

**HISTORICAL RESOURCE ANALYSIS STUDY
OF THE TRACKSIDE CENTER PROJECT
901-919 3rd STREET, DAVIS,
YOLO COUNTY, CALIFORNIA 95616**

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MEMORANDUM ATTACHMENT TO HRA REPORT

January 26, 2016

SUBJECT: 901-919 Third Street -- Trackside Center Final Historical Resources Analysis (HRA) Report Historical Resources Management Commission Determination

This memo sets out the process, determination and actions from the Historic Resources Management Commission (HRMC) following the meeting on December 14, 2015. The content of this memo was unanimously approved on January 25, 2016, by the HRMC.

Purpose

This memo represents a separate document to the meeting minutes produced relating to the City of Davis Historical Resources Management Commission (HRMC) agenda item for 901-919 Third Street – Trackside Center, for which the proposed project was presented to the Commission on December 14th, 2015. The memo sets out the commission comments to address the alternate view of the Commission relative to the Historic Resources Analysis submitted for the Trackside Center project.

HRMC Determination

The memo presents a summary of the HRMC's comments and findings from the December meeting regarding the Trackside Center project and the submitted Historic Resource Analysis.

On December 14, 2015 the City of Davis Historical Resources Management Commission (HRMC) reviewed this Historical Resources Analysis (HRA) and found it acceptable with the exception of the findings contained in Sections 8-11. The HRMC disagrees with the analysis, findings and conclusions contained in these sections based on the HRMC determination that there WOULD be an indirect significant adverse effect on the three nearby historic properties because of change in the setting that would be caused by construction of the proposed project. The HRMC also noted that it was proper to consider the effect of the project on the conservation district as a whole, and on the Old East Davis neighborhood as establishment of such a district clearly implied the importance of setting. Setting is also emphasized in the City's design guidelines for all areas of the conservation district.

Commission Actions

The HRMC determined that there would be an indirect significant adverse effect on the three nearby 'merit' and 'landmark' historic properties due to the change in setting, and significant impact on the wider Conservation Area Overlay District, by construction of the proposed project. The Commission made the following recommendations:

The HRMC reviewed the recommendations of the staff report. Voting to agree on recommendations 1 and 2 (set out below), the HRMC also agreed to change the proposed recommendations within the Staff Report (for recommendation 3, adding additional points No. 4 and 5, as set out below). The HRMC voted on the following motions:

1. That the existing structures on the parcels at 901-919 3rd Street do not meet the criteria for listing in the National Register of Historic Places, California Register of Historical Resources, or City landmark or merit resource requirements based on the Historical Resources Analysis and that they do not warrant full review under CEQA as historical resources.

Passed unanimously by a vote of 7-0.

2. That a Demolition Certificate is not required given the findings of the HRMC that the buildings at 901 - 919 Third Street do not have significant historical integrity to be eligible for designation at local, state and federal levels.

Passed unanimously by a vote of 7-0.

3. That this project complies with the Design Guidelines.

Failed unanimously by a vote of 7-0.

4. That the project has an indirect significant adverse impact on the three historic properties due to the changes in setting by the construction of the proposed project.

Passed by a vote of 6-1.

5. To accept the Historical Resources Analysis report as complete with the exception of Sections 8-11 related to the analysis of effects and the conclusions which would be replaced with the findings of the HRMC.

Passed unanimously by a vote of 7-0.

The Commission noted that the DDTRN Design Guidelines provide the context by which development should be proposed. The HRMC provided the following detailed comments on the Historic Resources Analysis to the extent that Sections 8-11 were contrary to the views of the commission.

Commission Comments:

The purpose of transition areas within the Guidelines is a way to manage building heights and intensities in order to reduce the impact or cost on neighboring properties. The proximity of the proposed project to its surroundings is inconsistent with the objectives set out within the DDTRN Design Guidelines by way of the height, scale and mass. The degree that the proposal will harm nearby historical resources is not acceptable.

Old East Davis Neighborhood has a concentration of buildings which form the basis for the Conservation District, although not all buildings are designated resources. The HRA disregards the

weight of the Conservation District and fails to fully recognize the setting of the project site in relation to its surroundings.

The purpose of the DDTRN Design Guidelines in identifying the Transition Zone is an attempt to provide transition between the residential neighborhood to the east and the City Core to the west. The proposed building would fail to provide this transition.

The DDTRN Design Guidelines are current planning documents which have been subject to public consultation, adoption and revision by the City of Davis and represent appropriate guidelines for development within the Conservation District. The HRMC is charged with reviewing development based on the Design Guidelines. Their evaluation of the project design determined that the project is not consistent with the Design Guidelines.

The creation of the Conservation Overlay District allows for adaptive reuse and new development within the district with the intent of maintaining and respecting the traditional historic character of the respective neighborhoods. The DDTRN Design Guidelines were created to be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties. Projects consistent with the Design Guidelines would be considered to be consistent with the Secretary of the Interior Standards and have a less than significant impact. Projects that are inconsistent with the Design Guidelines would be considered to have significant impact.

The Historic Resources Analysis also fails to take account of the surrounding setting and the adverse effect a 78-foot tall building would have on the neighborhood and on the nearby historical properties. The HRMC found that it is proper to consider the effect of the project on the Conservation District as a whole, and on the Old East Davis neighborhood as establishment of such a district clearly implied the importance of setting. The role of setting is emphasized in the Design Guidelines for all areas of the Conservation District.

Additionally, the HRMC noted that other jurisdictions have specifically determined that the indirect impacts to historical resources from changes to the setting need to be considered (see for example the City of San Diego Land Development Manual – Historical Resources Guidelines, page 10). The HRMC determined that there WOULD be an indirect significant adverse effect on the three nearby historic properties because of change in the setting that would be caused by construction of the proposed project.

HRA Sections 8-11

The HRMC determined that the evaluation set out in the HRA was insufficient and the above comments should substitute the analysis within these sections.

This memo in addition to the minutes shall provide the applicant with necessary review on the proposed project.

References:

HRMC Meeting Minutes, December 14, 2015.

See for example the City of San Diego Land Development Manual – Historical Resources Guidelines (<http://www.sandiego.gov/development-services/industry/pdf/lmhistorical.pdf>)

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ATTACHMENTS

DPR 523A - Primary Record

DPR 523B - Building, Structure, and Object Record

Photograph Record

ACKNOWLEDGMENTS

Special thanks to Davis Historian, John Lofland for his informed and collective memory about the history of Davis, its architectural heritage, and sharing his collection of historic materials.

1.0 EXECUTIVE SUMMARY

1.1 Introduction and Purpose

The purpose of this study is two-fold. The first task is to assess whether the two buildings at 901-919 3rd Street are significant resources using the criteria of the National Register of Historic Places (NRHP), the California Environmental Quality Act (CEQA) applying the criteria of the California Register of Historic Resources (CRHR), and as a City of Davis Landmark or Merit Resource property. The second task is to determine if the proposed project will adversely affect any City of Davis Merit properties located within 300 feet of the project site.

1.2 Project Location

The project site is bordered on the south by 3rd Street, on the east by an alley, on the north by a commercial landscape/rock retail business, and on the west by the former Southern Pacific Railroad right-of-way. The subject parcel is fully developed with two single-story commercial buildings with addresses identified as 901-919 3rd Street, Davis, California, being part of Assessor's Parcel Number (APN) 70-324-002 (Figure 1).

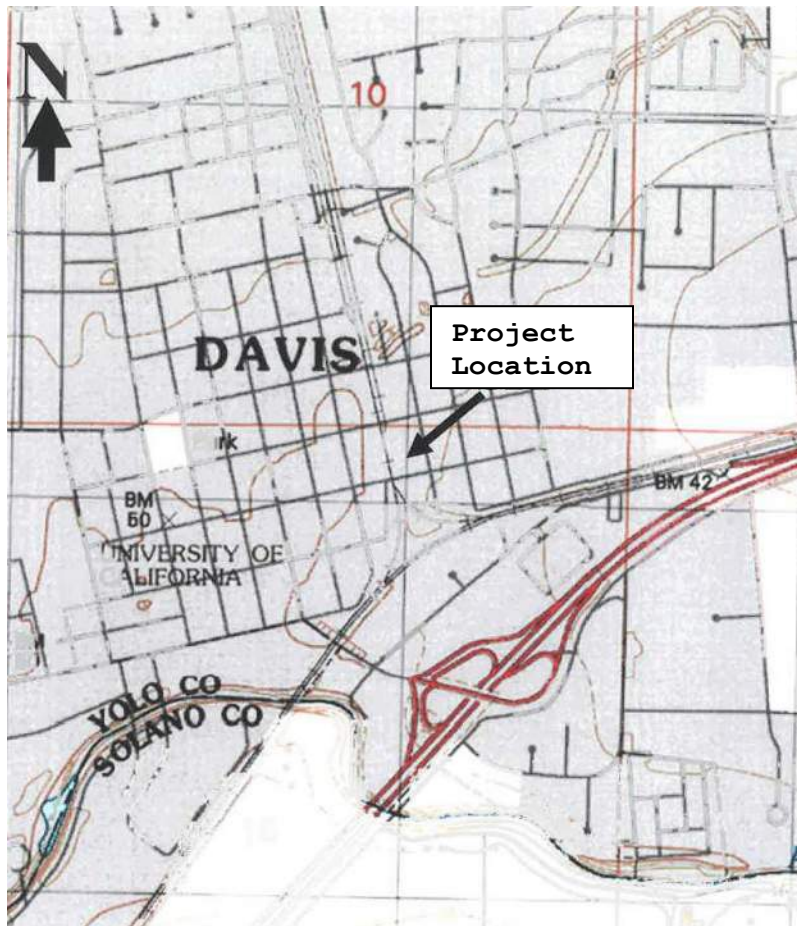


Figure 1. Project Location Map (Courtesy Bole and Associates, 2014).



Figure 3. Project Location Aerial Photograph (Courtesy Bole and Associates, 2014).

1.3 Project Description

The Trackside Center project proposes the demolition of the existing buildings on the subject parcel and the construction of a new, mixed-use building on the northeast corner of 3rd Street and the railroad tracks, adjacent to the I Street alley. The site has a long history of uses, principally industrial, that date back to the founding of Davis, including rail service, stables, manufacturing, a hotel, and, over the past 40-50 years, commercial with retail services and offices. Third Street is the major east-west connector street from the Core Area of Davis to the University of California (UC) Davis.

The proposed redevelopment would serve as the eastern anchor to the long-envisioned “Main Street” mixed-use corridor. The new building will be one story, having street-level commercial uses, four stories (with setbacks) of residences and one-half floor of residences plus one-half floor of roof-top deck, and one floor of underground parking.

The owner of the subject property is Trackside Center, LLC, who will build and own this project as a long-term hold. All of the decisions that are made in regards to this project are guided by principles that include:

- *Create a Distinct Sense of Place*
- *Authentic Architecture that is Contextual to Downtown Davis & Old East Davis*
- *Sustainably Designed & Built, yet Practical & Buildable*
- *Adaptable & Flexible Design that Anticipates Future Technologies*
- *Urban Sophistication, University Town Charm with Universal Accessibility*

The proposed project will result in increased residential density in the downtown, new commercial/retail space in the downtown, transit-oriented infill, and sustainable redevelopment. Commercial space at the ground floor will be maximized by providing required residential tenant parking in a below-grade parking structure. Three commercial storefronts will be offered: Third Street, Plaza and Alley. Adjoining land has been historically leased from Union Pacific Railroad for many decades and the proposal would improve it to provide an inviting plaza for commercial frontage deep into the property, facing west. A proposed alley reconfiguration (changing traffic to one-way and adding a pedestrian sidewalk) and aesthetic improvements will create a charming and pedestrian accessible “European-style” alley to create a third option for commercial frontage, facing east.

The residences will be a mixture of rental residence sizes and configurations that are accessed through a secure lobby and elevator. The target demographic includes existing Davis residents that want to downsize from their larger homes, young professionals, and master leases for Davis-based corporations that need to house executives on a regular or long-term basis. Along the eastern edge, the architecture creates a more traditional residential look-and-feel. On Third Street, a “Main Street” traditional storefront component dominates the pedestrian experience, while the upper floors are set back from view. The residential lobby tower is part of a series of set-backs and step-backs down the alley.

Along the railroad, the plaza is anchored by an existing Cork Oak tree. The architecture of this façade is more industrial in nature, reflecting the site’s history as it relates to rail transport. The retail storefronts evoke a railroad passenger platform. View sheds are an important part of the architecture of this project, and care has been taken to create many different viewing opportunities of the Davis Depot and Downtown from the ground level, the Sacramento skyline, Sierra, and the Coastal Range from the upper levels.

The project is a dense, transit-oriented, bicycle and pedestrian friendly design that will encourage small carbon footprints simply by location and design. The project will meet or exceed the City’s Cal-Green standards and Title 24 requirements with solar PV and other innovative systems. The project’s design and features will be comparable to the USGBC’s LEED for Homes Multi-Family Mid-rise certification at the Silver Level or higher. Innovative water management systems are of particular importance.



Figure 4. Proposed Trackside Center elevations (Courtesy Trackside Center, LLC.).

2.0 REGULATORY FRAMEWORK

2.1 National Register of Historic Places (NRHP) Criteria

Criterion A: Event

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Person

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

Criterion C: Design/Construction

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: Information Potential

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.

As the National Register points out, “when evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation - A, B, C, or D.” The rationale for judging a property's significance and, ultimately, its eligibility under the Criteria is its historic context and integrity. The use of historic context allows a property to be properly evaluated in a variety of ways. The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its proper historic context.¹

2.2 California Environmental Quality Act (CEQA) and California Register of Historic Resources (CRHR) Criteria

The regulatory framework for this historic resource study and the evaluation lies within the guidelines imposed for the California Environmental Quality Act (CEQA) and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. CEQA guidelines define a significant cultural resource as “a resource listed in or eligible for listing on the CRHR.

¹USDI, National Park Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, n.d.

A historical resource may be eligible for inclusion in the CRHR if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

Even if a resource is not listed in, or determined eligible for listing in, the CRHR, the lead agency may consider the resource to be an "historical resource" for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5).

According to the state guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). CEQA further states that a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of PRC 5020.1(k) and 5024.1(g).

2.3 Landmark Resource Criteria

The City of Davis Historical Resources Management Zoning Code defines a Landmark as follows:

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

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

(1) Associated with events that have made a significant contribution to the broad patterns in the history of Davis, California, or the Nation; or

(2) Associated with the lives of significant persons in the history of Davis, California, or the Nation; or

(3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represent the work of a master designer; or that possess high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction; or

(4) Has yielded or may likely yield archaeological or anthropological information important in the study of history, prehistory, or human culture.

(b) Landmark factors to be considered. In determining whether to designate a resource a Landmark, the following factors should be considered, if applicable:

(1) A resource moved from its original location may be designated a Landmark if it is significant primarily for its architectural value or it is one of the most important surviving structures associated with an important person or historic event.

(2) A birthplace or grave may be designated a Landmark if it is that of a historical figure of outstanding importance within the history of Davis, the state or the nation and there are no other appropriate sites or resources directly associated with his or her life or achievements.

(3) A reconstructed building may be designated a Landmark if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.

(4) A resource achieving significance within the past fifty (50) years may be designated a landmark if the resource is of exceptional importance within the history of Davis, the state or the nation.

2.4 Merit Resource Criteria

The Historical Resources Management Commission may also designate a resource as a Merit Resource. A Merit Resource is defined in city zoning as follows:

“Merit Resource” means buildings, structures, objects, signs, features, sites, places, areas, cultural landscapes or other improvements with scientific, aesthetic, educational, cultural, archaeological, architectural, or historical value to the citizens of the City of Davis and designated as such by the City Council pursuant to the provisions of this article. Once

designated, Merit Resources are included in the Davis Register. Merit Resources were formerly designated as “Historical Resources.”

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

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

(d) Merit Resources factors to be considered. In determining whether to designate a resource a Merit Resource, the following factors should be considered, if applicable:

- (1) A resource moved from its original location may be designated a Merit Resource if it is significant for its architectural value or if an understanding of the associated important person or historic event has not been impaired by the relocation.
- (2) A birthplace or grave may be designated a Merit Resource if it is that of a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a Merit Resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.

2.5 Historic District Criteria

The City zoning code defines a historic district as follows:

“Historic District” means a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a

wide variety of resources. The identity of a Historic District results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. Designated Historic Districts are included in the Davis Register of Historic Resources. Historic Districts can include Historical Resources that may be individually designated as Landmarks or Merit Resources.

It further defines the components of a district as follows:

“Historic District Contributor” means a building, site, structure, object, or cultural landscape identified in the Historic District Plan that possesses sufficient integrity to add to the historic architectural qualities, historic associations or patterns for which an Historic District is significant.

“Historic District Non-Contributor” means a building, site, structure, object, or cultural landscape identified in the Historic District Plan that does not add to the historic architectural qualities, historic association or patterns for which a Historic District is significant.

Zoning code provides that the Commission can designate districts of historical resources as follows:

(e) Commission and approval of the City Council a group of historical resources may be designated a Historic District if the district meets any of the following significance criteria:

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

(f) Historic District factors to be considered. In determining whether to designate a group of resources as a Historic District, the following factors should be considered, if applicable:

- (1) To be designated a Historic District a grouping of historical resources must meet one of the above four criteria at the local, state, or national level of significance and the majority of the Historic District contributors must retain historic integrity. The collective value of the district contributors may be greater than the individual resources within the Historic District;

(2) A Historic District Plan shall be developed and reviewed by the Historical Resources Management Commission simultaneously with designation. The Historic District Plan shall provide standards for review within that particular district to ensure that new development, renovation, and rehabilitation are compatible and complementary to the prevalent character-defining features, architectural style, historic context, and design elements within the Historic District;

(3) The Historic District contributors are identified in the designation materials and the District Plan including buildings, sites, structures, objects, or cultural landscapes that add to the historic architectural qualities, historic associations or patterns for which a Historic District is significant and that are located within the district boundaries;

(4) The Historic District non-contributors are identified in the designation materials and the District Plan including buildings, sites, structures, objects and landscapes within the district boundaries that do not add to the historic architectural qualities, historic association or patterns for which the Historic District is significant;

(5) The Historic District boundaries and period of significance are identified in the designation materials and the District Plan.

