



**Painter Preservation**  
HISTORIC PRESERVATION & URBAN DESIGN

October 12, 2022

Mr. Luis Miguel  
523 G Street  
Davis, CA 95616

**Re Survey and Evaluation for 523 G Street**

Dear Miguel,

This letter and the attached Department of Parks and Recreation (DPR) 523 forms comprise a survey and evaluation for the building at 523 G Street in the Old North Davis neighborhood in Davis, Yolo County, California. It is one of four neighborhoods that make up what the City of Davis has identified as of design interest and as traditional neighborhoods, which also includes the Downtown Core Commercial and Mixed Use neighborhood to the south; the University Rice Lane neighborhood to the southwest; and the Old East Davis neighborhood to the southeast, all of which are governed by the *Davis Downtown and Traditional Residential Neighborhoods Design Guidelines*. This area is in Central Davis, which is north of Interstate-80, west of Highway 113, and northeast of the University of California at Davis. The building is located on a portion of G Street that developed in the 1910s through the 1940s, some of which today have been converted to serve commercial uses. The street is characterized by relatively small, one-story houses for most of its length and mature street trees.

***Purpose and project description***

The purpose of this Historic Resource Evaluation (HRE) is to determine whether the 1946 building at 523 G Street is a historic resource and if so, whether the addition of a new building at the back of the lot would have an impact on the existing building. The planned building is two stories in height, containing three studio apartments and an office. The planned footprint of the building is 856 square feet. The second level decks, which are above small outdoor spaces at the first level, will be located ten feet to the rear of the existing building, at the back of the lot and will be accessed by the paved alley between 5<sup>th</sup> and 6<sup>th</sup> Streets.

***Findings***

The 1946 house at 523 G Street is significant as being representative of the post-World War II need to provide housing for Davis' exploding population in these years (Criteria 1, 1). In 1940 Davis' population was 1,672 people, whereas by 1950 it had increased to 3,554 people and by 1960 it increased again to 8,910 people. It is also significant as being an example of the Minimal Traditional style, a single family residential style popular in the post-war years and seen throughout the city of Davis' inner neighborhoods and on the block in which this house is located in particular (Criteria 3, 3). The period of significance is 1945 to 1955, which represents both the post-war era and the years in which this style was popular in Davis and elsewhere, before the ubiquitous Ranch house became the post-war residential style of choice. While this house is representative of this era in Davis, it is lacking in integrity. The house retains integrity of location and setting. It does not retain integrity of design, materials, workmanship, feeling or association, however, and is therefore not a historic resource for purposes of CEQA or eligible for listing on the local Davis historic resource. As a result, development of a building toward the rear of this lot will not have an impact on a historic resource.

***Research and field methods***

The building at 523 G Street was recorded and documented on July 14, 2022 with photographs and a narrative description. Research on the building was conducted at the Yolo County Assessor's office and City of Davis Planning and Zoning and Building departments. Research was also conducted in the

University of California Davis Special Collections. A personal interview was conducted with author John Lofland, who has written extensively about the history of Davis and the history of Old North Davis specifically, including the preparation of an architectural guide to the neighborhood. Historic surveys and historic context statements available through the City of Davis were consulted, including surveys and contexts prepared in 1980, 1998, 2003, 2015, and 2018 that updated earlier surveys and contexts. Standard architectural texts that were utilized include Virginia McAlester's *A Field Guide to American Houses* (2013) and Cyril M. Harris' *American Architecture, An Illustrated Encyclopedia* (2000).

### **Previous surveys and studies**

*Historic surveys and contexts.* The City of Davis has sponsored numerous historic resource surveys and the drafting of historic context statements to document and evaluate the historic and architectural significance of its structures. Below is a list of these surveys that cover the geographic area in which the building at 523 G Street is located.

- In 1980 the city sponsored its first city-wide survey of resources that “had special historical and/or architectural value to the community.” The subject property did not appear on the list of post-1940 properties that were inventoried nor the final list that appears to be properties of interest (Historic Environment Consultants, June 1980).
- In 1996 the city updated the 1980 survey, documenting 120 buildings or districts over 45 years of age and updating and expanding the historic context statement. This survey was city-wide and built on the previous survey (170 properties and three districts). The subject property was not surveyed, although three properties in the “North Core” (600 block of G Street) were included (Architectural Resources Group, September 30, 1996).
- In 2003 the city conducted another set of surveys and developed geographically specific historic context statements. This study focused on the Central Davis Historic Conservation District. The subareas within this district were defined as the Downtown-Commercial area, Old East Davis, Old North Davis, and the University Area, which are the same areas focused on today in planning and historic preservation studies. A general historical overview of the city was provided, in addition to historic contexts that focused on the individual areas under study. The history of the Old North Davis District was described, as was its common architectural styles and building types. Representative examples of each were included. The house at 523 G Street was not among the contributing buildings for which Department of Parks and Recreation primary (DPR 523a) forms were prepared for the residential architecture of Old North Davis. It was also not included in the non-contributing buildings, although the Old North Davis District map encompasses the 500 block of G Street within its boundaries. It also is not discussed in the July 2005 Errata sheet for the study (Roland-Nawi Associates, August 2003).
- In 2015 the city updated its historic and architectural survey, updated the historic context and prepared new forms. The focus was to study and survey the resources from the World War II and post-war eras. Numerous post-war subdivisions were included as part of this effort. Although the report addresses the Minimal Traditional style of architecture and post-World War II trends, the subject house was not included as part of this survey (Brunzell Historical, 2015).
- In 2018 an *Existing Conditions Report* for the *Davis Downtown Davis Specific Plan* was prepared that included a chapter on historical resources. Historic resources were surveyed and codified in this planning document. The subject properties were identified as “Existing Unsurveyed Resources c.1873+.” The building at 523 G Street was not specifically mentioned in this document as a building of interest in conjunction with updating the historic survey by recording those building that had not previously been surveyed (Opticos with Preservation Architect, 2018:7-14).

