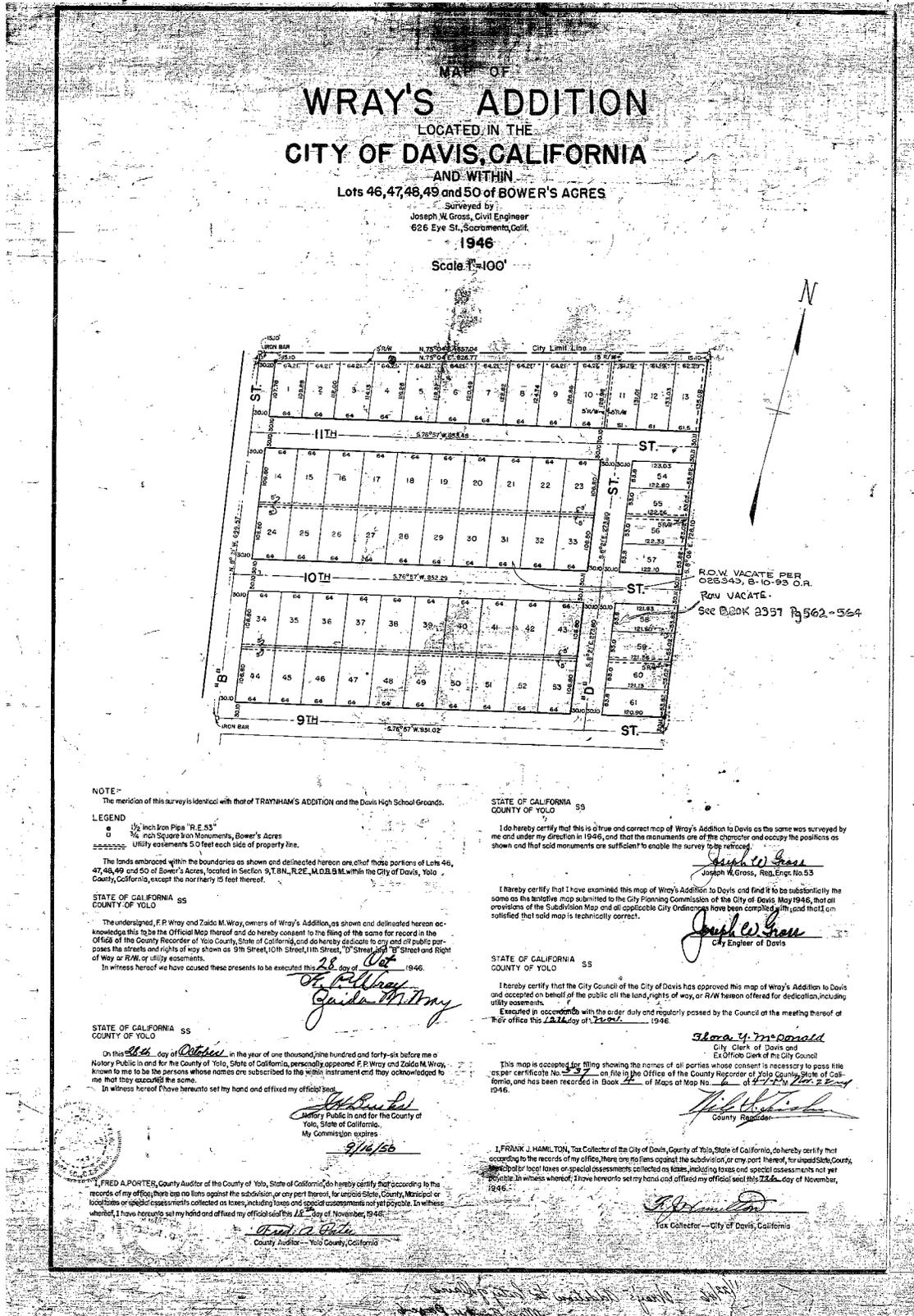


Figure 1: Plat of Wray's Addition, City of Davis, 1946.

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Figure 2: U.S.D.A. Aerial Photograph of Wray's Addition, Davis, 1952.



Figure 3: U.S.D.A. Aerial Photograph of Wray's Addition, Davis, 1957.

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Figure 4: U.S.D.A. Aerial Photograph of Wray's Addition, Davis, 1964.

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Photographs:

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Photograph 1: 322 Eleventh Street, Example of unaltered cross-gabled Minimal Traditional house with wood-sash windows and detached garage.



Photograph 2: 327 Tenth Street, Example of moderately altered cross-gabled Minimal Traditional house with compact plan and single garage. Original windows have been replaced.

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Photograph 3: 402 Eleventh Street, Example of moderately altered cross-gabled Minimal Traditional house with compact plan and single garage. Original windows have been replaced and window openings altered.



Photograph 4: 330 Eleventh Street, Example of a heavily altered cross-gabled Minimal Traditional with multiple front shed-roofed additions.

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Photograph 5: 509 Eleventh Street, Example of moderately altered side-gabled Minimal Traditional with shake roof and detached garage.



Photograph 6: 1008 D Street, Example of unaltered hipped roof Ranch house with compact plan, concrete block construction, large decorative chimney, steel casement windows, and recessed carport.

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Photograph 7: 310 Eleventh Street, Example of moderately altered hipped Ranch with U-shaped plan, brick trim, wood-sash windows, and double garage



Photograph 9: 415 Ninth Street, Example of moderately altered hipped-roof Ranch house with compact plan and double garage. Alterations include garage door replacement

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Photograph 10: 916 B Street, Unique split-level house with irregular plan, low-pitch gable tar & gravel roof, integral entry porch and carport, aluminum slider windows, and board-and-batten difinh. Building appears to be unaltered.



Photograph 11: 321 Tenth Street, Example of house so heavily altered that its original form is unknown. Alterations include large second story addition, façade addition, front courtyard, and window replacement.