It should be noted that if an impact to a historical or archaeological resource is significant, CEQA requires feasible measures to minimize the impact. Mitigation must avoid or substantially lessen the physical impact that the project will have on the resource. Under CEQA a significant environmental impact would result to cultural resources if a proposed project were to: cause a substantial adverse change in the significance of a historic resource as defined in CEQA Guidelines §15064.5. Besides the aforementioned criteria, several other forms of guidance relate to the proposed project. They include Davis Article 40.13A "Downtown and Traditional Neighborhood Overlay District" criteria and "Davis Downtown and Traditional Residential Neighborhoods Design Guidelines (2001, updated 2007).

3.0 PROPERTY DESCRIPTION

The subject parcel is developed with two rectangular, masonry and wood-frame, single-story commercial buildings. The longest axis of each building, which are nearly identical in size, runs north to south with the front facade of the southernmost building facing 3rd Street. The buildings are sited on a level parcel of roughly 22,876 square feet and are accessed via 3rd Street and an alley to the east.

Character defining features of the southernmost building facing 3rd Street include a long, low horizontal profile indicative of post-1960s strip-mall commercial development; a shallow gable metal clad roof with a lip or overhang of metal, creating a shallow eave; and painted stucco exterior walls, divided by wood trim running horizontally and vertically across the facade and forming surrounds for a series of plate glass picture windows and entry doors. The main facade

includes four entry doors leading into four unique commercial/retail shops. A brick skirt runs the length of the building below the drip line of the windows to the sidewalk. The east, west, and north elevations of the building are clad with painted galvanized metal, and the east elevation has a single entry door, and painted concrete exterior walls with false wooden lookouts that run the length of the building forming a partial sun screen. The north elevation features 6 flush contemporary entry doors and 6 horizontally oriented aluminum slider windows.

The northernmost building on the parcel mirrors the footprint of the building facing 3rd Street, however, it lacks the divisions in the front formed by vertical and horizontal boards. Furthermore, the rear building does not retain the dropped front roof of metal, although the remainder of the roof is also clad with metal. The front facade features a number of entry doors that are sheltered by the false lookouts supported by columns and having circular holes at the end of each lookout. The walls of the south elevation of the building are clad with stucco. Six aluminum and vinyl horizontally oriented windows are placed on the south elevation, along with 6 lighted wooden entry doors. The west elevation of the building has exposed painted cinderblock, while the east and north elevation are clad with metal siding. The east elevation of the building features a single entry door and the rear of the building (north elevation) features 6 horizontally oriented metal slider windows, along with 4 flush panel entry doors.



Figure 5. View looking southeast at 901-909 3rd Street, Davis, CA.



Figure 6. View looking northeast at 911-919 3rd Street, Davis, CA.

All City permit records were reviewed for this project. Permit records suggest renovations and remodeling occurred to the subject buildings beginning in the early 1970s and continued through the early 1980s under different owners. Remodeling and renovation include both interior and exterior design changes, including exterior wall cladding, windows, doors, electrical, signs, and colors. That work and later remodeling efforts resulted in the current design of the building, including non-historic fabric.

4.0 HISTORIC CONTEXT

4.1 Environment and Geology

The project area is located within a physiographic setting characteristic of the Great Central Valley, a vicinity that spans from 50 feet to near sea level along the Sacramento and American rivers.² Around 350 million years ago, in the Paleozoic era, a large inland sea occupied the Sacramento Valley to the present Sierra Nevada Mountains. A land mass west of the present coastline and the continental land mass provided mud, sand, silt, and marl for deposition during the 200 million year life span of the sea. Deformation and uplift with volcanic eruptions caused a great body of sediments and volcanic rocks to accumulate.

During the Mesozoic time there was a long interval (Triassic Period) during which time no sediments were deposited in the inland sea, except in the present Sacramento Valley. Deposition of sediments was renewed during the late Jurassic Period and the topography was markedly

² Storer and Usinger 1963:26.

changed in a comparatively short interval of geologic time. The inland sea basin was uplifted for the last time and so deformed that the character of the sedimentary and volcanic rocks was completely changed. The sand, mud, silt, and marl metamorphosed to hard quartzite, slate, schist and marble, while volcanic rocks were metamorphosed to form greenstone (amphibolite, amphibolite schists).³

Prior to cultivation and settlement the project area consisted of undulating ground with silty soils strewn with cobbles, a reflection of numerous flood events that were a persistent problem in portions of Davis through the early-twentieth century. Topographic maps display the meandering drainage patterns found throughout Davis, particularly in the west end of the city (John Lofland 2014). These drainage patterns influenced development, as did a lack of sustainable water for domestic use. Prior to 1920, groundwater supplies, well, and tank houses were the norm in the unincorporated portions of Yolo County. The subject property lies in the core downtown area of Davis, a portion of the city influenced by early development prior to 1900, and in close proximity to the railroad, which provided an important transportation link to the surrounding region.

4.2 Climate and Hydrology

The climate in the area now occupied by the City of Davis is characterized as humid mesothermal, meaning that it is Mediterranean or dry summer subtropical. The valley and foothill region has been termed the "thermal belt" because of its mild winter climate (Storie and Trussell 1927:30). However, marked differences occur within short distances, because the temperature is dependent upon elevation and air drainage. In the depressions and small valleys the temperature is lower, particularly during nights when the cool air moves downward. The temperature is warmer on the slopes and tops of the ridges. High and low temperature varied dramatically, ranging from winter lows of 12 degrees Fahrenheit to summer highs well over 100 degrees Fahrenheit. As with flooding and water supplies, early settlement in Davis and the unincorporated areas of Yolo County was influenced by climate as well as soils. The unpredictability of California's rainfall was also a determinant in settlement, particularly the type, scale, and success of agriculture.

4.3 Davis History

The historic context for 901-919 3rd Street begins in the late nineteenth century with the development of warehouses and industrial manufacturing associated with the railroad. The development of Davis, or Davisville as it was originally known, influenced the decision by partners of the California Pacific Railroad to develop their proposed railroad from Vallejo to Sacramento and Marysville through the Jerome C. Davis ranch along Putah Creek. Jerome C. Davis, one of the first pioneers to settle the Davis area, later married Mary Chiles, the daughter of a prominent rancher in 1850. It is from this pioneer family that the town of Davis derives its name. The railroad was surveyed in 1865-1866 and completed in 1869. The decision to place a triangular junction and station where the present-day railroad station in Davis is located, established the community as an important center of commerce and trade in Yolo County. A few

³ Ritter ed. 1970:16

years later a branch line to Napa Valley was added expanding trade and services more regionally.⁴

Recognizing the development potential of the region adjacent to the newly constructed railroad right of way, the California Pacific partners, sometimes known as the “Big Five,” John Frisbie, William Roelofson, DeWitt Haskins, James Rydern and DeWitt Rice, purchased 3,000 acres of Jerome Davis’ ranch for \$78,000 in November, 1867 and proceeded to plat a town consisting of thirty-two square blocks, laid out on a grid plan (Figure 7).



Figure 7: Original Plat Map of Davisville, California, 1868. The red arrow points to the subject property (Roland-Nawi 2003; Courtesy of Hattie Weber Museum).

During the 1850s through the 1870s, Yolo County was a prosperous agricultural area of grain cultivation, particularly wheat. The railroad junction at Davis provided a natural shipping point and the availability of transportation led to the creation of processing and packaging plants that made shipping more efficient. In addition to the convenience of its location, Davis had the advantage of being one of the first towns “on the line” and thus enjoyed a slight advantage over other agricultural towns that the railroad reached later, such as Winters. Attracting an initial population of approximately 350, Davis emerged as a community whose economy was largely based upon agricultural shipping, processing and storage. With the exception of the lumber yard,

⁴Carol Roland-Nawi. Central Davis Historic Conservation District Historical Resource Study and Context Statement for the Central Davis Historic Conservation District, Davis, California, 2003. p. 8-9.

still in the same location, but much altered, few if any buildings survive from this period in the history of Davis.⁵

Most of the commercial development in Davis was originally along G Street, a block or so west of the project site, largely due to its close proximity to the railroad, thus creating a tightly packed, linear business district. Financial services, however, remained centered in Woodland, the county seat, until 1910 when the Bank of Yolo established the first bank in Davis, now a city Landmark. A disastrous fire in 1916 destroyed a portion of the west side of G Street. Because of later demolition and infill, most of the current commercial buildings in the core downtown area, including those along G Street, date to the 1970s forward.⁶ As cited by Lofland (2004):

The fire of November 12, 1916, was the largest of the period and burned down more than half of the west side of G Street in the main business block. Pierce wrote that on a trip to Davis he "found that all the west side of [then] Olive Street from Hoags store to Odd Fellows Hall had burned since 11 a.m. Two engines from Sacramento and a fire train from the S.P. [Southern Pacific Railroad] . . . came to assistance . . ."⁷

The fire did not, however, reach 3rd or I Street and the industrial section of Davis largely survived through World War II. Once established the city grew slowly, adding a mere ten citizens per year; a growth rate that did not accelerate until the early 1900s, when the second crucial economic event occurred in Davis' history - the creation of the University Farm. The roots of University Farm began in the 1860s, when a strong element within the farming community argued for a separate agricultural college that would address the practical aspects of educating farmers.⁸

On March 23, 1868, the California legislature took advantage of the federal Morrill Act of 1862, and established the University of California as the state's land grant institution of higher education. Consequently, by the end of the nineteenth century, many of the most pressing problems of agriculture were being addressed through University research and Extension programs, as well as by the state's regulatory agencies for viticulture, horticulture, and quarantine for plant and animal disease control, which were established in the 1880s. Having the college in close proximity to Yolo County agriculturalists certainly enhanced their knowledge of scientific farming and helped propel the county's agriculture both economically and technically.⁹

By the 1890s horticultural crops became more lucrative for some farmers than grain-growing or stock-raising, and a new generation of cooperative organizations formed. Two of the most successful cooperatives, the Davisville Almond Growers' Association and the Winters Dried Fruit Company, were incorporated in 1897. These two cooperatives were not the first in the state, but were clearly some of the earliest organizations of their type. Prior to the 1890s there was

⁵ Roland-Nawi, p. 9.

⁶ Ibid, 10.

⁷ John Lofland. *Davis: Radical Changes, Deep Constants*. Arcadia Publishing, 2004, p. 56.

⁸ Joann Leach Larkey. *Cooperating Farmers: A 75-Year History of the Yolo County Farm Bureau*. The Bureau, Woodland, California. 1989.

⁹Ibid.

quite a bit of resistance by farmers to remain independent. Other cooperatives that formed in the Woodland and Winters areas also gave growers bargaining power with creameries, canneries, and fruit packing and shipping companies. At the same time costly reclamation projects along the Sacramento River and in the Yolo Basin helped prevent winter flooding and brought more land into agricultural production for an increasing number of farmers who came to settle in Yolo County.¹⁰

The establishment of what was commonly known as "University Farm" propelled the city into a new period of sustained growth. The University recruited bright, well educated faculty and students who sought an academic program rich in new technologies applied to all forms of agriculture. In the early 1900s, California was on the cutting edge of breakthroughs in the science of agriculture and the state's farmers vastly outpaced the rest of the nation in purchasing new and modern equipment for a wide range of crops and conditions. The new university had a profound influence on Davis, although the core downtown provided services to the larger populace, and its development was predicated largely on increased commerce, rather than the University itself.

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

This pattern found exception in the Bowers Addition, the city's first 'suburb,' which was laid out in 1910 and developed as side-by-side residential lots with sidewalks, curbs and gutters and landscape trees. However, even here many lots remained undeveloped into the 1940s and 1950s. The development of urban residential blocks in Davis was characterized by a slow process of in-fill, as multiple lot holdings were divided and sold off decade by decade. This pattern of land development gives the downtown neighborhoods a mixed architectural character with a few scattered Victorians and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another. Even in the planned Bowers Addition and the smaller subdivisions initiated in the 1910s and 1920s in the University area, the architectural legacy is emphatically eclectic.

The establishment of the University, along with other events produced change in other aspects of Davis' commercial and civic life. Although earlier attempts at incorporation had failed, the fire in 1916 convinced citizens of the need for better civic services. In 1917 the city incorporated, a step which provided the political and administrative mechanisms to initiate important public works that included, over the next ten years, the establishment of a new water system, a sewer project, road improvements and beautification, street paving, the purchase of a municipal fire

¹⁰ Larkey 1989.

engine and the establishment of a Planning Commission. Although not a local project, the completion of the Yolo Causeway also in 1916 linked Davis directly to the capital in Sacramento. In the wake of these town improvements and the steady expansion of the University, the population grew to 1,040 by 1920.

During the 1930s Davis did not experience many of the major economic upheavals associated with the Great Depression and it benefited in some ways from the public works programs of the period. During the 1930s the city established a public park, and constructed a new City Hall with a fire department. Although construction slowed, it did not cease with houses continuing to be built. A number of residences were constructed during this period in the Old North neighborhood, and the University area, as well as outside the city boundaries. The College Park subdivision, located north of the campus, was the site of a number of 1930s revival style homes intended to cater to the University administration and professorial ranks.

During WWII the Western Signal Corp established a school on the University campus and from 1943-1945 the University suspended regular classes as a part of war-time effort. The end of World War II brought a resumption of University classes and the expansion of the campus to include a Veterinary School (1949) and a College of Letters and Sciences in 1951. Although still not large in absolute numbers, the University enrollment expanded at a rapid rate, jumping from 500 in the 1930s to 1200 at the end of World War II. This was the beginning of a major university expansion program that in the 1960s that made Davis one of the several independent campuses under the University of California master plan.

Between 1940 and 1950 the population of the city doubled, and by 1960 it had more than doubled again, driven largely by the University expansion. This development influence changes not only the downtown core, but also to the corridor bordering the railroad. By the 1970s the University had over 12,000 students, growth that created faculty and staff employment, and generated businesses related to research and development tied to the University. Substantial growth in government bureaucracy in neighboring Sacramento in the 1960s also contributed to residential growth in Davis. Often perceived as a charming, University town with excellent schools, it was only a short commute from the capitol.¹¹

4.4 Old East Davis

Most of the following information on Old East Davis was abstracted from Carol Roland-Nawi's *Historic Resource Inventory of Davis* (2003), prepared for the City of Davis. Old East Davis, along with the downtown, was part of the original plat for Davisville. The 1868 plat included the blocks immediately east of the railroad tracks, with the four blocks between J and K Streets added in 1871. The railroad tracks created a physical and visual demarcation between the downtown commercial core of the city and the neighborhood of Old East Davis. It was one of the earliest portions of the city to be developed and today retains some of the city's oldest remaining residence buildings.

¹¹ Roland-Nawi, p. 12.

Between the downtown core commercial area and the residential neighborhood of Old East Davis was an industrial zone that was developed along with the railroad, including the sprawling Schmeiser Manufacturing Company plant (Figures 11 and 12). East and south of the tracks, a variety of agricultural oriented land uses occurred through the first decades of the 20th century. The stockyards and the Schmeiser Manufacturing plant, along with a few other agricultural/industrial processors, persisted into the 1950s, but there are no historic industrial buildings that have been preserved in this part of town, although the Schmeiser residence at 334 I Street, remains an important historical resource.

The land use pattern in Old East Davis was similar to that of the early downtown: one owner holding multiple, adjacent properties and constructing a single house on the large aggregated lot. This pattern was more pronounced, and persisted longer in Old East Davis than elsewhere in city. The 1921 Sanborn Fire Insurance Map (the first map to show all of the buildings in the area) indicates that fifty years after the town was platted, there were only thirty-five residences within the entire Old East neighborhood. As a result, later infill consisted of apartments and other forms of housing that were inconsistent with the earlier or older architecture of the neighborhood.

The "railroad corridor" and alley separate the downtown from the Old East residential neighborhood. In the 1960s and 1970s a number of mixed-use or multi-use buildings were constructed in Old East Davis. Many of these post-World War II buildings are large, monolithic structures, which abut the property line and are focused inward toward a central swimming pool or courtyard. These more recent buildings break strongly with the generally small scale of the older built environment, and the traditional pattern of setbacks and street landscape. Their insertion into the neighborhood visually breaks up and segregates enclaves of traditional housing stock, disrupting the linkage and continuity between the older buildings.¹²

¹² Roland-Nawi, p. 24-26.

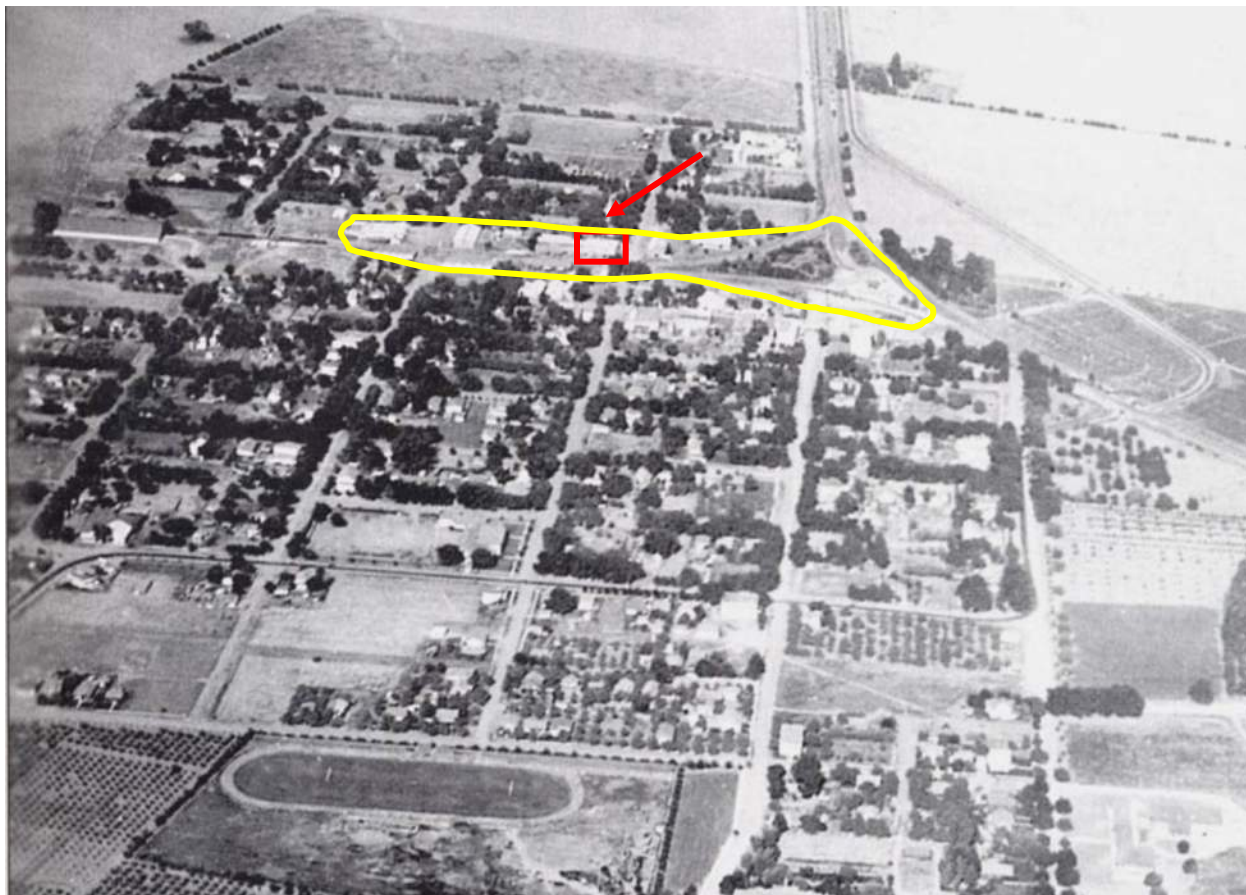


Figure 8. Aerial photograph of Davis, 1920 (Roland-Nawi 2003:26). The red box delineates the project site and the yellow polygon depicts the industrial or railroad corridor that divides Old East Davis from the core downtown.