Planning studies and guidelines. Planning documents have also been prepared that address historic resources. There are several documents and plans that are associated with the development of the Central Davis Historic Conservation District and subareas. These include an *Existing Conditions Report* that also covered historic resources, a Draft Specific Plan (see for chapters on community character and historical resources), and an Environmental Impact Report that was recently released (summer 2022) to help inform decisions on the Specific Plan.

The *Davis Downtown and Traditional Residential Neighborhoods Design Guidelines* for the Conservation area, which was prepared in 2000 and updated in 2017, call out the Old North Neighborhood as consisting of a mostly residential neighborhood that:

*... consists of a well-preserved neighborhood of cottages and bungalows, built between 1913 and 1940. While individual structures are not of great architectural significance, the neighborhood is a fine example of its type. The older houses in the neighborhood have retained a considerable amount of integrity and form a cohesive link to the city's past development.*

Emphasis is placed on maintaining the scale and character of the area, including the “rustic” alleys, which are primarily unpaved (RACESTUDIO, 2017:113).

Historic narratives and architectural guides. In addition to historic resource surveys, historic context statements, planning studies, and general histories of Davis, the area in which the subject property is located – Old North Davis - has been the subject of several specific studies, mostly by John Lofland and associated colleagues. They include *Old North Davis, Guide to walking a traditional neighborhood*; *Old North Davis, Guide to walking a traditional neighborhood Picture Map Supplement to the Book*; *Resurgent Old North Davis*; and “Pre-WWII View of Old North Davis: Pictures from Lofland and Haig “ (with Phyllis Haig). All of these resources were invaluable in their detailed general histories and architectural studies of the neighborhood, but none identify the building at 523 G Street as being of specific historical interest and therefore worthy of detailed documentation.

A detailed discussion of the resources of Old North Davis is the subject of *Old North Davis, Guide to walking a traditional neighborhood*, including a decade-by-decade history and detailed discussion of the architecture of G Street. This includes the 500 block of G Street, within which the subject resource is located, and the 600 and 700 blocks (Lofland, 1999). The house at 523 G Street was not called out for discussion, although three Minimal Traditional houses from the 500 block are illustrated in a 1942 photograph (see Figure 9). A map that documents every building in Old North Davis accompanies the guide. Each building is photographed and supplied with an estimated construction date and more information, as available. The house at 523 G Street is photographed in the map guide, but no information is supplied (note that the estimated construction date of 1948 has been corrected to 1946) (Lofland, 2001). Lofland discusses the growth of Davis in the 1940s, 1950s and 1960s and discusses the architectural styles that accompanied it but did not make note of the house at 523 G Street other than what is mentioned above (Lofland, 1999).

### ***Evaluation and integrity analysis***

To be considered a historic resource, a property must typically be over 50 years of age, be historically significant, and retain integrity. If these findings can be made, the property may be considered a historic resource, eligible for listing in the California Register of Historical Resources (CRHR) and/or the City of Davis’ local register. Establishing the historic significance of the property begins by responding to the four eligibility questions put forth by the State of California and the City of Davis for this purpose. The house is 76 years of age.

In addition to meeting one or more of the California Register for Historical Resources eligibility criteria or the Davis criteria for designating a Landmark or Merit Resource, a property must also retain integrity to be

considered a historic resource. A resource must meet most, but not necessarily all, the aspects of integrity in order to be considered a historic resource. The aspects of integrity are location, design, setting, materials, workmanship, feeling and association. For a full evaluation and integrity analysis, see pp. 30-32 in the attached DPR forms.

***Evaluator qualifications***

Diana Painter, who undertook preparation of this report, is a qualified architectural historian whose credentials meet the Secretary of the Interior's Professional Qualification Standards in the area of Architectural History (36 CFR Part 61). Ms. Painter holds a PhD in Architecture and has a Master's Degree in Urban Design/Urban Planning. She has 40 years of professional experience in historic preservation and urban design. She is the owner of Painter Preservation, a full-service historic preservation consulting firm established in Petaluma in 2002, which is a Disadvantaged Business Enterprise and State Woman Business Enterprise, certified by the California Department of Transportation. She is listed as an architectural historian on the roster of consultants on file with the California Historical Resource Information System at the University of California, Riverside.

Please do not hesitate to contact me if you have any comments or questions.

Sincerely,

A handwritten signature in black ink that reads "Diana Painter". The signature is written in a cursive, flowing style.

Diana J. Painter, PhD  
Owner/Principal Architectural Historian

**P1. Other Identifier:** Smith, Fred P. and Edna Lea, House

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

- \*a. **County** Yolo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- \*b. **USGS 7.5' Quad** Davis **Date** 2021 **T** \_\_\_; **R** \_\_\_; \_\_\_ **of** \_\_\_ **of** **Sec** \_\_\_; Mt. Diablo **B.M.**
- c. **Address:** 523 G Street **City:** Davis **Zip:** 95616
- d. **UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_, \_\_\_ **mE/** \_\_\_ **mN**
- e. **Other Locational Data:** (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
 APN 070-194-012, Block 55, Lot 4, Original Townsite

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

The building at 523 G Street is located within what is referred to as Old North Davis, which is a subdistrict of the Central Davis Historic Conservation District. Old North Davis is bounded by 7<sup>th</sup> Street on the north; the railroad tracks on the east; 5<sup>th</sup> Street on the south; and B Street on the west. It is north of the downtown proper, which is designated the Downtown Core Commercial and Mixed Use area. The former house (now an office building) is on G Street, which parallels and is one block west of the railroad tracks, which would be on H Street if the lettering system continued. While the neighborhood as a whole is primarily residential, a block to the northeast is commercial, containing the 1972 Davis Food Co-op grocery store and a small strip mall. And the block to the east contains the former A.J. Plant's Grain Warehouse, a historic warehouse that located here to be optimally close to the **Continued on sheet 2**

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



\*P3b. **Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5b. **Description of Photo:** (view, date, accession #) Front (east) façade, looking west

\*P6. **Date Constructed/Age and Source:**  Historic  Prehistoric  Both  
 1946 (Assessor)

\*P7. **Owner and Address:**  
 Luis Miguel  
 523 G Street  
 Davis, CA 95616

\*P8. **Recorded by:** (Name, affiliation, and address)  
 Diana J. Painter, PhD  
 Painter Preservation  
 2681 Cleveland Ave  
 Santa Rosa, CA 95403

\*P9. **Date Recorded:** July 14, 2022

\*P10. **Survey Type:** (Describe)

Intensive

\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

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

## CONTINUATION SHEET

Property Name: **523 G Street**  
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### \*P3a. Description, continued from sheet 1

tracks. The residences in the Old North Davis area were primarily constructed in the 1910s through the 1940s. There are a few post-war structures, such as the subject property. The houses are primarily small in scale. Mature street trees within the planting strip located on the street side of the sidewalks are present throughout the area.