4.5 History of 901-919 3rd Street

In order to interpret the land use history of 901-919 3rd Street, historic photographs, maps, and documents were examined. Aerial photographs and maps were of particular importance in identifying the changes that occurred within the subject parcel and changes surrounding the subject parcel.

Historic photographs and maps clearly illustrate the development of parcels bordering the railroad right of way. As previously described, in July 1868, the California Pacific Railroad began construction of the first depot at what was then called Davisville Junction. It was the first railroad station in Yolo County, a two-story wood frame building with ornate detailing characteristic of the Stick or Eastlake style with a truncated gable roof and wide overhanging eaves. In 1901, Southern Pacific (SP), now in control of the Davis facilities, moved the depot about 400 feet east of its original site to make room for additional tracks. These new tracks served as a siding, keeping the main line open and thus enabling through passenger and freight trains to pass the station without stopping.

In May 1913, the Southern Pacific, apparently at the request of the Dean of the University of California, who thought the old depot not sufficiently dignified for the growing University, began construction of a new concrete and stucco depot and tower at the Davis Junction. The new station building was designed by the Southern Pacific Architectural Bureau, which adopted the Mission Revival style for the depot and control tower, following a precedent set by the Santa Fe Railway. The depot is now a Davis Landmark property.¹³



Figure 9. View of unemployed laborers in 1914 looking northward along the Southern Pacific Railroad tracks from north of Second Street toward Fourth Street. Note the scale of the warehouses that appear to rise over two stories bordering the tracks.

¹³ Great American Stations Website. "City of Davis, Station History." www.greatamericanstations.com/Stations/DAV, accessed August 2015.



Figure 10. A similar view as Figure 9 with warehouses bordering the railroad tracks.



Figure 11. Shinkle postcard looking north up the railroad tracks, 1910. Third Street crosses the tracks in the middle-distance with the Schmeiser Mfg. Co. warehouse. This photograph provides clear evidence of the historic uses that occurred within the corridor bordering the Southern Pacific Railroad Tracks. The subject property is identified by the red arrow.

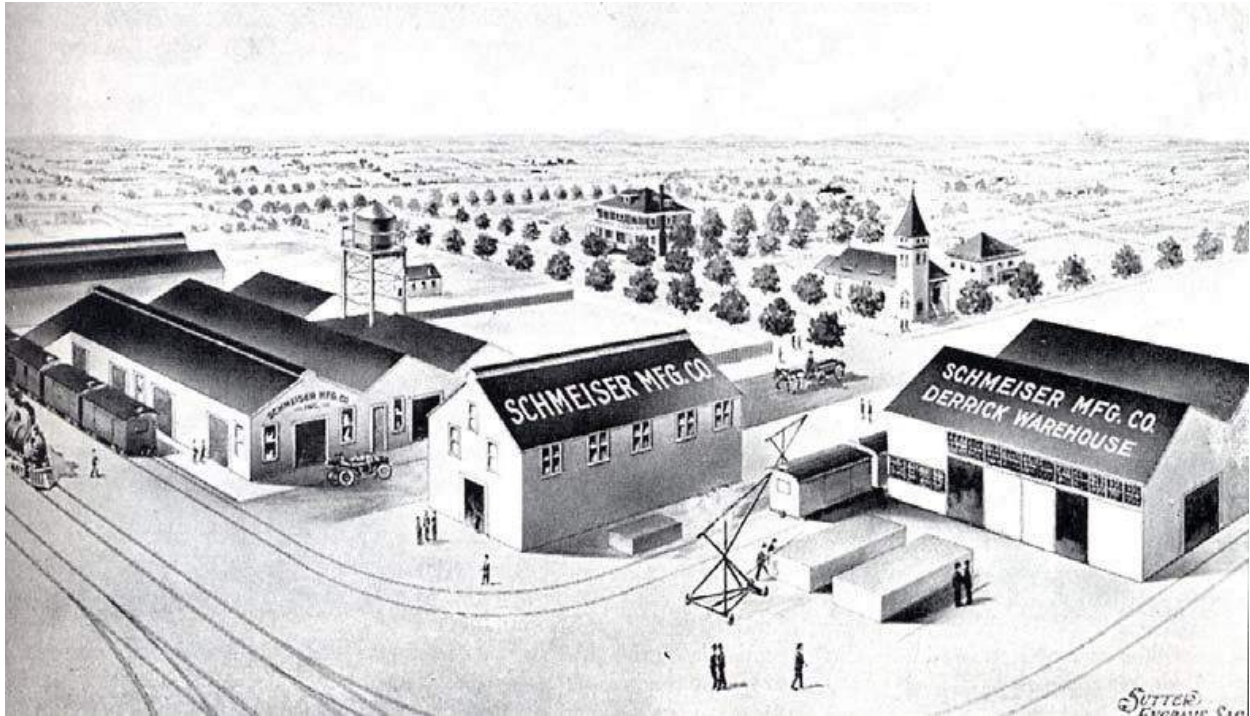


Figure 12. *Illustration (1915) of the Schmeiser Manufacturing Company facilities bordering 3rd Street.*

With a permanent railroad depot in place, and as the town slowly developed, land adjacent to the railroad was acquired and built upon. One of the first structures on the parcel, was the Sinclair Windmill Factory. According to Hattie Museum Curator Dennis Dingman:

Elijah Brown (he is in the biography section of Davisville '68) seems to have been the driving force. In the early 1890s and/or even the late 1880s Brown was connected with a man named Sinclair who had business roots in the section of Oakland where there was a cluster of windmill makers and distributors and sellers. It may have been that the first use of the Davis factory was the Sinclair Chair Works, as there are several references to that. Elijah Brown was a fascinating and talented and locally important guy. He managed and then owned the biggest lumber/hardware store in town. He wrote newspaper columns for 20 years, often twice a week, which reviewed who was doing what in Davis; he wrote for the Dixon paper, the Woodland DD, and then briefly for the Enterprise when it started in 1898; he captured the business scene, the farm dynamics with price and weather and innovations; he wrote about religion and topics in global economics and the social sciences; he read and wrote science fiction; he signed his columns "J.O.N." (Jesus of Nazareth), openly mocked religious ideas and church activities. He fancied himself an art and architecture critic.¹⁴

¹⁴ Dennis Dingman, personal communication. Hattie Museum Curator, Davis, California. August 2015.

According to *Davisville '68: The History and Heritage of the City of Davis* (1969), Elijah William Brown joined several relatives living in the Putah Creek area in 1858 and became a prominent citizen of early Davisville. After coming to California (via the Isthmus of Panama), he located on a ranch 2.5 miles east of the town where he owned land with his half brother G. F. Brown, who married Col. Joseph B. Chiles' daughter Fanny. A native of Montgomery County, Missouri, Elijah William Brown was born September 1, 1833, the only child of Elijah and Cynthia (White) Brown, natives of Kentucky. He had several half brothers and half sisters, children of his mother's first and third marriages. His father had settled in Missouri in 1828 on a farm where he died in 1834. Elijah W. Brown received his education in Missouri before coming to California.¹⁵

For several years after arriving in Davisville he worked as a clerk for William Dresbach. In 1872 he went into the hardware business which he maintained until his retirement in 1901. He organized the Sinclair Chair Factory and was a writer of some note, his published stories including "A Strange Voyage" and "Bicycle Equipped as a Flying Machine". He was a frequent contributor to the *Yolo Democrat* and the *Davisville Enterprise* under the byline of J. O. N. Besides his property in Davisville he owned a 330 acre farm in Tehama County. Elijah Brown, a Mason and Democrat, married the former Amanda Beck of Davisville, a native of Indiana, who died September 13, 1901. Their only daughter, Georgia, married G. B. Ellsworth and had no children.

Mrs. Guy Miner, present owner of the quaintly ornamented Elijah Brown home at 417 G Street reports that the house was moved into town from the Brown's rural property in the 1880s. It was remodeled in about 1887 into one of the most fashionable houses in Davisville. The low-lying back yard of today was one of the several offshoots of Putah Creek, which formerly meandered through the City. The octagonal tank house is another unique feature of this early Davis home.

The project parcel remained in light industrial use through the early 1900s, following in the footsteps of Brown. Theodore Schmeiser reportedly occupied the property from 1901 through 1917, manufacturing various agricultural items. Schmeiser apparently moved his business to Fresno in 1917, perhaps due to the expansion of agricultural enterprises in the lower San Joaquin Valley.

Of particular importance to the research of the subject property were historic fire maps. Examining Sanborn Fire Insurance Map (Figures 13-16), the evolution of the subject property from 1921 through 1953 begins to emerge. Prior to 1921, and through the 1950s, the subject parcel was fully developed with buildings associated with the Schmeiser Manufacturing Company and later by the Mattley Manufacturing Company, Inc. A tall, 1 1/2- story warehouse building filled the whole lot, identified by the address of 907, 911, and 915 3rd Street. The nearest residential home was at 923 3rd Street, located approximately 85' to the east (Figure 13). The separation between the industrial railroad corridor and the residential district is striking.

¹⁵Joann Leach Larkey. *Davisville '68: The History and Heritage of the City of Davis, Yolo County, California*. Published by the Davis Historical and Landmarks Commission. 1969; Davis Cemetery Website. "Elijah Brown." www.daviscemetery.org. Accessed September 2015.

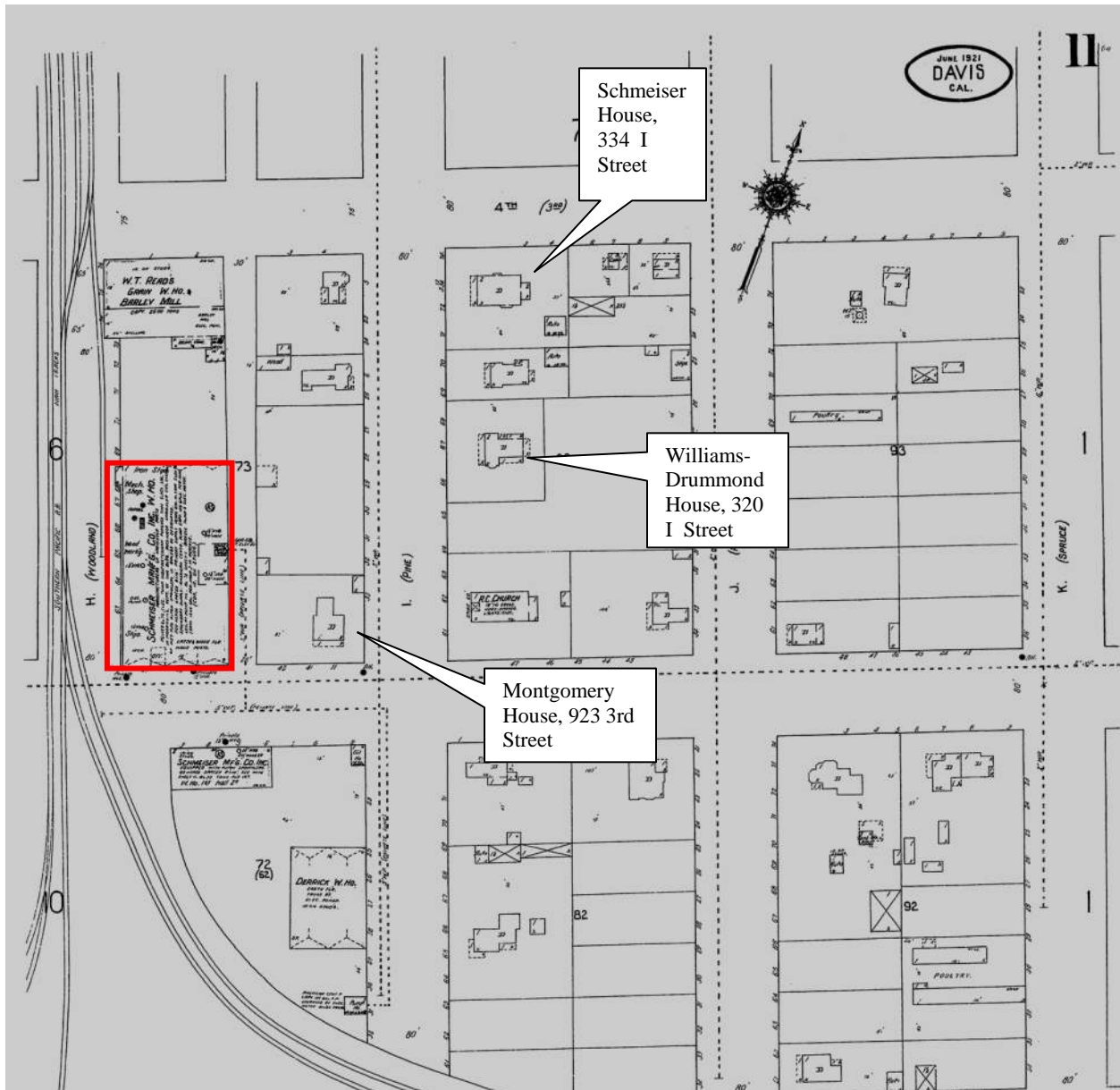


Figure 13. Sanborn Fire Insurance Map, Davis, CA (Sheet 11), June 1921. Project site is outlined by the red rectangle. Three Merit resources are located in the project area of potential effect, identified as a 300' radius around the project site.

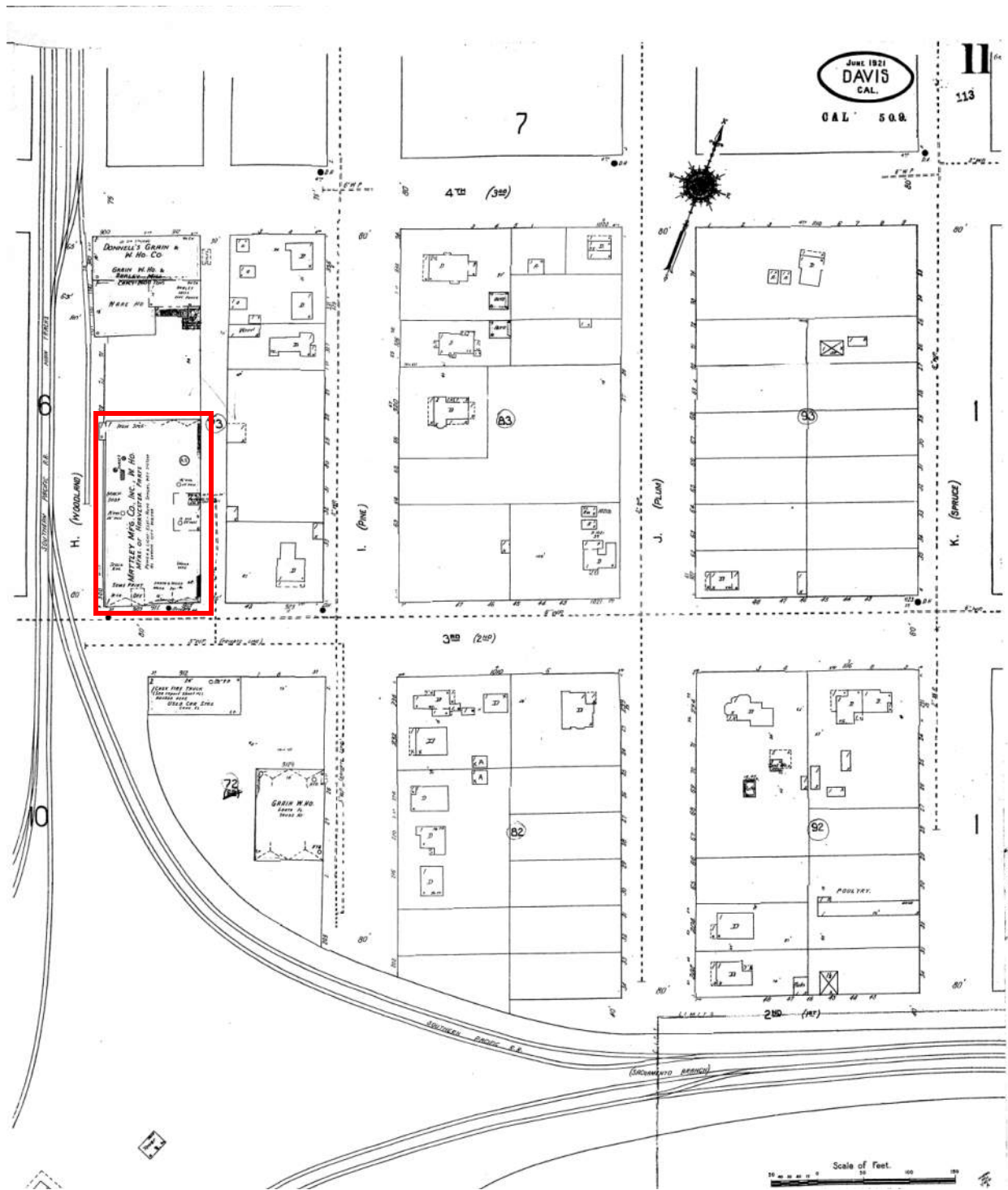


Figure 14. Sanborn Fire Insurance Map, Davis, CA (Sheet 11), June 1921-revised 1945. Project site is outlined in red.