#### Residence

The building at 523 G Street is a one-story house with a shallow-sloped hip roof and a side gable roof over the attached garage to the south. The house, which today is occupied by an office, is L-shaped with narrow eaves. The building is located about mid-block on a 5,625 square foot lot on G Street between 5<sup>th</sup> and 6<sup>th</sup> Streets in the Old North Davis neighborhood and faces east overlooking G Street. It is wood-frame construction with horizontal wood clapboard siding, a composition shingle roof, and a concrete foundation. The Minimal Traditional house was constructed in 1946 (Assessor records).

*Front (east) façade.* The front façade of the house at 523 G Street has a slightly offset projecting wing with a low-pitched hip roof to the left (south) and the main entry to the right on the main body of the house. The entry is set back under a very slightly pitched shed roof that extends from the low-pitched hip roof of the main portion of the house. It covers roughly two-thirds of the front façade, forming a covered porch across the frontage to the right of the projecting wing. To the left of the projecting wing is the attached garage, which is utilized as part of the building. At the center of the main roof is a long dormer with a one-over-one-light, double-hung window under a slightly pitched hip roof with exposed rafter ends (this feature is actually a skylight). The porch roof is supported by a large round column with a capital and base and enclosed with a balustrade of simple square balusters between this column and a half column at the northeast corner. On the back wall of the porch is a three-part window that is nearly full height, with a broad, fixed light flanked by narrower lights. The entry door, which is at the apex of the projecting wing and the main body of the house, displays a tall, oval-shaped, faux stained-glass window above two faux panels. It is accessed by a concrete walkway. Centered on the projecting wing is a tall narrow fixed light. To the left (south) of the projecting wing is the attached garage, which has been converted to an office. Located at the end of the concrete driveway, it displays three tall, fixed windows linked by a continuous lintel, in place of what was originally no doubt a garage door. The windows are covered by an extension of the side gable roof on this portion of the building.

*North side façade.* The right (north) side façade has no openings. The distance of this side façade to the property line (less than five feet) prohibits an opening. The space here between the wall of the house and the side lot line is finished in stone. It abuts the neighboring property, which is treated in a similar way.

*Rear (west) façade.* The rear of the house has back entry door on the right side, within what would be the garage. It has a faux six-paneled door. At about the center of this façade is a large, two-part sliding window with vinyl frames. To the left are two individually placed, one-over-one-light, double-hung windows with vinyl frames.

*South side façade.* The south side façade reveals two individually placed one-over-one-light, double-hung windows on the side façade of the projecting wing. The shorter window is placed high under the eaves, while the window to its right has a standard placement. The south side of the garage has no openings, as the distance of this façade to the property line (less than five feet) prohibits an opening. A concrete walkway is located here that accesses the rear parking area.

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### Site and landscaping

The house is placed closer to the front property line than the rear, allowing for an asphalt parking lot with a brick inlay that is accessed via the alley between F and G Streets, which is paved in concrete. The front yard is formally landscaped, with planting beds that parallel the front entry walkway and raised planting beds along the front foundation. The side setback along the north side of the house is finished in loose stones. A concrete driveway leads to the former garage on the south side of the building, and serves as parking. To its right, underneath the two double-hung windows, is another rock-finished bed with two mature shrubs. A narrow concrete sidewalk with a tall wood fence on its south border leads to the back of the lot. Bordering the rear yard is a narrow planting bed to the north that displays mature shrubs with an adjacent wood fence. On the south side of this parking area is a mature Elm tree with an adjacent wood fence.

### Changes over time

The house at 523 G Street was constructed in 1946, according to Assessor records, evidenced by the fact that this is the first year it was assessed. It appears in the 1945 Fire Insurance maps (1921 updated January 1945), addressed as 515 G Street, which is nonetheless Lot 4 of Block 55 in the Original Townsite. The footprint of the house has the same appearance in the 1953 update to the Sanborn maps. It had a rectangular footprint with the long side of the house paralleling the street and a small front porch on the left side (today it is on the right side). A small projection was located on the southwest corner of the house, where the garage is today, although the [former] garage in place today is slightly longer (Assessor records show that it was enlarged by 122 square feet but no date was given). A small single car garage, no longer extant, was located on the alley in the northwest corner of the lot. An aerial photograph from 1946 shows a side gable house with a ridgeline paralleling the street, whereas today's house has a hip roof.

The house increased in value between 1954 and 1956, according to Assessor records, which can indicate an addition or remodel. While the house was still in residential use the garage was converted to a bedroom (no date, possibly 1960 when the computations were re-done).

In 1974 the house was converted to commercial office use, as a law office for John W. Poulus. This use was continued in 1978 with a permit for a law office for Joan G. Poulus. In 1978 the dormer was added to the front of the building and a trellis with a grape arbor (no longer extant) was constructed in front of the garage. In 2012 the building was re-roofed. And in 2017 ten new windows were installed in the building. The windows that exist today are different in size, proportions, possibly location, and operation than they would have been historically. Typically, a Minimal Traditional house such as this would have one-over-one-light or multi-light double-hung windows with wood frames in most locations (as this house did), with the exception of a large focal window on the front façade that lighted the living room. It would not have windows that extend nearly to the finished floor, such as seen on the front façade of this building.