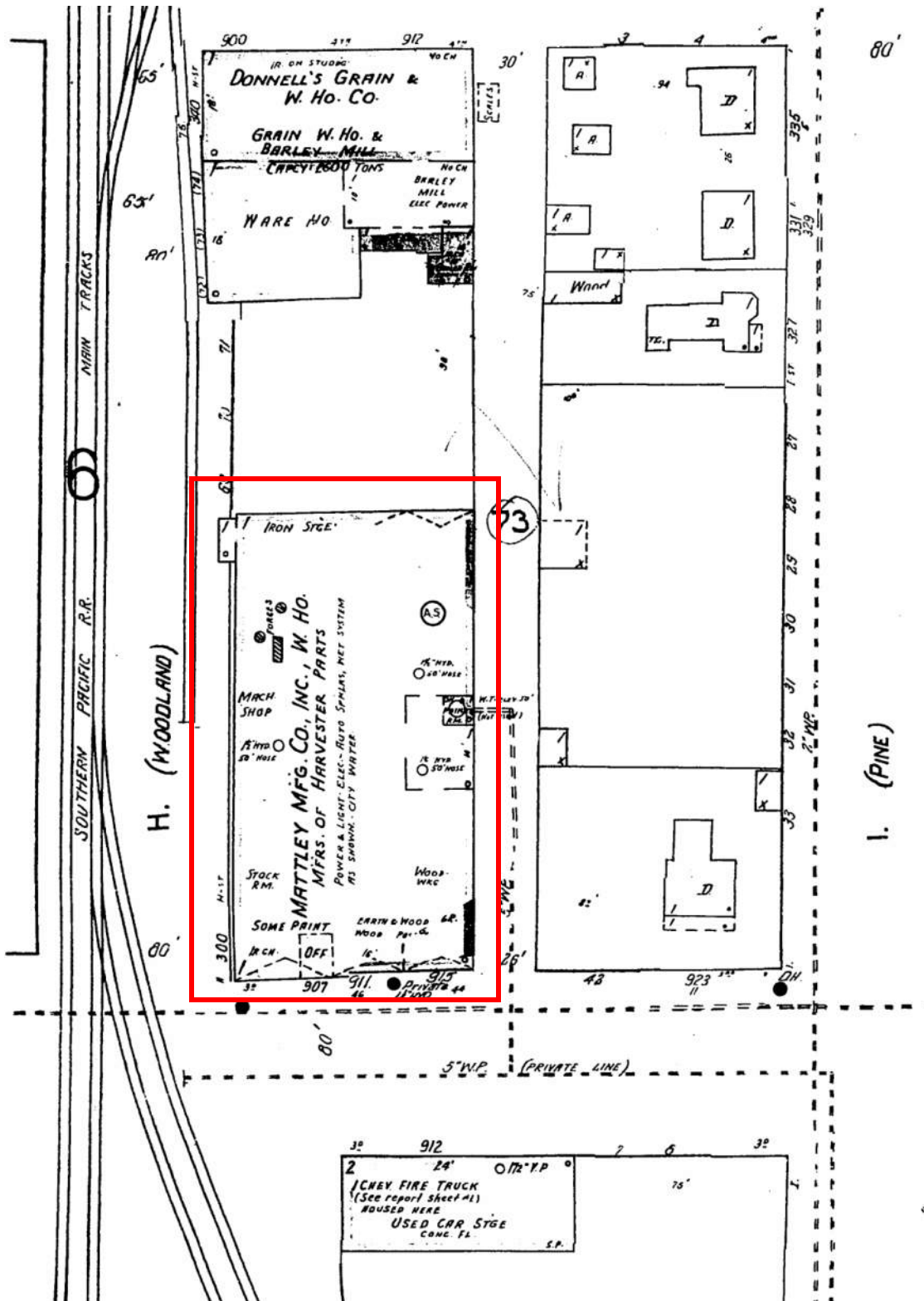


Figure 15. Close-up of the Mattley Mfg. Co. plant (Sanborn Fire Insurance Map, Davis, CA), Sheet 11, June 1921-revised 1953. Project site is outlined in red.

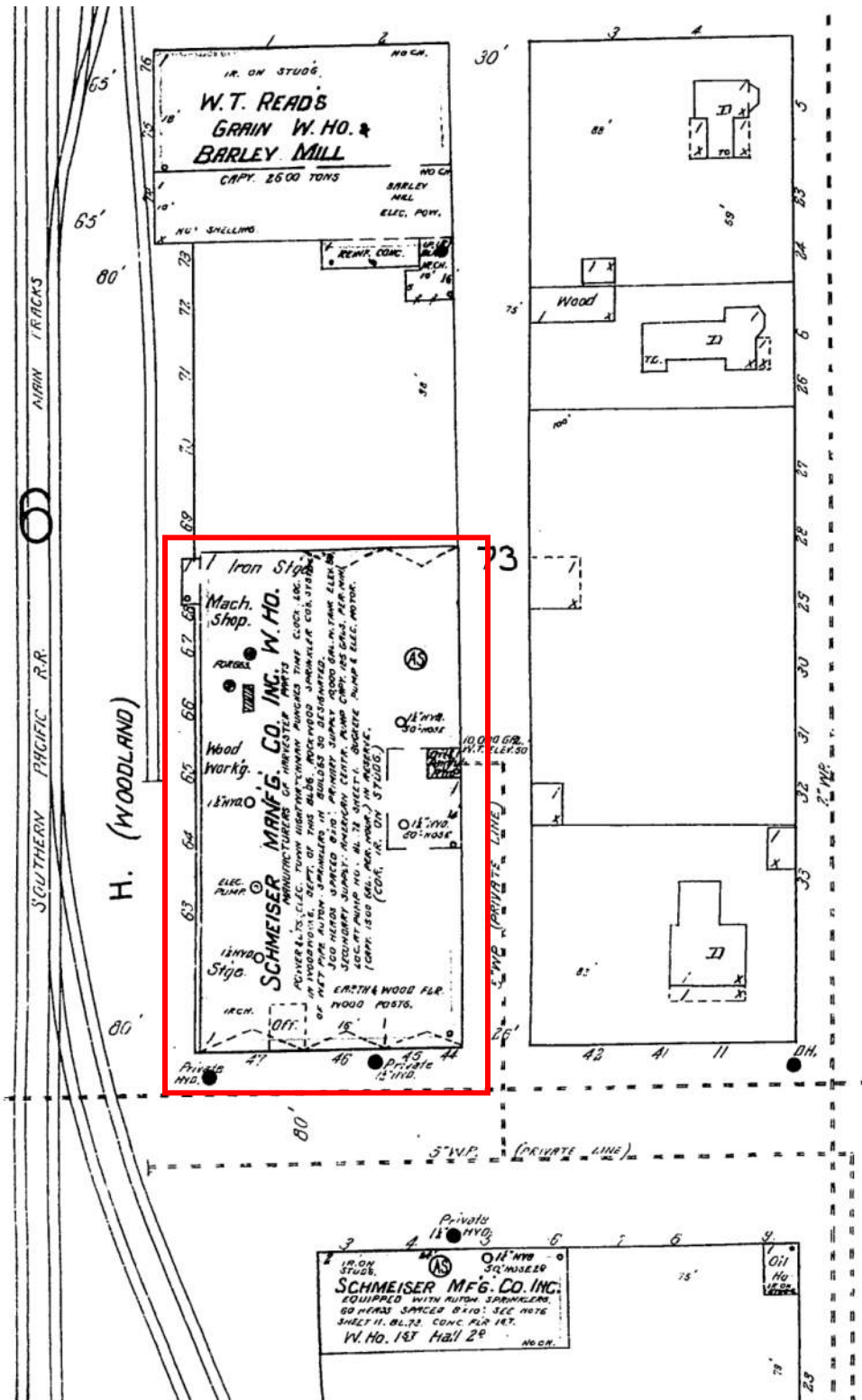


Figure 16. Close-up of the Schmeiser Mfg. Co. plant to the Mattley Mfg. Co. plant in Figure 15 (Sanborn Fire Insurance Map, Davis CA) Sheet 11, June 1921-revised 1945. Project site is outlined in red.

Figure 17 below illustrates the early development of the Schmeiser Manufacturing Company on the subject parcel. Note that in 1909 the company buildings consisted of a narrow warehouse or manufacturing plant, a building, barn, and elevated water tank. A second warehouse was located to the south across 3rd Street.

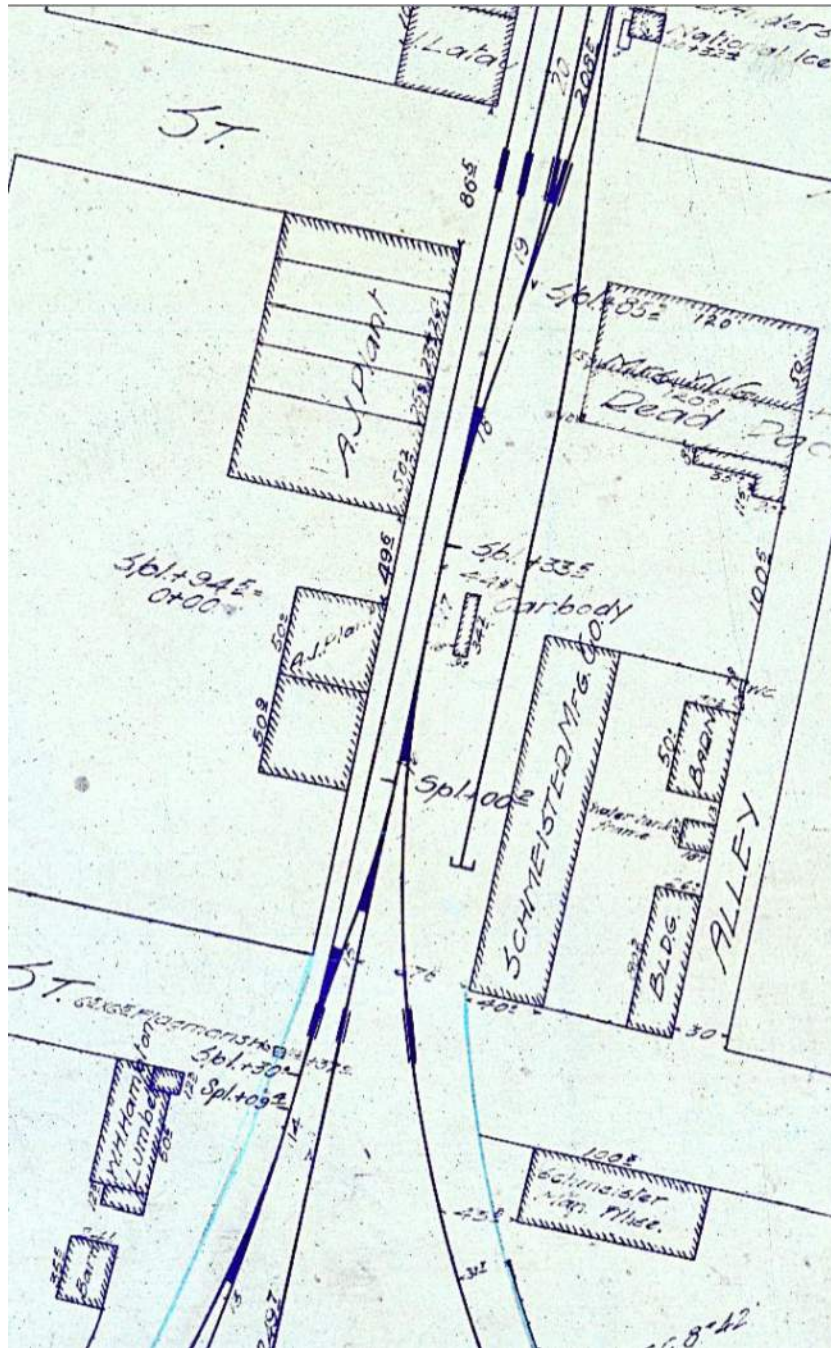


Figure 17. Southern Pacific Railroad map, 1909. Third Street is at the bottom and Fourth Street is at the top. The buildings to the left of the track between Third and Fourth Streets are those glimpsed or seen in the previous four Sanborn images.

Based on the Sanborn Fire Insurance maps, by the 1960s the Schmeiser and Mattley Manufacturing Companies were gone and the older manufacturing buildings were replaced with an office building fronting 3rd Street and behind it a motel with parking between the two buildings and in the rear of the motel.

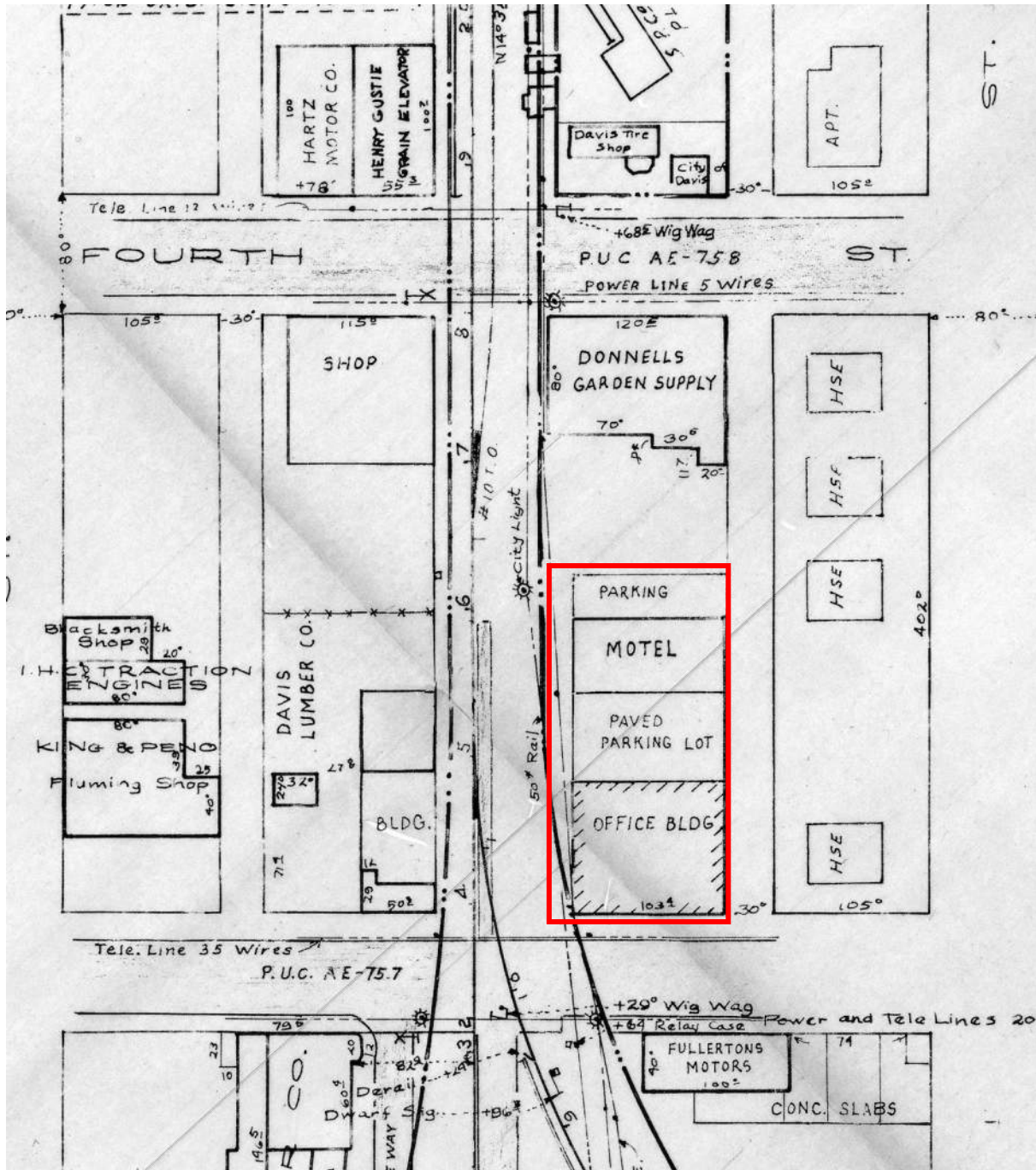


Figure 18. Southern Pacific Railroad Plat Map, revised 1964. The scale of the map seems inconsistent with the earlier fire maps since the house, presumably 923 3rd Street, is placed too close to the alley. Project site is outlined in red.



Figure 19. Wider image of the Southern Pacific Railroad Plat Map, revised 1964.

In Figure 20 below, the subject parcel was fully developed with the Mattley Manufacturing Company warehouse and shops, delineated by the red square.

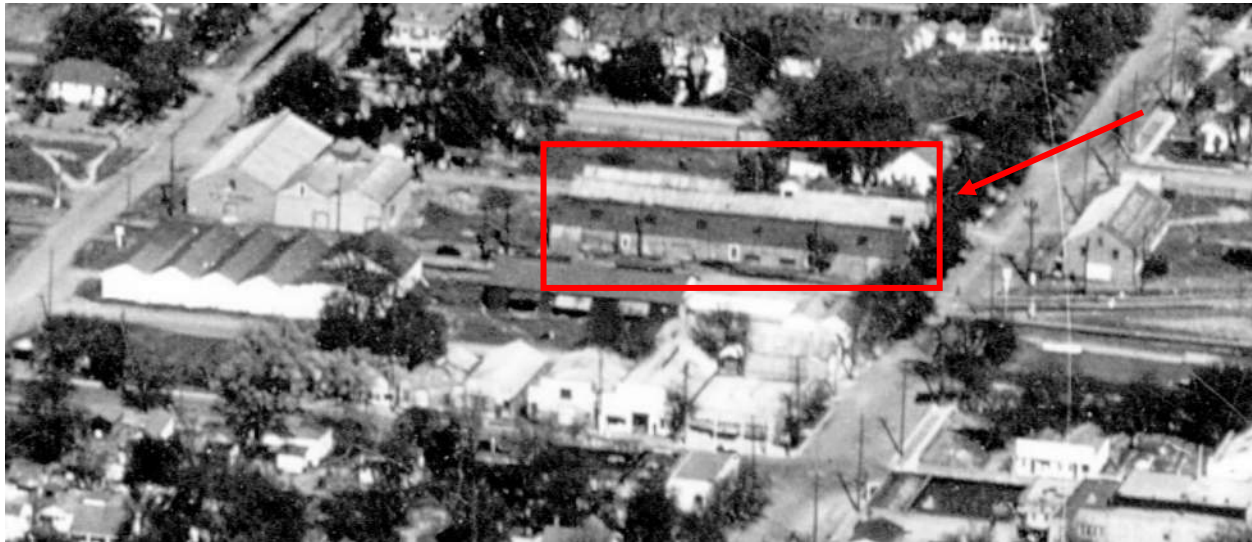


Figure 20. Aerial view of the project site in 1939, looking east with Fourth Street on the left and Third Street on the right. 923 3rd Street can be seen above the plant depicted by the red arrow.



Schmeiser Manufacturing Co., Davis, Yolo County

SCHMEISER Manufacturing Co's. Plant

Davis, California

The Largest Factory in Yolo County
Spends \$75,000.00 in Yolo County Each Year for Wages

The Products of this Factory are:

Sure Pup Almond Hitter and Separator, three sizes.
McGarris Fruit and Olive Grader, Any Size.
Schandauer and Harrington Equalizing Hitches, Any Size.
Diamond Special Harrows, Baker Cups, Flax Gears
Schmeiser Alfalfa Land Leveler and Choker.
Schmeiser Improved Portable Automatic Derrick.

"THE SCHMEISER WAY MAKES THE FARM PAY"

Figure 21. Schmeiser Manufacturing Company advertisement, circa 1910s.

The aerial photographs below, taken in the 1940s, clearly show the separation of the core commercial downtown from the railroad zone on the right of the photographs. The project site (red box) and Old East Davis neighborhood are located to the right in Figure 23.



Figure 22. Aerial view of downtown Davis, 1941.
(Courtesy John Lofland, Davis, CA).

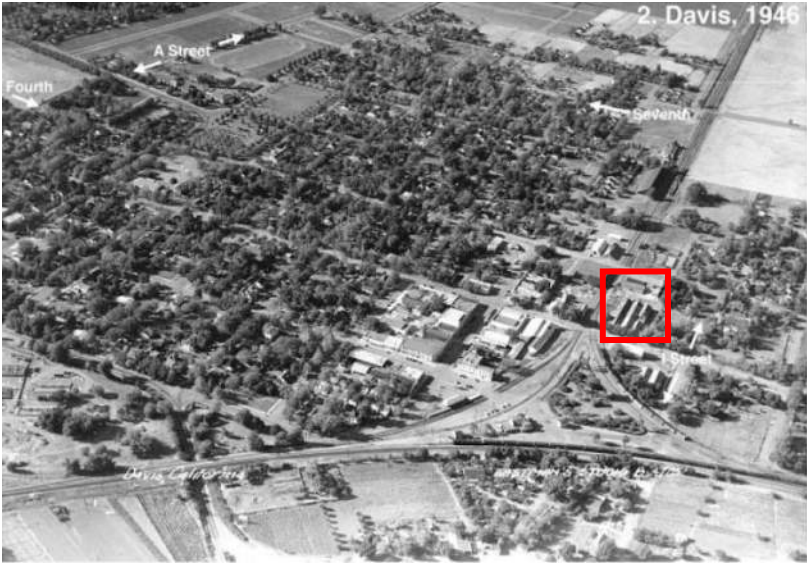


Figure 23. Aerial view of Davis in 1946. The red box depicts the project site (Courtesy John Lofland, *Davis Heritage Buildings*, p. 13).



Figure 24. Close-up of Aerial view of Davis in 1946. The red box depicts the project site and Mattley Mfg. Co. buildings (Courtesy John Lofland, *Davis Heritage Buildings*, p. 13).



Figure 25. Aerial view of Davis, 1957. Note that the Schmeiser/Mattley Manufacturing buildings were still standing when this aerial photograph was taken (courtesy of Bole and Associates 2014).



Figure 26. Aerial View of Davis, 1965. The Schmeiser/Mattley Mfg. Co. buildings are gone, replaced by offices in the front and a motel in the rear (courtesy of Bole and Associates, 2014).

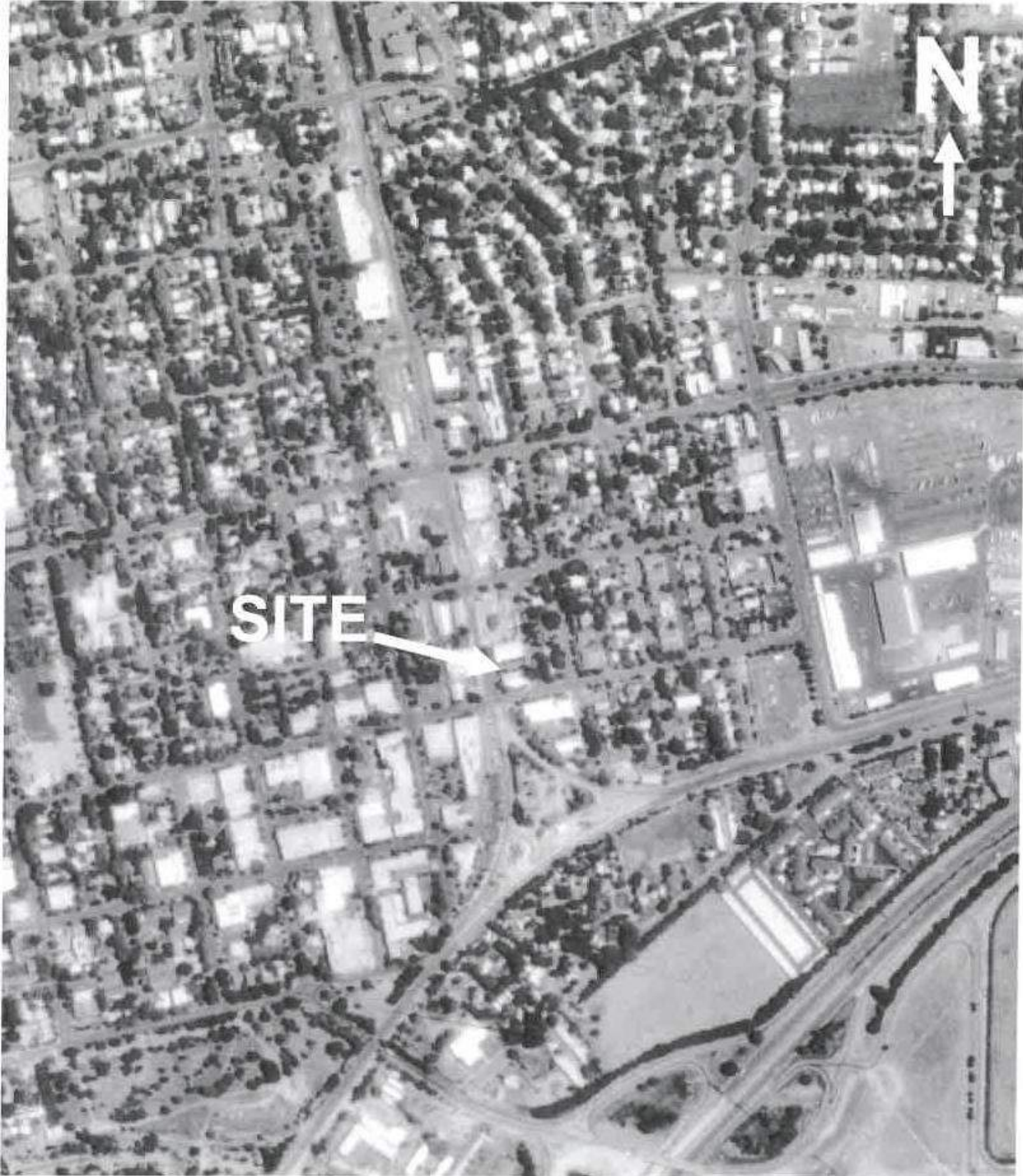


Figure 27. Aerial View of Davis, 1993. In this photograph, both buildings remain largely unchanged in massing since the 1960s (courtesy Bole and Associates, 2014).

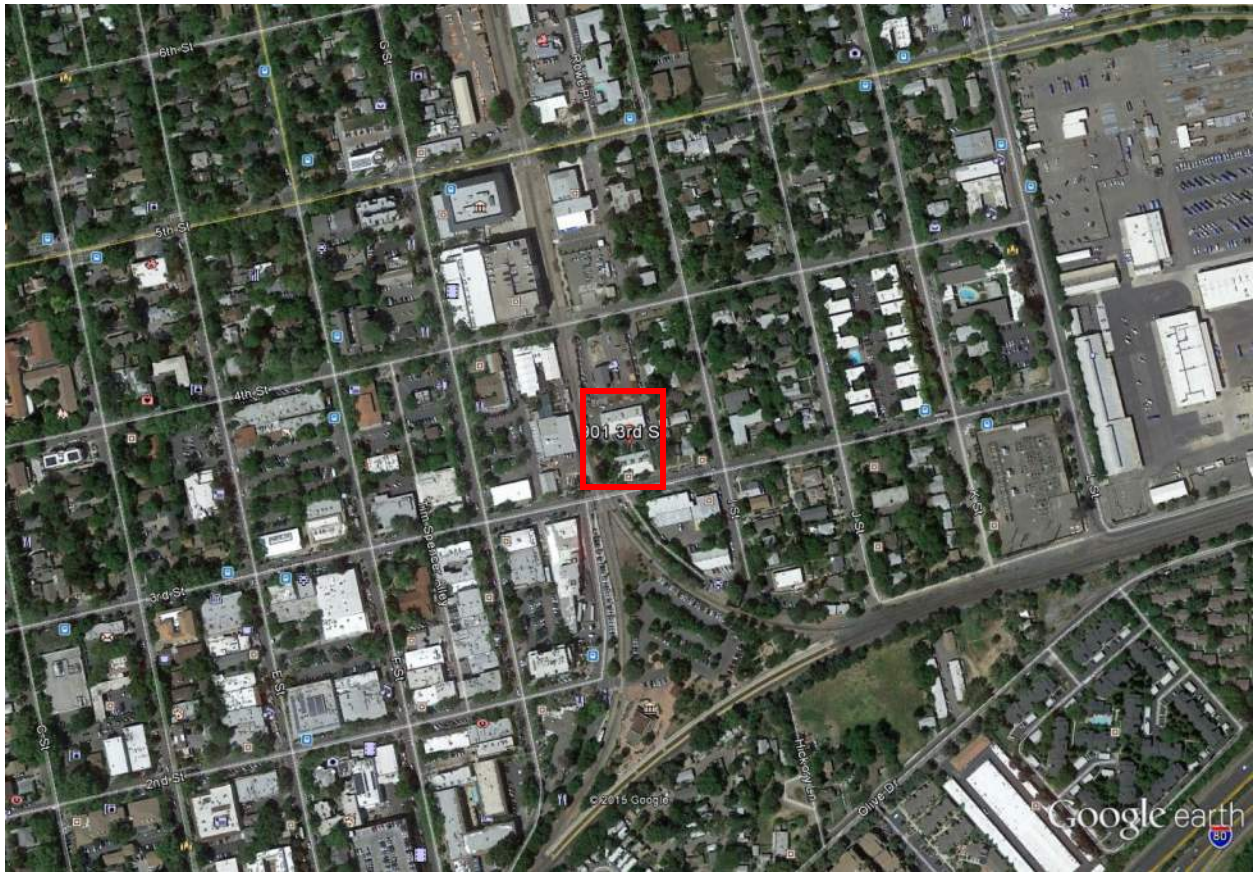


Figure 28. *Aerial Photograph (Google Earth), 2015. The massing of the two subject buildings remains unchanged since the 1960s.*

In summary, although the site was developed with industrial warehouse style buildings dating to the 1880s, those buildings were replaced with two modern commercial building sometime around 1960-1962, based upon historic documents, maps, and photographs. The smaller building fronting 3rd Street was built as offices and retail shops, while the building in the rear was built as a motel and later converted to retail shops. In 1974, the front building was occupied by Anderson Glass Company, Davis Honda, and Rays Automotive, while the rear building was occupied by Davis Air Conditioning and Davis Waste Removal.¹⁶ During the 1970s the project site was owned by M. Gloria Kuttering. By the 1980s, the building complex had been sold to Judith Woodward, according to city records. Remodeling and renovation of the two buildings began in the 1970s, based upon City of Davis building permits, and continued through the early 1980s, which likely included the use of galvanized metal covering many of the buildings wall surfaces and roof. In 1997, the subject property was sold by James B. and Jacqueline M. Monicel and Joanne J. Latona, et al., to JLM Davis, LLC. In 2013, tenants of the buildings included the Candy House of Davis, 3rd Street Jewelers, Kwans Framing, Kumon Math and Reading Centers, Fiesta Dance Studio, and Steam Bright. Today, the property is occupied by a variety of retail shops and studios.

¹⁶ Haines Criss-Cross Directory, Davis, California, 1974.

5.0 RESEARCH RESULTS

Archival research for this project was conducted at the U.C. Davis Shields Library, Special Collections and Map Room; Hattie Weber Museum, Davis; City of Davis, Community Development Department; Yolo County Assessor and Recorder's Office, Woodland, California; California State Library, Sacramento; the Internet; as well as the personal collections and archives of John Lofland of Davis, California, and with the assistance of Dennis Dingman, Curator of the Hattie Weber Museum.

6.0 SURVEY METHODS AND FIELD INVENTORY

An architectural field survey and visual analysis was conducted at 901-919 3rd Street, Davis, California. Photographs were taken of the aforementioned property, which was formally recorded and evaluated on State of California, Department of Parks and Recreation (DPR) 523 forms.

7.0 REPORT OF STUDY FINDINGS

7.1 Integrity Criteria

Determining the significance of 901-919 3rd Street, is predicated on the property retaining a sufficient level of integrity in order to convey its historic significance. Integrity is defined by the National Park Service as follows:

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape. Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic

association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible (refer to Criteria Consideration E in Part VII: *How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

7.2 Determination of Integrity and Eligibility

Location - The subject property retains its original location. The buildings have not been moved or rearranged since their construction in the early 1960s.

Design - The design of the buildings have been modified since their construction in the early 1960s. Design changes of the front facade of the building facing 3rd Street involves new plate glass windows, wall facing, metal cladding, doors, and a brick skirt. The building in the rear, once a motel, now serves as various businesses, although its facade appears largely intact with the exception of some window alterations, and metal cladding on the roof and several of the exterior walls.

Setting - The setting of the property remains largely intact, bordered by the railroad tracks and other commercial buildings across 3rd Street.

Materials - The original concrete block walls of both buildings appear to be largely covered by stucco and metal siding.

Workmanship - The original workmanship of both buildings has been compromised by facade alterations and metal siding.

Feeling - The feeling of the modern style office and motel has been compromised by non-historic materials and design.

Association - The association of the buildings with a style of architecture reflecting a significant period in the development of downtown Davis, namely 1960-1965, has been compromised.

Is the property eligible for the NRHP? No

The subject property is not eligible for the NRHP under Criteria A, B, and C, at the local level of significance. The rationale for this recommendation is based upon the fact that the property lacks sufficient integrity of design, setting, materials, workmanship, feeling, and association to convey its significance, namely that of a mid-20th Century modernist commercial building.

Is the property eligible for CEQA and the CRHR? No

The subject property is not eligible the CRHR Criteria 1, 2, and 3 at the local level of significance. The rationale for this recommendation is based upon the fact that the property lacks sufficient integrity of design, setting, materials, workmanship, feeling, and association to convey its significance, namely that of a mid-20th Century modernist commercial building

Is the property eligible as a City of Davis Historical Landmark? No

The subject property is not eligible as a City of Davis Historical Landmark. The rationale for this recommendation is based upon the fact that the property lacks sufficient integrity of design, setting, materials, workmanship, feeling, and association to convey its significance, nor is the building associated with a design or style of architecture that has garnered significance within the City over the past 50 years.

Is the property eligible as a City of Davis Merit Resource? No

The subject property is not eligible as a City of Davis Merit Resource. The rationale for this recommendation is based upon the fact that the property lacks sufficient integrity of design, setting, materials, workmanship, feeling, and association to convey its significance, namely that of a mid-20th Century modernist commercial building.

Is the property eligible as part of a Historic District? No

As defined by the City of Davis, a "Historic District" means a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a Historic District results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. No analysis was carried out to determine the presence or absence of a historic district associated with the subject property, although the subject property lies in an area of Davis associated with the railroad and industrial history of the City, which is not reflected in the current use or design of the subject properties.

8.0 VISUAL EFFECTS ANALYSIS

The purpose for the visual effects analysis is principally to assess potential effects to Montgomery House (923 3rd Street), a Merit Resource; Williams-Drummond House (320 I Street), a Landmark Resource; and Schmeiser House (334 I Street), a Landmark Resource. The closest property is located at 923 3rd Street, with an approximate distance of 85' east of the proposed Trackside project. The other two properties lie approximately 266' east and 370' northeast, respectively (Figure 29).

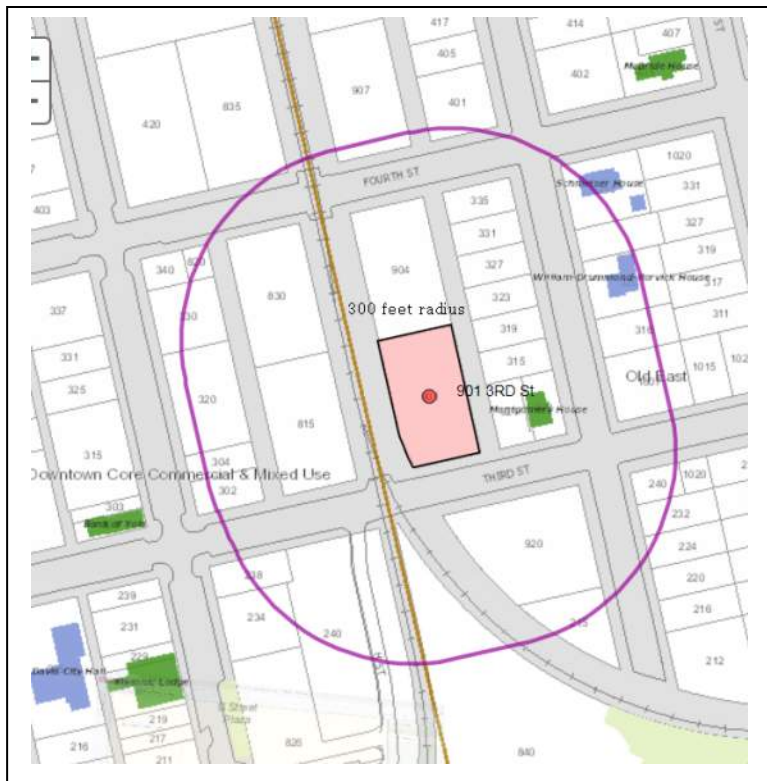


Figure 29. Overlay of Historic Resources surrounding the project site (Courtesy of the City of Davis Community Development Department). The project site is delineated in pink.