Since a photograph taken about 1997 for a walking tour of Old North Davis, the front porch was remodeled. The porch roof had previously been supported by a simple post, rather than the full-height column present on the building today. The balustrade was added as well. The former front door was also replaced with one with a decorative oval insert.

While not part of this review, the interior of the house has been completely changed to convert the house to an office, including the construction of a lobby, central hall, several enclosed offices, an open kitchen area, a half-bath, and conversion of the garage to an office with an exit to the rear parking lot.

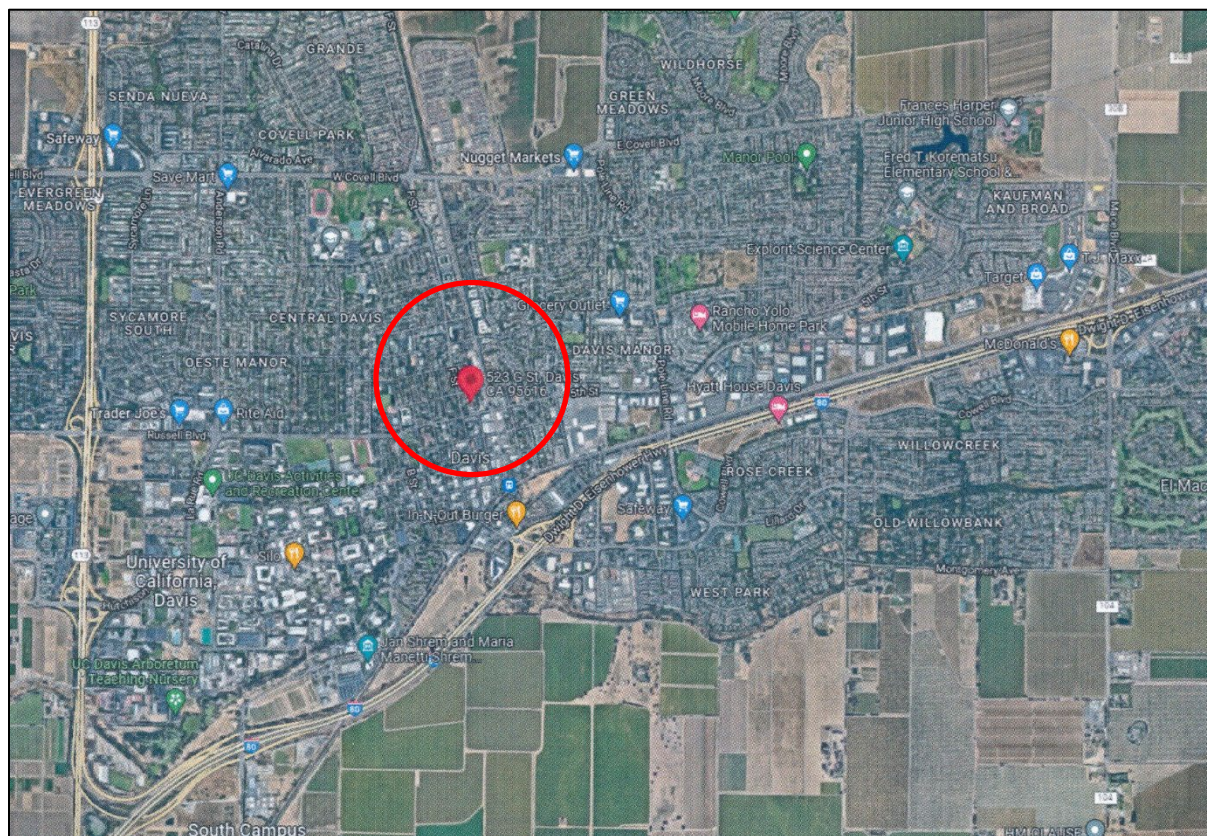
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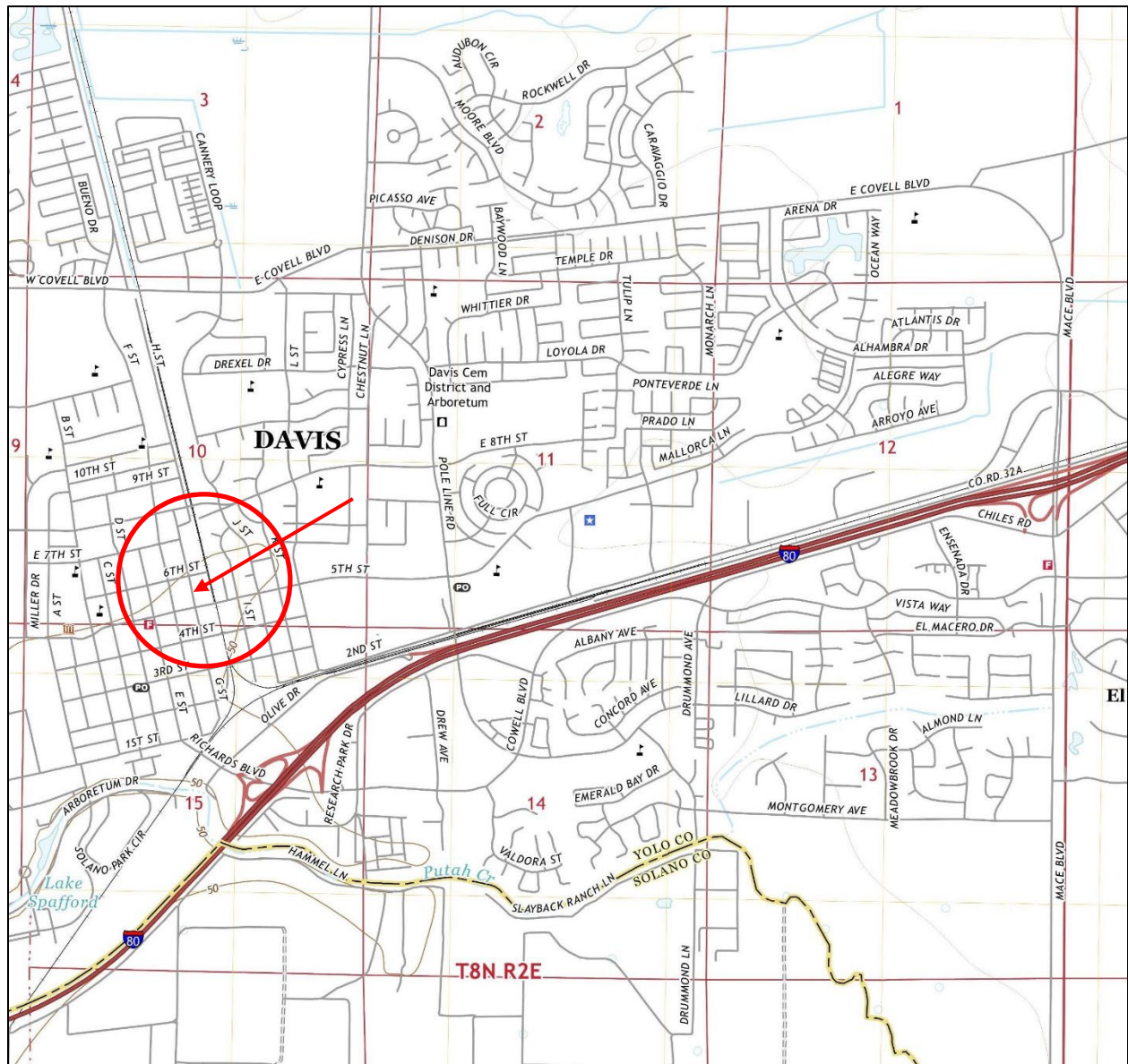
*Summary.* The early appearance of the building at 523 G Street was identified in maps and an aerial photograph, but the appearance could not be verified by historical photographs that would show elevations or the building form. In some cases construction dates were not available to verify the sequence of changes. However, the changes that are known to have occurred ensure that character-defining features were added to the building that change its physical appearance in such a way as to compromise its integrity. These include the addition of the hip-roof dormer; changing out all the windows to windows with uncharacteristic sizes, proportions, operation and materials; enlarging the garage and replacing the overhead doors with windows and adding a rear entry; and re-designing the porch with a formal column and baluster, whereas it had historically been very simple. It is likely that the projecting wing in the center of the front façade was added as well. As a result, the building retains integrity of location and setting but it does not retain integrity of design, materials, workmanship, feeling or association (the latter due primarily to the change in use). The building does not retain sufficient integrity to be considered a historic resource.