921 3rd Street, which was moved to its present location approximately ten years ago, and 334 I Street, are illustrated below (Figure 30). Figure 30 illustrates the differences in height and scale between the proposed Trackside Center development and nearby properties, such as 923 3rd Street and the parking garage at 4th and G.



Figure 30. Comparison of other structures in Davis with the proposed Trackside Center Development (Courtesy Trackside Center, LLC).

The western boundary of the "Old East Neighborhood" is generally described as "the alley parallel to I Street, one-half block east of the railroad tracks." The subject property, however, is included in the "Core Transition East" and "Third Street Corridor" City of Davis design guidelines. The "Core Area Specific Plan" also designates the subject property as "Downtown Core" (Section 2.4, 2nd paragraph, page 26). As previously noted, the project site lies in the "Downtown and Traditional Overlay District" and is described in the "Davis Downtown and Traditional Residential Neighborhood Design Guidelines."

Because the buildings that occupy the project site do not appear to be significant resources under the NRHP, CRHP, and any Davis historic register criteria, the focus is to identify whether the proposed Trackside Center project will diminish any of the character or qualities that make 923 3rd Street a Merit Resource, and 320 I Street, and 334 I Street Landmark Resources, as well as the above-mentioned corridors or neighborhoods, such as Old East Davis, which although not designated historic districts, are important for their historic values.

In order to demonstrate what the effects, if any, might be, the project site was visited and photographs were taken from various reference points to and from the project. Those reference points include 923 3rd Street, 320 I Street, 334 I Street, Old East Davis, and along the Southern Pacific Railroad right-of-way to the north and west. While the use of photography as a form of analysis is prone to some subjectivity, it serves as a useful tool in displaying visual data. Figure 31 reflects views from 901-919 3rd Street looking south towards 921 and 923 3rd Street.



Figure 31. View looking southeast from the proposed Trackside Center towards 923 3rd Street (yellow house on the corner of 3rd and I Street).



Figure 32. A more distant view of 921 and 923 3rd Street looking southeast from the south side of 3rd Street with the current project site building (retail stores) on the left. The palm tree and large deciduous tree along the alley provides some screening between 923 3rd Street and the proposed development and will lessen any visual impact as one views the proposed Trackside Center from the corner of 3rd and I Street.

Two important factors were considered in this analysis. The first was whether there were or could be direct or indirect effects to nearby historic properties. Direct effects include actual or potential damage to the fabric or the character defining features of a historic property. It is equally important to understand why a property achieved Merit or Landmark designation. For example, 923 3rd Street, is described as a "vernacular/Greek Revival dwelling."¹⁷ Built circa 1890, the property was determined to be significant for its early pioneer associations and its careful architectural design.¹⁸ The home was reportedly built and occupied by Andrew and Louisa Glocker Montgomery, who previous to moving to Davis, lived in Woodland.¹⁹ The single-story, wood frame house faces 3rd Street, with its south elevation fronting I Street.

Immediately north of the residence is a second residence at 921 3rd Street that likely dates to the 1930s, and was reportedly moved to its present location about ten years ago and placed on the same parcel occupied by 923 3rd Street. Both homes are sheltered by large, mature trees lining the alley to the north and along I Street to the south (Figures 31 and 32). While the placement of another house on the parcel does not negate the historic value of 923 3rd Street in terms of its distinct architectural design, it does diminish the historic context or setting for the original parcel. Unlike 923 3rd Street, both 320 and 334 I Street are located almost one block to the east and northeast and are screened by residential homes and mature trees.

Old East Davis, as it is commonly referred to, borders the proposed Trackside Center to the east separated only by an alley. The alley physically separates the commercial/industrial corridor from the residential corridor. The demarcation of these two corridors or zones is subtle, and rather than geographical differences, the distinction lies in the type of development that occurred - industrial/commercial vs. residential.

The alley that seemingly divides the two corridors or zones is characterized by board fences and a wide-variety of sheds, garages, and storage units, which form the rear of residences dating from the late nineteenth century through the 1950s. Across I Street to the east are several 1960s era modern apartment complexes intermixed with older homes dating as far back to the 1880s. On the west side of the alley is the subject property and to the north a large parcel once occupied by warehouses, but now occupied by structures and landscape material associated with Ace Hardware to the west bordering 4th Street. The differences in land uses are quite apparent, particularly the linear pattern of the Southern Pacific Railroad right-of-way that cuts a straight swath northward through Davis.

Further west and across the railroad right-of-way is G Street, the central corridor of the downtown commercial area that includes a variety of commercial buildings ranging from one to four stories in height. Further north and bordering 4th Street and the railroad right-of-way is the 5-plus story parking garage. While there were once taller buildings east of the railroad right-of-way, including the project site, today most of the commercial/industrial buildings are generally one to two-stories in height.

¹⁷ Bridget Maley, DPR 523A - Primary Record and 523B - Building, Structure and Object Record, 923 3rd Street, Davis, California, July 13, 1996.

¹⁸ Ibid.

¹⁹ Ibid.

Article 40.13A Downtown and Traditional Neighborhood Overlay District serves as the enabling regulations for the development of more specific design guidelines (Guidelines) prepared by the City of Davis with the assistance of Racestudio Winter & Company in July 2001, which were updated in June 2007. The design guidelines are what they are entitled, simply "guidelines" that were created to guide development in and around the project area.²⁰

If taken literally, the Guidelines (page 4) split the railroad road right way, denoting the project site as beginning within "Old East Davis" and across the street to the west within "Downtown Core Commercial Mixed Use." Ironically, historic documents, maps, and photographs suggest that both sides (east and west) of the railroad right of way were developed simultaneously and almost exclusively for industrial/commercial use. Page 25 of the Guidelines seems to conflict with the prevailing overlay of the project site as situated in a "Traditional Use" zone, suggesting that "mixed-use" development may be appropriate to the east of the railroad right of way. Figure 33 below illustrates this apparent conflict of use:

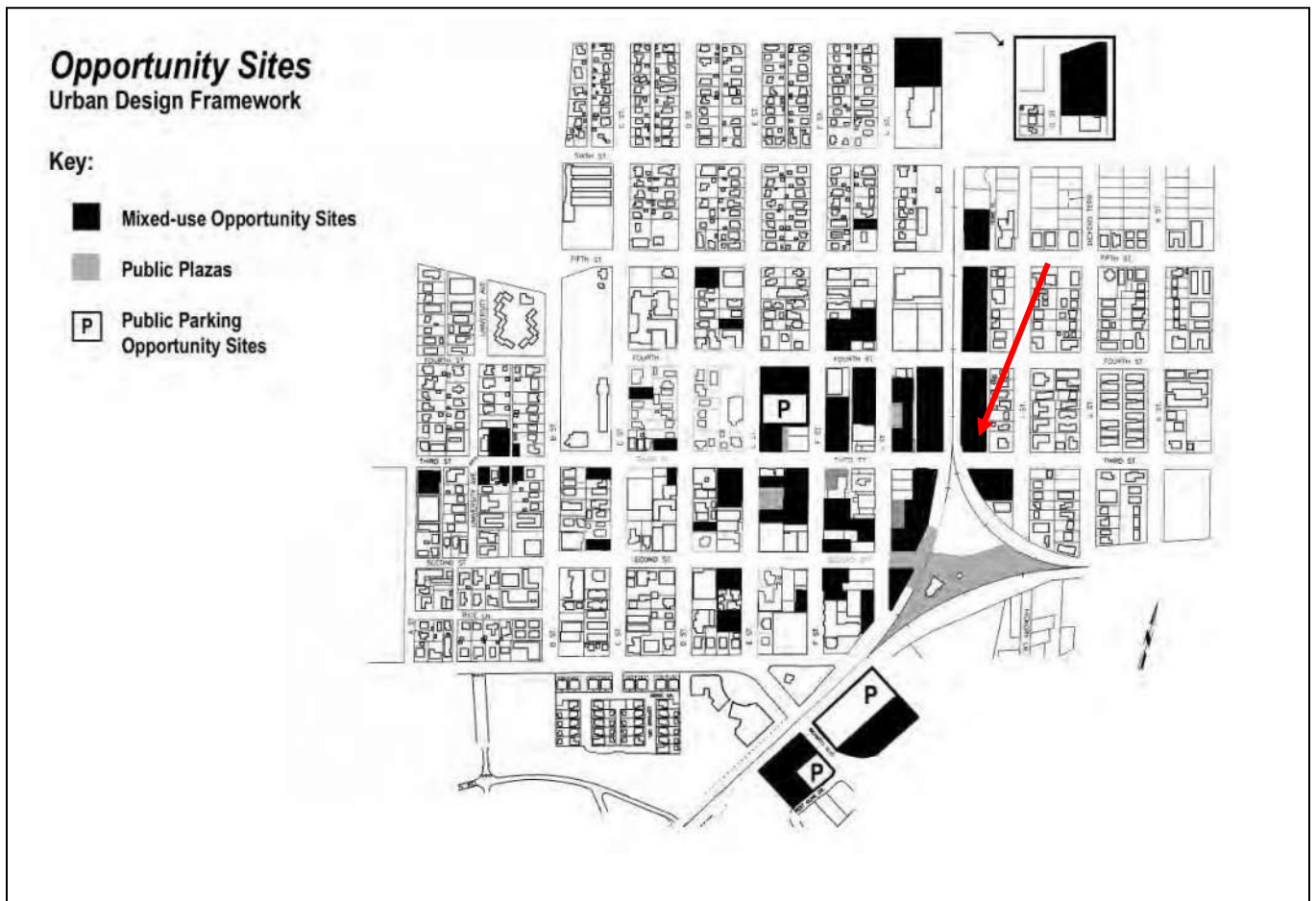


Figure 33. Opportunity Sites (Davis Downtown and Traditional Residential Neighborhoods Design Guidelines, page 25). The red arrow points to the project site.

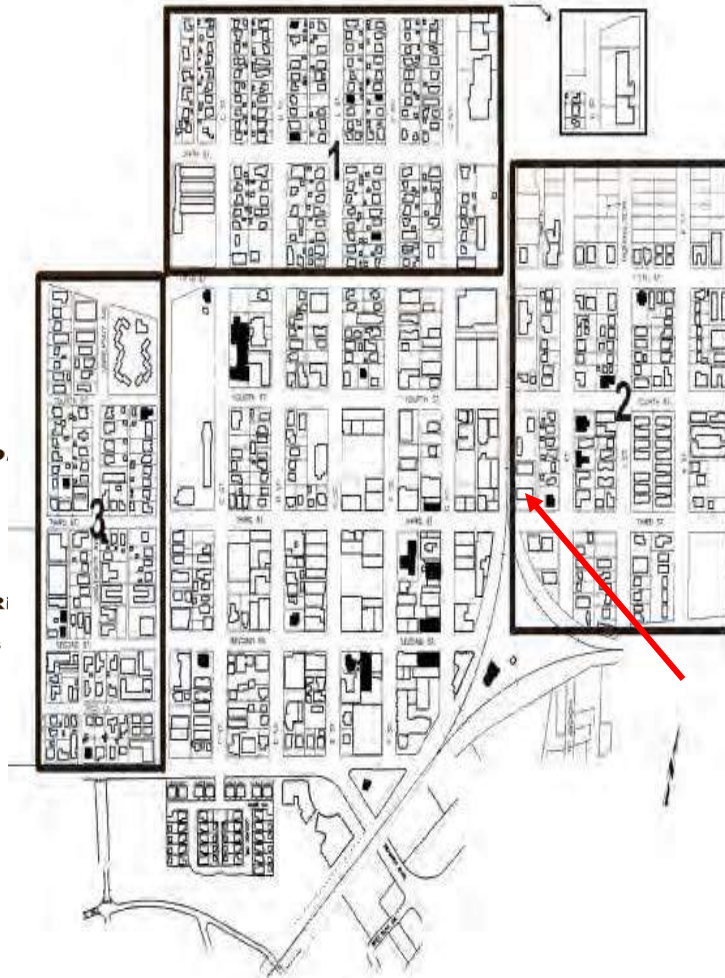
²⁰ City of Davis, et al. Davis Downtown and Traditional Neighborhoods Design Guidelines. Prepared by the City of Davis with assistance by Racestudio Winter & Company, 2001, revised 2007.

**Conserving Traditional
Neighborhoods
Urban Design Framework**

Key:

- 1. Old North Davis
- 2. Old East Davis
- 3. University Avenue/R

■ **Landmark Buildings**



Assuming the guidelines are truly representing of the historic context of the project site and that mixed use fits the concept of "Conserving Traditional Neighborhoods," as defined in the Guidelines, then buildings that exceed two-stories in height do not appear to conform to the Guidelines. On pages 74-76 of the Guidelines, the project site is discussed in more detail. Key Features, according to the Guidelines include:

Key Features

- 1. The properties lining the east side of the railroad tracks in Old East Davis have been used predominantly for commercial and service related uses.
- 2. Commercial warehouse style buildings predominate.
- 3. Existing lots are relatively large (0.5 acres).
- 4. Properties are served by an alley shared with the residential uses to the east.

Design Objectives

- a) This area should improve the visual and use transition from the Commercial Core to the Old East residential neighborhood.
- b) New mixed-use buildings should be built to the sidewalk edge with landscape courtyards incorporated to vary the building setbacks along the street.
- c) Building architecture should respect the traditional residential character of the neighborhood.
- d) The alleys in private parking courts.

In summary, as previously described, the land-use, zoning regulations and design guidelines for the project area have been displayed in a variety of ways, some of which seem to conflict with one another. The physical characteristics of the project site and surrounding properties, however, is clear, and historical documents, maps, and photographs clearly articulate its historical development.

9.0 FINDING OF EFFECT

Will the proposed Trackside Center project result in an adverse effect to the Merit Resource at 923 3rd Street or the Landmark Resources at 320 I Street and 334 I Street? No.

The proposed project, as presently designed, will alter certain views looking west towards downtown Davis from 923 3rd Street and views looking east towards 923 3rd Street from the west. 320 I Street (approximately 266' to the east) and 334 I Street (approximately 370' to the northeast) are screened from the project site by mature trees and other homes, at least during the spring, summer, and fall. The loss of leaf cover on deciduous trees will reduce screening for all three properties during the winter. The project as designed will not directly harm or dramatically diminish the "setting" of the three properties to a level that the properties could conceivably lose their status as Merit or Landmark Resources. In essence, setting is not the principal factor in their significance, since there is no formal Old East Davis "historic district." The finding is also based upon the fact that the properties setting has already been compromised by the addition of modern, non-historic buildings, such as apartment complexes, and homes in Old East Side have been moved from alternate locations. In summary, while the proposed Trackside Center project is substantially taller than the aforementioned properties, the project will not directly or indirectly alter or diminish any of the qualities that make the Merit or Landmark Resources significant resources under CEQA, namely for their historic architecture.

Will the propose Trackside Center project diminish the qualities that makes the Old East Davis neighborhood a potential historic district? No.

While the proposed Trackside Center project is substantially taller than all the residential properties within Old East Davis, the project will not directly or indirectly alter or diminish any of the qualities that make those properties Merit or Landmark Resources or part of a potential historic district. The project will alter the setting along the alley that divides the Old East Davis neighborhood from the industrial/commercial/railroad corridor, which is distinct from the residential portion of the Old East Davis. However, that change, from a historical standpoint,

does not rise to a significant effect in regards to CEQA, since no direct damage or physical harm will occur to properties in the residential neighborhood. In essence the neighborhood will still retain its current variety of older buildings including those that are considered merit resources.

Will the proposed Trackside Center project diminish the qualities that makes the core downtown or G Street corridor a potential historic district? No.

This finding is based upon the premise that the proposed Trackside Center project is not substantially taller than several of the commercial properties within the core downtown zone, particularly the multi-story parking garage facing 4th Street. Therefore, the project will not directly or indirectly alter or diminish any of the qualities of any downtown Merit Resources eligible under CEQA or negate the potential for a historic district.

Will the proposed Trackside Center project conflict with the Mixed-Use Character Area-Core Transition East defined by the Design Guidelines? Yes.

According to the Guidelines (2001, revised 2007), the proposed project will exceed the "scale" that is acceptable for the "mixed-use" definition, which generally limits building heights to a maximum of 2-3 stories.

10.0 CONCLUSIONS

In summary, taking into consideration the aforementioned criteria for determining the eligibility of a building or structure in the City of Davis, it is recommended that 901-919 3rd Street does not meet the threshold to be considered eligible for inclusion on the NRHP, CEQA (CRHR), as well as Landmark and Merit designation. Therefore, as per Davis Municipal Code, Article 40.23 Chapter 40, 901-919 3rd Street is a not a significant resource as stated above, and, consequently, does not require further review under CEQA.

Furthermore, taking into consideration the proposed Trackside Center project design, the proposed project will not result in an adverse effect as per CEQA to the Merit Resource located at 923 3rd nor the Landmark Resources located at 320 I Street, and 334 I Street, located within the project area of potential effects. The proposed project will conflict with the Mixed-Use Character Areas: Core Transition East, in that the proposed project will exceed height limits as delineated in the Design Guidelines (2001, revised 2007).

11.0 RECOMMENDATIONS

The finding for the proposed Trackside Center project is that no "significant" historic properties were identified in the direct area of potential effects (APE), nor will the proposed project "adversely affect" historic merit or landmark properties identified in the indirect or visual APE. This recommendation also implies that the proposed project will not significantly diminish any of the qualities that could potentially result in the designation of the Old East neighborhood as a historic district.

12.0 PROFESSIONAL QUALIFICATIONS

Dana E. Supernowicz, principal of Historic Resource Associates, earned his M.A. degree in History at California State University, Sacramento in 1983, with an emphasis in California and Western United States history. Supernowicz has over 35 years of experience working in the field of cultural resources management for federal and state agencies, as well as 28 years in private consulting. He is a Register Professional Archaeologist (RPA), has also served as president of the El Dorado County Historical Society, and is a member of the Society for California Archaeology, Oregon-California Trails Association, and the National Trust for Historic Preservation.

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

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

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: 901-919 3rd Street

P1. Other Identifier: APN 070-324-002

***P2. Location:** Not for Publication Unrestricted

***a. County:** Yolo

***b. USGS 7.5' Quad:** Davis, California

c. Address: 901-919 3rd Street

City: Davis

Zip: 95616

d. UTM: N/A

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): The subject property is bordered on the south by 3rd Street, on the east by an alley, to the north by a commercial landscape business, and to the west by the Southern Pacific Railroad right-of-way. APN 070-324-002.

***P3a. Description:**

The subject property consists of two rectangular, masonry concrete/concrete block, single-story commercial buildings. The longest axis of each building, which are nearly identical in size, runs north to south with the front facade of the southernmost building facing 3rd Street. The buildings are sited on a level 22,876 square foot parcel and are accessed via 3rd Street and an alley to the east. Character defining features of the southernmost building facing 3rd Street include a long, low horizontal profile indicative of post-1960s strip-mall commercial development, a shallow gable metal clad roof with a lip or overhang of metal creating a shallow eave, painted stucco exterior walls divided by wood trim running horizontally and vertically across the facade and forming surrounds for a series of plate glass picture windows and entry doors. The main facade includes four entry doors leading into four unique commercial/retail shops. A brick skirt runs the length of the building below the drip line of the windows to the sidewalk. The east, west, and north elevations of the building are clad with painted galvanized metal, and the east elevation has a single entry door, and painted concrete exterior walls with false wooden lookouts that run the length of the building forming a partial sun screen. The north elevation features 6 flush contemporary entry doors and 6 horizontally oriented aluminum slider windows (refer to Primary Record, page 2 of 2).

***P3b. Resource Attributes:** HP-6- single-story commercial building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: View looking east at the south facade of the building that fronts 3rd Street.

***P6. Date Constructed/Age and Sources:** Historic
Circa 1963-1964. Historic aerial photographs, maps, and documents.

***P7. Owner and Address:** Trakside Center LLC, 2940 Spafford St., Suite 202, Davis, CA 95618.

***P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

***P9. Date Recorded:** August 30, 2015

***P10. Type of Survey:** Architectural

Describe: Architectural Recordation and Evaluation

***P11. Report Citation:** Historical Resource Analysis Study of 901-919 3rd Street, Davis, Yolo County, California 95616. Prepared for Trakside Center LLC, 2940 Spafford Street, Suite 202, Davis, CA 95618. Prepared by Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762. September 2015.

***Attachments:** Building, Structure, and Object Record; Photograph Record

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

***P3a. Description: (Continued):**

The northernmost building on the parcel mirrors the footprint of the building facing 3rd Street, however, it lacks the divisions in the front formed by vertical and horizontal boards. Neither does the rear building retain the dropped front roof of metal, although the remainder of the roof is also clad with metal. The front facade features a number of entry doors that are sheltered by the false lookouts supported by columns and having circular holes at the end of each lookout. The walls of the south elevation of the building are clad with stucco. Six aluminum and vinyl horizontally oriented windows are placed on the south elevation along with 6 lighted wooden entry doors. The west elevation of the building has exposed painted cinderblock, while the east and north elevation are clad with metal siding. The east elevation of the building features a single entry door and the rear of the building (north elevation) features 6 horizontally oriented metal slider windows along with 4 flush panel entry doors. Since the construction of both building in the early 1960s there have been numerous tenants. The two buildings are currently occupied by The Candy House, 3rd Street Jeweler, SynRG, Kwan's Framing, RadioART, and Stages Dance Studio.

- B1. Historic Name:** Anderson Glass
- B2. Common Name:** 901-919 3rd Street Commercial Buildings
- B3. Original Use:** Retail Stores and Offices
- B4. Present Use:** Retail Stores and Offices
- *B5. Architectural Style:** Mid-Twentieth Century commercial architecture
- *B6. Construction History:** According to historic photographs; building permit records; Sanborn Fire Insurance Maps, Davis, California (1907-1945); and personal communications with previous owners, the subject property appears to have been built in circa 1961-1963, and extensively remodeled in the early 1980s.
- *B7. Moved?** No Yes Unknown
- Date:** N/A **Original Location:**
- *B8. Related Features:** The subject property occupies a rectangular parcel bordering single-family residences and apartments to the east, light industrial/commercial buildings and the railroad tracks and right-of-way to the west and to the north, and 3rd Street to the south.
- B9a. Architect:** Undetermined **B9b. Builder:** Undetermined
- *B10. Significance: Theme:** Mid-Twentieth Century Commercial Architecture/Commerce and Trade **Area:** City of Davis
Period of Significance: 1960-1965 **Property Type:** Commercial buildings
Applicable Criteria: NRHP A-C; CRHR 1-3; Davis Landmark 1-3; Davis Merit Resource 1-3; Davis Historic District
The subject property occupies a level parcel of land in an area of central Davis generally developed with light industrial and commercial buildings beginning in the late-nineteenth century. Two nearly identical commercial building occupy the level parcel bordering East Davis Neighborhood and what is known as a mixed-use "Transitional Zone" to the west dividing the core commercial downtown from East Davis. The historic context of the existing buildings on the property reflects the post-1960s era of Davis, highlighted by the destruction of many of the town's commercial historic core and development of modern commercial buildings infilling vacant or previously occupied parcels. In the case of the subject property, the area bordering the Southern Pacific Railroad tracks was largely devoted to light industrial buildings, many directly associated with trade and commerce with the railroad (refer to BSO, Page 2 of 16).
- B11. Additional Resource Attributes:**
- B12. References:** Anderson, Timothy, Eudora M. Moore, and Robert W. Winter eds. *California Design 1910*. Salt Lake City: Peregrine Smith Books. 1980; Architectural Resources Group. Cultural Resources Inventory and Context Statement. 1996. Unpublished report on file City of Davis Planning Department; Boghosian, Paula. "Cultural Resources Inventory: City of Davis." 1986. Unpublished report on file City of Davis Planning Department; Bole and Associates. Phase I Environmental Site Assessment, APN 070-324-002, 909-919 Third Street, Davis, Yolo County, CA 95616. 2014; CEQA Handbook. "Determining Significance." www.ucop.edu/ceqa-handbook/chapter_02/pdf/2.1.6.pdf. Accessed March 2015; City of Davis. Downtown and Traditional Neighborhood Overlay District, Article 40.13A, 2012; City of Davis, et al. Davis Downtown and Traditional Neighborhoods Design Guidelines. Prepared by the City of Davis with assistance by Racestudio Winter & Company, 2001, revised 2007 (refer to BSO, Page 15 of 16).
- B13. Remarks:** None.
- B14. Evaluator:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
Date of Evaluation: August 2015

Aerial Photograph 2015 (Google Earth)



(This space reserved for official comments.)

***B10. Significance: (Continued):**

The development of Davis, or Davisville as it was originally known, influenced the decision by partners of the California Pacific Railroad to develop their proposed railroad from Vallejo to Sacramento and Marysville through the Jerome C. Davis ranch along Putah Creek. Jerome C. Davis, one of the first pioneers to settle the Davis area, later married Mary Chiles, the daughter of a prominent rancher in 1850. It is from this pioneer family that the town of Davis derives its name. The railroad was surveyed in 1865-1866 and completed in 1869. The decision to place a triangular junction and station where the present-day railroad station in Davis is located, established the community as an important center of commerce and trade in Yolo County. A few years later a branch line to Napa Valley was added expanding trade and services more regionally.¹

Recognizing the development potential of the region adjacent to the newly constructed railroad right of way, the California Pacific partners, sometimes known as the “Big Five,” John Frisbie, William Roelofson, DeWitt Haskins, James Rydern and DeWitt Rice, purchased 3,000 acres of Jerome Davis’ ranch for \$78,000 in November, 1867 and proceeded to plat a town consisting of thirty-two square blocks, laid out on a grid plan (Figure 1).



Figure 1: Original Plat Map of Davisville, California, 1868. The red arrow points to the subject property (Roland-Nawi 2003; Courtesy of Hattie Weber Museum).

During the 1850s through the 1870s, Yolo County was a prosperous agricultural area of grain cultivation, particularly wheat. The railroad junction at Davis provided a natural shipping point and the availability of transportation led to the creation of processing and packaging plants that made shipping more efficient. In addition to the convenience of its location, Davis had the advantage of being one of the first towns “on the line” and thus enjoyed a slight advantage over other agricultural towns that the railroad reached later, such as Winters. Attracting an initial population of approximately 350, Davis emerged as a community whose economy was largely based upon agricultural shipping, processing and storage. With the exception of the lumber yard, still in the same location, but much altered, few if any buildings survive from this period in the history of Davis² (refer to BSO, Page 3 of 16).

¹ Carol Roland-Nawi. Central Davis Historic Conservation District Historical Resource Study and Context Statement for the Central Davis Historic Conservation District, Davis, California, 2003. p. 8-9.

² Roland-Nawi, p. 9.

***B10. Significance: (Continued):**

Most of the commercial development in Davis was originally along G Street, largely due to its close proximity to the railroad, thus creating a tightly packed, linear business district. Industrial development occurred on both sides of the railroad tracks from 1st Street to just beyond 4th Street. Financial services, however, remained centered in Woodland, the county seat, until 1910 when the Bank of Yolo established the first bank in Davis, now a city Landmark. A disastrous fire in 1916 destroyed a portion of the west side of G Street. Because of later demolition and infill, most of the current commercial buildings in the core downtown area, including those along G Street, date to the 1970s forward.³ As cited by Lofland (2004):

The fire of November 12, 1916, was the largest of the period and burned down more than half of the west side of G Street in the main business block. Pierce wrote that on a trip to Davis he "found that all the west side of [then] Olive Street from Hoags store to Odd Fellows Hall had burned since 11 a.m. Two engines from Sacramento and a fire train from the S.P. [Southern Pacific Railroad] . . . came to assistance"⁴

Once established the city grew slowly, adding a mere ten citizens per year; a growth rate that did not accelerate until the early 1900s, when the second crucial economic event occurred in Davis' history - the creation of the University Farm. The roots of University Farm began in the 1860s, when a strong element within the farming community argued for a separate agricultural college that would address the practical aspects of educating farmers. On March 23, 1868, the California legislature took advantage of the federal Morrill Act of 1862, and established the University of California as the state's land grant institution of higher education. Consequently, by the end of the nineteenth century, many of the most pressing problems of agriculture were being addressed through University research and Extension programs, as well as by the state's regulatory agencies for viticulture, horticulture, and quarantine for plant and animal disease control, which were established in the 1880s. Having the college in close proximity to Yolo County agriculturalists certainly enhanced their knowledge of scientific farming and helped propel the county's agriculture both economically and technically.⁵

By the 1890s horticultural crops became more lucrative for some farmers than grain-growing or stock-raising, and a new generation of cooperative organizations formed. Two of the most successful cooperatives, the Davisville Almond Growers' Association and the Winters Dried Fruit Company, were incorporated in 1897. These two cooperatives were not the first in the state, but were clearly some of the earliest organizations of their type. Prior to the 1890s there was quite a bit of resistance by farmers to remain independent. Other cooperatives that formed in the Woodland and Winters areas also gave growers bargaining power with creameries, canneries, and fruit packing and shipping companies. At the same time costly reclamation projects along the Sacramento River and in the Yolo Basin helped prevent winter flooding and brought more land into agricultural production for an increasing number of farmers who came to settle in Yolo County.⁶

The establishment of what was commonly known as "University Farm" propelled the city into a new period of sustained growth. The University recruited bright, well educated faculty and students who sought an academic program rich in new technologies applied to all forms of agriculture. In the early 1900s, California was on the cutting edge of breakthroughs in the science of agriculture and the state's farmers vastly outpaced the rest of the nation in purchasing new and modern equipment for a wide range of crops and conditions. The new university had a profound influence on Davis, although the core downtown provided services to the larger populace, and its development was predicated largely on increased commerce, rather than the University itself. Outside of the small commercial/industrial area concentrated along the railroad tracks and G Street, Davis was largely residential. However, the availability of land and the small population combined to create a distinctly semi-rural residential landscape that did not disappear until the 1950s. It was not uncommon for a single individual to purchase adjacent town lots, construct a single house on one of the lots and then utilize the adjacent lots for a garden, small crop agriculture, and livestock. This pattern of land use was particularly noticeable as one moved further east and west away from the commercial district. Barns, outbuildings, henhouses, corrals and water tanks were frequently found within the city, especially in the late 19th and early 20th centuries. In many areas the streets remained unpaved until 1917, and in some areas as late as the 1930s (refer to BSO, Page 4 of 16).

³ Roland-Nawi, p. 10.

⁴ John Lofland. *Davis: Radical Changes, Deep Constants*. Arcadia Publishing, 2004, p. 56.

⁵ Joann Leach Larkey. *Cooperating Farmers: A 75-Year History of the Yolo County Farm Bureau*. The Bureau, Woodland, California. 1989.

⁶ Ibid.

***B10. Significance: (Continued):**

This pattern found exception in the Bowers Addition, the city's first 'suburb,' which was laid out in 1910 and developed as side-by-side residential lots with sidewalks, curbs and gutters and landscape trees. However, even here many lots remained undeveloped into the 1940s and 1950s. The development of urban residential blocks in Davis was characterized by a slow process of in-fill, as multiple lot holdings were divided and sold off decade by decade. This pattern of land development gives the downtown neighborhoods a mixed architectural character with a few scattered Victorians and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another. Even in the planned Bowers Addition and the smaller subdivisions initiated in the 1910s and 1920s in the University area, the architectural legacy is emphatically eclectic.

The establishment of the University, along with other events produced change in other aspects of Davis' commercial and civic life. Although earlier attempts at incorporation had failed, the fire in 1916 convinced citizens of the need for better civic services. In 1917 the city incorporated, a step which provided the political and administrative mechanisms to initiate important public works that included, over the next ten years, the establishment of a new water system, a sewer project, road improvements and beautification, street paving, the purchase of a municipal fire engine and the establishment of a Planning Commission. Although not a local project, the completion of the Yolo Causeway also in 1916 linked Davis directly to the capital in Sacramento. In the wake of these town improvements and the steady expansion of the University, the population grew to 1,040 by 1920.

During the 1930s Davis did not experience many of the major economic upheavals associated with the Great Depression and it benefited in some ways from the public works programs of the period. During the 1930s the city established a public park, and constructed a new City Hall with a fire department. Although construction slowed, it did not cease with houses continuing to be built. A number of residences were constructed during this period in the Old North neighborhood, and the University area, as well as outside the city boundaries. The College Park subdivision, located north of the campus, was the site of a number of 1930s revival style homes intended to cater to the University administration and professorial ranks.

During WWII the Western Signal Corp established a school on the University campus and from 1943-1945 the University suspended regular classes as a part of war-time effort. The end of World War II brought a resumption of University classes and the expansion of the campus to include a Veterinary School (1949) and a College of Letters and Sciences in 1951. Although still not large in absolute numbers, the University enrollment expanded at a rapid rate, jumping from 500 in the 1930s to 1200 at the end of World War II. This was the beginning of a major university expansion program that in the 1960s that made Davis one of the several independent campuses under the University of California master plan.

Between 1940 and 1950 the population of the city doubled, and by 1960 it had more than doubled again, driven largely by the University expansion. By the 1970s the University had over 12,000 students, growth that created faculty and staff employment, and generated businesses related to research and development tied to the University. Substantial growth in government bureaucracy in neighboring Sacramento in the 1960s also contributed to residential growth in Davis. Often perceived as a charming, University town with excellent schools, it was only a short commute from the capitol.⁷

Old East Davis

Most of the following information on Old East Davis, was abstracted from Carol Roland-Nawi's *Historic Resource Inventory of Davis* (2003), prepared for the City of Davis. Old East Davis, along with the downtown, was part of the original plat for Davisville. The 1868 plat included the blocks immediately east of the railroad tracks, with the four blocks between J and K Streets added in 1871. The railroad tracks created a physical and visual demarcation between the downtown commercial core of the city and the neighborhood of Old East Davis. It was one of the earliest portions of the city to be developed and today retains some of the city's oldest remaining residence buildings (refer to BSO, Page 5 of 16).

⁷ Roland-Nawi, 12.

***B10. Significance: (Continued):**

Between the downtown core commercial area and the residential neighborhood of Old East Davis was an industrial zone that was developed along with the railroad, including the sprawling Schmeiser Manufacturing Company plant. East and south of the tracks, a variety of agricultural oriented land uses occurred through the first decades of the 20th century. The stockyards and the Schmeiser Manufacturing plant, along with a few other agricultural/industrial processors, persisted into the 1950s, but there are no historic industrial buildings that have been preserved in this part of town, although the Schmeiser residence at 334 I Street, remains an important historical resource.

The land use pattern in Old East Davis was similar to that of the early downtown: one owner holding multiple, adjacent properties and constructing a single house on the large aggregated lot. This pattern was more pronounced, and persisted longer, in Old East Davis than elsewhere in town. The 1921 Sanborn Fire Insurance Map (the first map to show all of the buildings in the area) indicates that fifty years after the town was platted, there were only thirty-five residences within the entire Old East neighborhood. As a result, later infill consisted of apartments and other forms of housing that were inconsistent with the earlier or older architecture of the neighborhood.

HISTORY OF 909-919 3rd STREET

In order to interpret the land use history of 901-919 3rd Street, historic photographs, maps, and documents were examined. Aerial photographs and maps were of particular importance in identifying the changes that occurred within the subject parcel and changes surrounding the subject parcel. Historic photographs and maps clearly illustrate the development of parcels bordering the railroad right of way. In July 1868, the California Pacific Railroad began construction of the first depot at what was then called Davisville Junction. It was the first railroad station in Yolo County, a two-story wood frame building with ornate detailing characteristic of the Stick or Eastlake style with a truncated gable roof and wide overhanging eaves. In 1901, Southern Pacific (SP), now in control of the Davis facilities, moved the depot about 400 feet east of its original site to make room for additional tracks. These new tracks served as a siding, keeping the main line open and thus enabling through passenger and freight trains to pass the station without stopping.