**Figure 1: Regional context map**





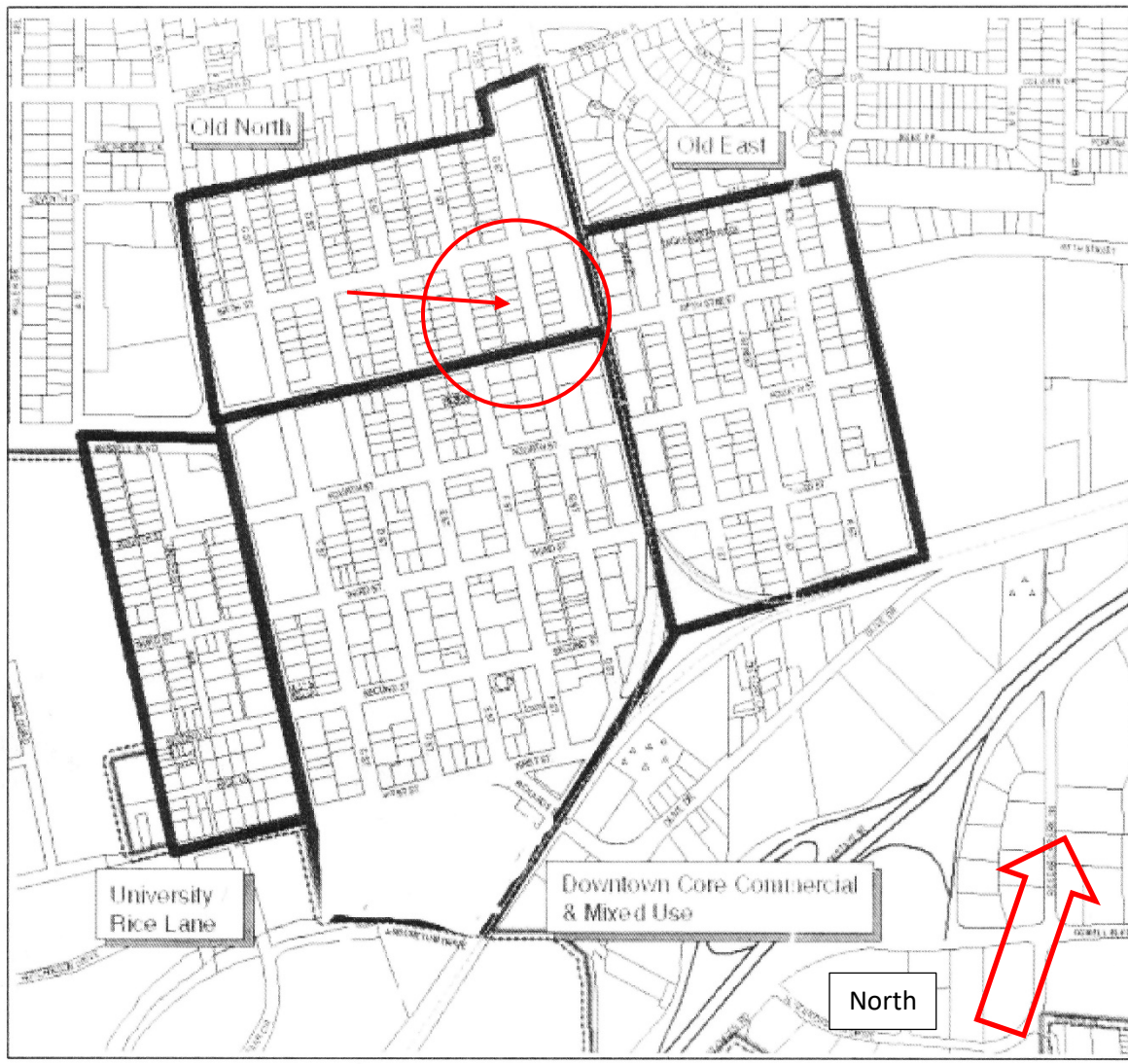
**Figure 2: Regional location map**



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**Figure 3: Central Davis Historic Conservation District, showing Old North Davis subarea and property**