In May 1913, SP, apparently at the request of the Dean of the University of California, who thought the old depot not sufficiently dignified for the growing University, began construction of a new concrete and stucco depot and tower at the Davis Junction. The new station building was designed by the Southern Pacific Architectural Bureau, which adopted the Mission Revival style for the depot and control tower, following a precedent set by the Santa Fe Railway. The depot is now a Davis Landmark property.⁸

The commercial buildings with addresses 901-919 3rd Street reflect an overall pattern of infill and redevelopment in Davis beginning in the late 1950s and continuing through the early 1970s. The modern, single-story, masonry cinderblock buildings are indicative of strip-mall or shopping plaza architecture that proliferated much of the United States during the late 1950s through the 1960s. Cinderblock garnered interest after World War II due its ease of use and low cost. Based upon historic maps, aerial photographs, and building permits, the two commercial buildings appear to have been built between 1961 and 1963.

Extensive remodeling of each building occurred in 1981 that include metal cladding roofs and exterior walls. Later remodeling included storefronts, particularly those fronting 3rd Street. While the overall massing and function of the two buildings appears to have remained fairly constant, namely for retail use, the facades have been altered through various owners and tenants since their construction (refer to BSO, Page 6 of 16).

⁸ Great American Stations Website. "City of Davis, "Station History." <http://www.greatamericanstations.com/Stations/DAV>, Accessed August 2015.

***B10. Significance: (Continued):**

With a permanent railroad depot in place, and as the town slowly developed, land adjacent to the railroad was acquired and built upon. One of the first structures on the parcel, was the Sinclair Windmill Factory. According to Hattie Museum Curator Dennis Dingman:

Elijah Brown (he is in the biography section of *Davisville '68*) seems to have been the driving force. In the early 1890s and/or even the late 1880s Brown was connected with a man named Sinclair who had business roots in the section of Oakland where there was a cluster of windmill makers and distributors and sellers. It may have been that the first use of the Davis factory was the Sinclair Chair Works, as there are several references to that. Elijah Brown was a fascinating and talented and locally important guy. He managed and then owned the biggest lumber/hardware store in town. He wrote newspaper columns for 20 years, often twice a week, which reviewed who was doing what in Davis; he wrote for the Dixon paper, the Woodland DD, and then briefly for the Enterprise when it started in 1898; he captured the business scene, the farm dynamics with price and weather and innovations; he wrote about religion and topics in global economics and the social sciences; he read and wrote science fiction; he signed his columns "J.O.N." (Jesus of Nazareth), openly mocked religious ideas and church activities. He fancied himself an art and architecture critic.⁹

According to *Davisville '68: The History and Heritage of the City of Davis*, 1969, Elijah William Brown joined several relatives living in the Putah Creek area in 1858 and became a prominent citizen of early Davisville. After coming to California (via the Isthmus of Panama), he located on a ranch 2.5 miles east of the town where he owned land with his half brother G. F. Brown, who married Col. Joseph B. Chiles' daughter Fanny. A native of Montgomery County, Missouri, Elijah William Brown was born September 1, 1833, the only child of Elijah and Cynthia (White) Brown, natives of Kentucky. He had several half brothers and half sisters, children of his mother's first and third marriages. His father had settled in Missouri in 1828 on a farm where he died in 1834. Elijah W. Brown received his education in Missouri before coming to California.¹⁰

For several years after arriving in Davisville he worked as a clerk for William Dresbach. In 1872 he went into the hardware business which he maintained until his retirement in 1901. Brown organized the Sinclair Chair Factory and was a writer of some note, his published stories including "A Strange Voyage" and "Bicycle Equipped as a Flying Machine". He was a frequent contributor to the *Yolo Democrat* and the *Davisville Enterprise* under the byline of J. O. N. Besides his property in Davisville he owned a 330 acre farm in Tehama County. Elijah Brown, a Mason and Democrat, married the former Amanda Beck of Davisville, a native of Indiana, who died September 13, 1901. Their only daughter, Georgia, married G. B. Ellsworth and had no children. Mrs. Guy Miner, present owner of the quaintly ornamented Elijah Brown home at 417 G Street reports that the house was moved into town from the Brown's rural property in the 1880s. It was remodeled in about 1887 into one of the most fashionable houses in Davisville. The low-lying back yard of today was one of the several offshoots of Putah Creek, which formerly meandered through the City. The octagonal tank house is another unique feature of this early Davis home.

The project parcel remained in light industrial use through the early 1900s, following in the footsteps of Brown. Theodore Schmeiser reportedly occupied the property from 1901 through 1917, manufacturing various agricultural items. Schmeiser apparently moved his business to Fresno in 1917, perhaps due to the expansion of agricultural enterprises in the lower San Joaquin Valley.

Of particular importance to the research of the subject property were historic fire maps. Examining Sanborn Fire Insurance Maps, the evolution of the subject property from 1921 through 1953 begins to emerge. Prior to 1921, and through the 1950s, the subject parcel was fully developed with buildings associated with the Schmeiser Manufacturing Company and later by the Mattley Manufacturing Company, Inc. A tall, 1 1/2- story warehouse building filled the whole lot, identified by the address of 907, 911, and 915 3rd Street. The nearest residential home was at 923 3rd Street, located approximately 85' to the east. The separation between the industrial railroad corridor and the residential district is striking (refer to BSO, Page 7 of 16).

⁹ Dennis Dingman, Personal Communication, Hattie Museum Curator, Davis, California, August 2015.

¹⁰ Joann Leach Larkey. *Davisville '68: The History and Heritage of the City of Davis, Yolo County, California*. Published by the Davis Historical and Landmarks Commission. 1969; Davis Cemetery Website. "Elijah Brown." www.daviscemetery.org. Accessed September 2015.

***B10. Significance: (Continued):**

In summary, although the site was developed with industrial warehouse style buildings dating to the 1880s, those buildings were replaced with two modern commercial building sometime around 1960-1962, based upon historic documents, maps, and photographs. The smaller building fronting 3rd Street was built as offices and retail shops, while the building in the rear was built as a motel and later converted to retail shops. In 1974, the front building was occupied by Anderson Glass Company, Davis Honda, and Rays Automotive, while the rear building was occupied by Davis Air Conditioning and Davis Waste Removal (Haines Criss-Cross Directory, Davis, California, 1974). Extensive remodeling occurred in 1981, which likely included the use of galvanized metal covering many of the buildings wall surfaces and roof. In 1997, the subject property was sold by James B. and Jacqueline M. Monicel and Joanne J. Latona, et al., to JLM Davis, LLC. In 2013, tenants of the buildings included the Candy House of Davis, 3rd Street Jewelers, Kwans Framing, Kumon Math and Reading Centers, Fiesta Dance Studio, and Steam Bright. Today, the property is occupied by a variety of retail shops and studios.

REGULATORY FRAMEWORK

National Register of Historic Places (NRHP) Criteria

Criterion A: Event

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Person

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

Criterion C: Design/Construction

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: Information Potential

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.

As the National Register points out, “when evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation - A, B, C, or D.” The rationale for judging a property's significance and, ultimately, its eligibility under the Criteria is its historic context and integrity. The use of historic context allows a property to be properly evaluated in a variety of ways. The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its proper historic context.¹¹

California Environmental Quality Act (CEQA) and California Register of Historic Resources (CRHR) Criteria

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;

¹¹ USDI, National Park Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, n.d.

***B10. Significance: (Continued):**

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

Even if a resource is not listed in, or determined eligible for listing in, the CRHR, the lead agency may consider the resource to be an “historical resource” for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5).

According to the state guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). CEQA further states that a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of PRC 5020.1(k) and 5024.1(g).

Landmark Resource Criteria

In addition, the City of Davis Historical Resources Management Zoning Code defines a Landmark as follows:

“Landmark” means buildings, structures, objects, signs, features, sites, places, areas, cultural landscapes or other improvements of the highest scientific, aesthetic, educational, cultural, archaeological, architectural, or historical value to the citizens of the City of Davis and designated as such by the City Council pursuant to the provisions of this article. A landmark is deemed to be so important to the historical and architectural fabric of the community that its loss would be deemed a major loss to the community. Once designated, Landmarks are included in the Davis Register of Historical Resources. Landmarks were formerly designated as “Outstanding Historical Resources.”

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

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

(b) Landmark factors to be considered. In determining whether to designate a resource a Landmark, the following factors should be considered, if applicable:

- (1) A resource moved from its original location may be designated a Landmark if it is significant primarily for its architectural value or it is one of the most important surviving structures associated with an important person or historic event.

***B10. Significance: (Continued):**

(2) A birthplace or grave may be designated a Landmark if it is that of a historical figure of outstanding importance within the history of Davis, the state or the nation and there are no other appropriate sites or resources directly associated with his or her life or achievements.

(3) A reconstructed building may be designated a Landmark if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.

(4) A resource achieving significance within the past fifty (50) years may be designated a landmark if the resource is of exceptional importance within the history of Davis, the state or the nation.

Merit Resource Criteria

The Historical Resources Management Commission may also designate a resource as a Merit Resource. A Merit Resource is defined in city zoning as follows:

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

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

(1) Associated with events that have made a significant contribution to the broad patterns in the history of Davis;
or

(2) Associated with the lives of significant persons in the history of Davis; or

(3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represent the work of a master designer; or that possess high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction; or

(4) Has yielded or may likely yield archaeological or anthropological information important in the study of history, prehistory, or human culture.

(d) Merit Resources factors to be considered. In determining whether to designate a resource a Merit Resource, the following factors should be considered, if applicable:

(1) A resource moved from its original location may be designated a Merit Resource if it is significant for its architectural value or if an understanding of the associated important person or historic event has not been impaired by the relocation.

(2) A birthplace or grave may be designated a Merit Resource if it is that of a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.

(3) A reconstructed building may be designated a Merit Resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.

***B10. Significance: (Continued):**

Historic District Criteria

The City zoning code defines a historic district as follows:

“Historic District” means a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a Historic District results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. Designated Historic Districts are included in the Davis Register of Historic Resources. Historic Districts can include Historical Resources that may be individually designated as Landmarks or Merit Resources.

It further defines the components of a district as follows:

“Historic District Contributor” means a building, site, structure, object, or cultural landscape identified in the Historic District Plan that possesses sufficient integrity to add to the historic architectural qualities, historic associations or patterns for which an Historic District is significant.

“Historic District Non-Contributor” means a building, site, structure, object, or cultural landscape identified in the Historic District Plan that does not add to the historic architectural qualities, historic association or patterns for which a Historic District is significant.

Zoning code provides that the Commission can designate districts of historical resources as follows:

(e) Commission and approval of the City Council a group of historical resources may be designated a Historic District if the district meets any of the following significance criteria:

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

(f) Historic District factors to be considered. In determining whether to designate a group of resources as a Historic District, the following factors should be considered, if applicable:

- (1) To be designated a Historic District a grouping of historical resources must meet one of the above four criteria at the local, state, or national level of significance and the majority of the Historic District contributors must retain historic integrity. The collective value of the district contributors may be greater than the individual resources within the Historic District;
- (2) A Historic District Plan shall be developed and reviewed by the Historical Resources Management Commission simultaneously with designation. The Historic District Plan shall provide standards for review within that particular district to ensure that new development, renovation, and rehabilitation are compatible and complementary to the prevalent character-defining features, architectural style, historic context, and design elements within the Historic District;

***B10. Significance: (Continued):**

(3) The Historic District contributors are identified in the designation materials and the District Plan including buildings, sites, structures, objects, or cultural landscapes that add to the historic architectural qualities, historic associations or patterns for which a Historic District is significant and that are located within the district boundaries;

(4) The Historic District non-contributors are identified in the designation materials and the District Plan including buildings, sites, structures, objects and landscapes within the district boundaries that do not add to the historic architectural qualities, historic association or patterns for which the Historic District is significant;

(5) The Historic District boundaries and period of significance are identified in the designation materials and the District Plan.

INTEGRITY CRITERIA

Determining the significance of 901-919 3rd Street, is predicated on the property retaining a sufficient level of integrity in order to convey its historic significance. Integrity is defined by the National Park Service as follows:

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

***B10. Significance: (Continued):**

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible (refer to Criteria Consideration E in Part VII: *How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

***B10. Significance: (Continued):**

DETERMINATION OF INTEGRITY AND ELIGIBILITY

Location - The subject property retains its original location. The building has not been moved or rearranged since their construction in the early 1960s.

Design - The design of the building has been modified since its construction in the early 1960s. Design changes include the front facade of the building facing 3rd Street involving new plate glass windows, wall facing, metal cladding, doors, and a brick skirt. The building in the rear, once a motel, now serves as various businesses, although its facade appears largely intact with the exception of some window alterations, and metal cladding on the roof and several of the exterior walls.

Setting - The setting of the property remains largely intact bordered by the railroad tracks and other commercial buildings across 3rd Street.

Materials - The original concrete block walls of both buildings appear to be largely covered by stucco and metal siding.

Workmanship - The original workmanship of both buildings has been compromised by facade alterations and metal siding.

Feeling - The feeling of the modern style office and motel has been compromised by non-historic materials and design.

Association - The building's association with a style of architecture reflecting a significant period in the development of downtown Davis, namely 1960-1965, has been compromised.

Is the property eligible for the NRHP? No

The subject property is not eligible for the NRHP under Criteria A, B, and C, at the local level of significance. The rationale for this recommendation is based upon the fact that the property lacks sufficient integrity of design, setting, materials, workmanship, feeling, and association to convey its significance, namely that of a mid-20th Century modernist commercial building.

Is the property eligible for CEQA and the CRHR? No

The subject property is not eligible the CRHR Criteria 1, 2, and 3 at the local level of significance. The rationale for this recommendation is based upon the fact that the property lacks sufficient integrity of design, setting, materials, workmanship, feeling, and association to convey its significance, namely that of a mid-20th Century modernist commercial building.

Is the property eligible as a City of Davis Historical Landmark? No

The subject property is not eligible as a City of Davis Historical Landmark. The rationale for this recommendation is based upon the fact that the property lacks sufficient integrity of design, setting, materials, workmanship, feeling, and association to convey its significance, nor is the building associated with a design or style of architecture that has garnered significance within the City over the past 50 years.

Is the property eligible as a City of Davis Merit Resource? No

The subject property is not eligible as a City of Davis Merit Resource. The rationale for this recommendation is based upon the fact that the property lacks sufficient integrity of design, setting, materials, workmanship, feeling, and association to convey its significance, namely that of a mid-20th Century modernist commercial building.

***B10. Significance: (Continued):**

Is the property eligible as part of a Historic District? No

As defined by the City of Davis, a "Historic District" means a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a Historic District results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. No analysis was carried out to determine the presence or absence of a historic district associated with the subject property, although the subject property lies in an area of Davis associated with the railroad and industrial history of the City, which is not reflected in the current use or design of the subject properties.

CONCLUSIONS

In summary, taking into consideration the aforementioned criteria for determining the eligibility of a building or structure in the City of Davis, it is recommended that 901-919 3rd Street does not meet the threshold to be considered eligible for inclusion on the NRHP, CEQA (CRHR), as well as Landmark and Merit designation.

Therefore, as per Davis Municipal Code, Article 40.23 Chapter 40, 901-919 3rd Street is a not a significant resource as stated above, and, consequently, does not require further review under CEQA.

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PHOTOGRAPH RECORD
901-919 3rd Street, Davis, California
August 2015



Photograph 1: View looking northeast across 3rd Street towards 901-919 3rd Street in the center of the photograph and the railroad crossing in the foreground.



Photograph 2: Similar view as Photograph 1, but taken closer to the subject property.



Photograph 3: View looking southeast down 3rd Street with the subject property on the left and 923 3rd Street (yellow house), a Davis Merit Resource, in the middle of the photograph.



Photograph 4: View looking north at the project site across 3rd Street.



Photograph 5: Another view looking southeast down 3rd Street towards 2nd Street with 923 3rd Street in the center of the photograph.



Photograph 6: View looking northwest at the project site.



Photograph 7: View of the southeast elevation of the westernmost commercial building, looking northwest.



Photograph 8: View looking northwest at the easternmost building on the project site, formerly a motel.



Photograph 9: View looking west at the rear of the former motel. Note the contemporary metal siding.



Photograph 10: View looking east up the alley from 3rd Street with the project site on the left. Note the tree canopy on the right and the alley divides the Old East Davis residential neighborhood from the industrial zone along the railroad tracks.



*Photograph 11: View looking at the northeast elevation of the former motel.
Note the exposed concrete block wall.*



Photograph 12: View looking south through the parking lot of the project site towards 3rd Street.



Photograph 13: View looking east at the front facade or west facade of the former motel.



Photograph 14: Another view looking east at the former motel on the project site.



Photograph 15: View looking south at the rear of the westernmost building facing 3rd Street.



Photograph 16: View looking south down the alley that divides Old East Davis from the project site.



Photograph 17: View looking at 923 3rd Street (yellow house), a Davis Merit Resource, on the right, and a circa 1930s era residence, reportedly moved to the property around 10 years ago. In the distance is I Street and a circa 1960s era apartment complex.



Photograph 18: View of the front elevation of 923 3rd Street looking east from 3rd Street.



Photograph 19: View looking west up 3rd Street with 923 3rd Street on the right and the project site in the distance. Note the tree canopy partially screening the project site from 923 3rd Street and portions of Old East Davis.



Photograph 20: View looking west up 3rd Street from I Street towards the project site and other similar commercial buildings on the left.



Photograph 21: View looking north across 3rd Street from I Street with the project site on the top left of the photograph.



Photograph 22: View looking south down the alley dividing Old East Davis from the project site from 4th Street.



Photograph 23: View from 4th Street looking south down the alley towards the project site in the far distance. Note the trees that provide some degree of screening.



Photograph 24: View looking at 334 I Street, known as the Schmeiser House, built in 1911 and designated a Davis Landmark Resource.



Photograph 25: View looking inside the Old East Davis neighborhood from the front of the Schmeiser House southwest from I Street towards the project site in the distance. Note that much of this section of I Street is screened to the south and west by mature trees.



Photograph 26: View looking south towards the project site in the distance from the Ace Hardware building materials yard.



Photograph 27: View looking west down 4th Street towards the high-rise parking garage in the distance.



Photograph 28: View looking south from 4th Street at the railroad crossing towards the project site in the distance.



Photograph 29: View looking north towards the project site down the railroad right of way towards 3rd Street.



Photograph 30: A similar view as Photograph 29, but looking more easterly.