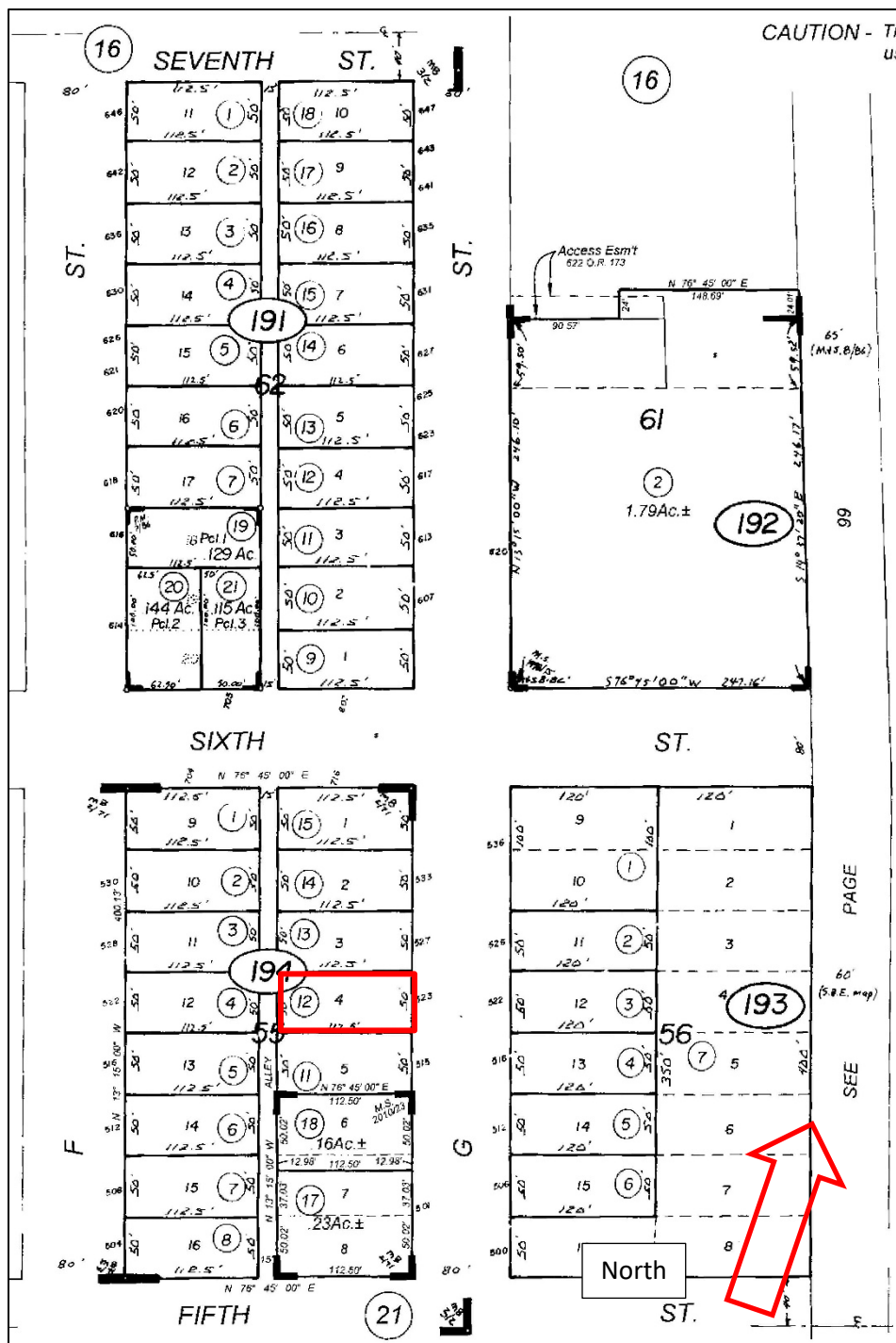


*Source: Context Statement for the Central Davis Historic Conservation District*

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Figure 4: Parcel map showing 523 G Street (APN 070-194-012)



**Figure 5: Sketch map of site**



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**Photo 1 of 15: Front (east) façade, looking west**

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**Photo 2 of 15: Front (west) façade, looking southwest**

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**Photo 3 of 15: Front entry detail**

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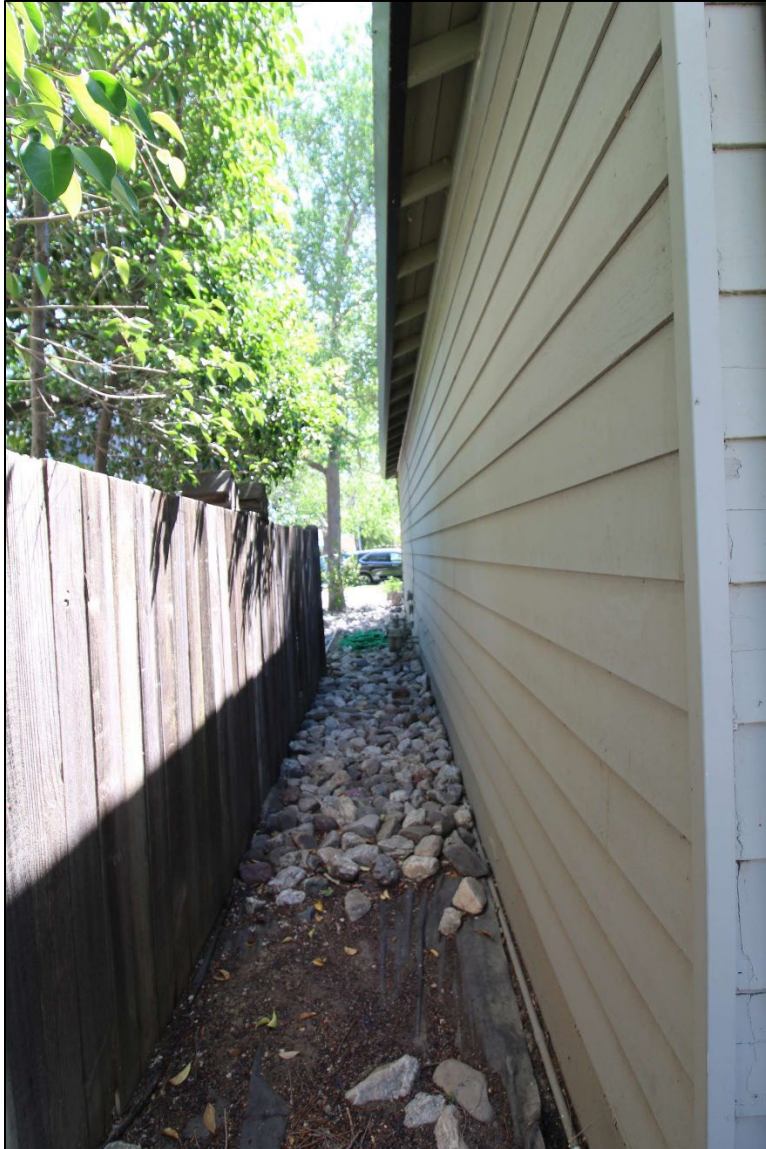


**Photo 4 of 15: East and south facades, looking northwest**



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**Photo 5 of 15: North side façade, looking east**

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**Photo 6 of 15: North side façade, looking west**

## CONTINUATION SHEET

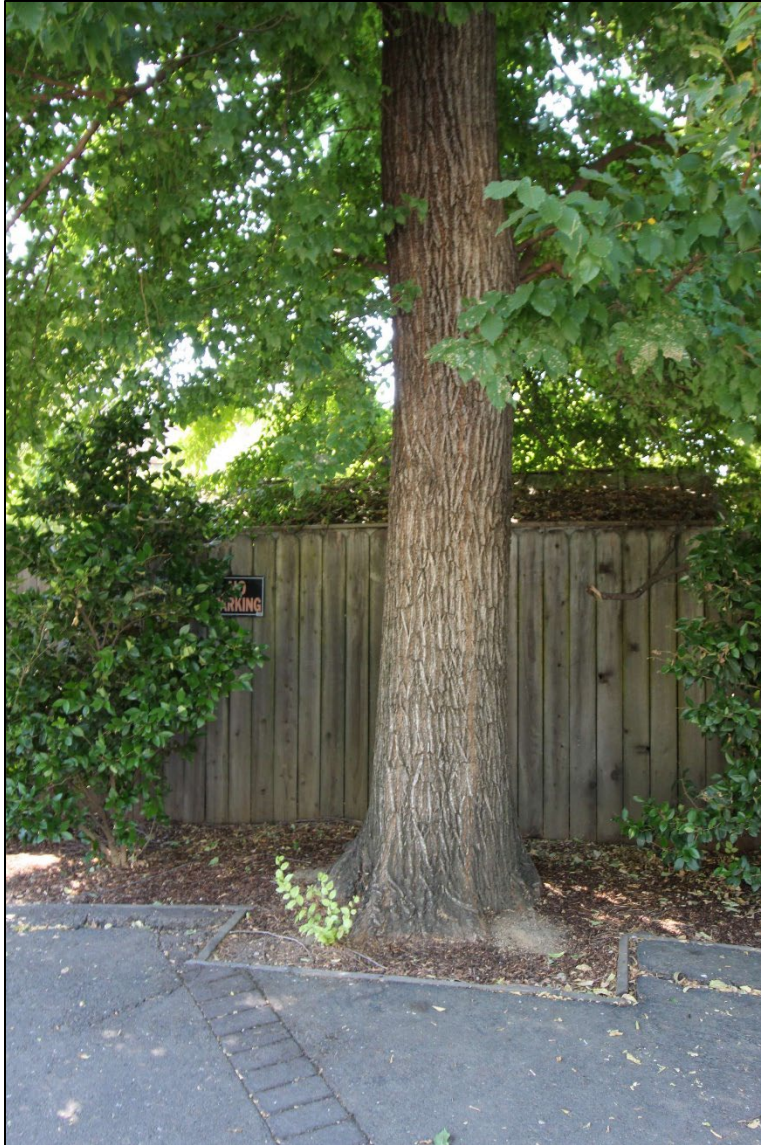
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**Photo 7 of 15: Rear (west) façade and parking area**

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**Photo 8 of 15: Tree in parking area, south property line**

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**Photo 9 of 15: Interior lobby, looking east**

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Photo 10 of 15: Office in garage, typical

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**Photo 11 of 15: Alley behind property (to right), looking north**

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**Photo 12 of 15: Alley behind property (to left), looking south**



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**Photo 13 of 15: Sidewalk on G Street, typical**

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Photo 14 of 15: 6<sup>th</sup> and G Streets, looking south

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**Photo 15 of 15: Sidewalk and G Street at 5<sup>th</sup>, looking north**

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 523 G Street

\*NRHP Status Code 6Z

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B1. Historic Name: Smith, Fred P. and Edna Lea, House  
B2. Common Name: 523 G Street  
B3. Original Use: Residence B4. Present Use: Office

\*B5. Architectural Style: Minimal Traditional

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

The house was constructed in 1946. Changes were made in 1978, when a dormer was added and the building converted to office space. The front porch renovated ca 2000 and the windows were changed out in 2017. Other changes to the house were not dated, but include an enlargement to the garage and the removal of an earlier garage on the lot.

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

\*B8. Related Features:

Paved parking area to rear with landscaping.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Residential development

Area City of Davis

Period of Significance 1945-1955 Property Type Residence Applicable Criteria 1, 1; 3, 3

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

The 1946 house at 523 G Street is significant as being representative of the post-World War II need to provide housing for Davis' exploding population in these years (Criteria 1, 1). In 1940 Davis' population was 1,672 people, whereas by 1950 it had increased to 3,554 people and by 1960 it increased again to 8,910 people. It is also significant as being an example of the Minimal Traditional style, a single family residential style popular in the post-war years and seen throughout the city of Davis' inner neighborhoods and on the block in which this house is located in particular (Criteria 3, 3). The period of significance is 1945 to 1955, which represents both the post-war era and the years in which this style was popular in Davis and elsewhere, before the ubiquitous Ranch house became the post-war residential style of choice. While this house is representative of this era in Davis, it is lacking in integrity. The house retains integrity of location and setting. It does not retain integrity of design, materials, workmanship, feeling or association, however, and is therefore not a historic resource for purposes of CEQA or eligible for listing on the local Davis historic resource.

Continued on sheet 25

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References:

Lofland, John, *Old North Davis, Guide to walking a traditional neighborhood*. Woodland, CA: Yolo County Historical Society, 1999. For additional references, see sheet 35

B13. Remarks: None

(Sketch Map with north arrow required.)

\*B14. Evaluator: Diana J. Painter, PhD

\*Date of Evaluation: September 2, 2022

(This space reserved for official comments.)

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### \*B10. Significance, continued from sheet 24

#### Historic Context

##### *The City of Davis*

Overview. The following are a few major noteworthy events in Davis' early years.

Davis, California is within Yolo County, one of California's original 27 counties. Located eleven miles west of Sacramento, it was first settled in the early 1850s by rancher Jerome C. Davis, who raised cattle, horses, and sheep, grew wheat, and had peach orchards and vineyards. By 1864 his ranch was approximately 13,000 acres (Kyle, 2002:71).

Davis was served by two railroads by 1868 and the town of Davisville, as it was called, was laid out 1868 as a speculative venture. It became a major grain shipping point. At this time the city had a population of about 400 residents.

The University Farm was established in 1905 by the state legislature, with the intention of offering agricultural instruction to farmers in the setting where they worked. The first building was constructed in 1907 and in 1908 it was officially opened to students. In 1922 the university became a branch of the College of Agriculture of the University of California at Berkeley, and its first four-year degree program was established. It became the seventh University of California general campus in 1959; in 1961 a graduate division was founded (Kyle, 2002:571).

The name of Davis was established by the post office in 1907 and the City of Davis was incorporated on March 28, 1917. In 1920 its population was 939. It continued to grow steadily in the first half of the 20<sup>th</sup> century, achieving a population of 23,488 by 1970. In 2020 its population was 66,850.

Growth in the Post-World War II Years. The house at 523 G Street was part of the post-World War II need to provide housing for Davis' burgeoning population. Reasons for the growth included the fact that people returned to the area to live after being stationed in the west during World War II; the returning veterans and their desire to settle down and start families after the war in general; and most specifically, the explosion of students who enrolled in the University of California Davis after the war, taking advantage of GI Bill's educational and other benefits. The need for housing was exacerbated by the lack of housing construction that occurred during the Great Depression, leading up to World War II, and the diversion of resources – including building materials and labor – to the war effort. This house and others like it responded to Davis's explosive growth during the period from 1940 to 1950, when its population grew from 1,672 to 3,554 people.

During World War II the University of California's Davis campus was occupied by the Signal Core, who used it for training beginning in February 1943. The campus was returned to the university in 1944 and classes resumed in 1945. Enrollment quadrupled between 1946 and 1947. By 1956 enrollment had risen to 2,166 students. Between 1959 and 1965 the number of students nearly doubled, and by 1968, its 11,450 students represented a five-fold increase from a decade before (Brunzell, 2015). In 1973 UC Davis enrollment was up to 16,241 students.

The city scrambled to keep up with the growth, struggling to provide adequate housing. Six new subdivisions were recorded between 1946 and 1948. Thirty-four new subdivisions were recorded between 1950 and 1959, more than triple the number created in the previous two decades. In the 1940s, however, residential development continued in the traditional gridded neighborhoods, where infill was

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possible. In the Central Davis Conservation District residential neighborhoods this was particularly apparent. It would not be until the 1950s that annexations made the development of new subdivisions and new neighborhoods in the FHA model possible, with long blocks, curving streets, loop streets and cul-de-sacs (Brunzell, 2015).

In 1965 Davis annexed 1.6 square miles of land; 56 subdivisions were recorded between 1960 and 1969. Subsequent years saw a backlash in terms of anti-growth sentiment, but annexation and construction continued. Related trends included demolition and redevelopment in the downtown and demolition of residential areas on the periphery of downtown to build commercial buildings. In 1970 the population of Davis was 23,488 and in 1980 it was 36,640, a 163.6% increase.

### ***The Central Davis Conservation District***

The building at 523 G Street is within the Central Davis Conservation District, which is made up of four subdistricts, the central Downtown Core Commercial and Mixed Use district; the University Rice Lane district to its west; the Old East Davis district to its east; and the Old North Davis district to the north. The area is governed by the *Davis Downtown and Traditional Residential Neighborhoods Design Guidelines*, which apply to all structures in the districts (if the buildings are historic resources, they are additionally subject to the Secretary of Interior's Standards for Rehabilitation). The University/Old River, Old East Davis, and Old North Davis are considered traditional neighborhoods; the building stock is primarily residential.

The *Downtown Davis Specific Plan*, which was prepared in draft form in October 2019, focuses on the downtown but also takes in some portions of the residential areas, including a small 'finger' that extends to the north that is centered on G Street. Most of this area is targeted for Mixed Use development, including the subject property. In terms of this document, the subject property is within the North G Street area. It was not identified as having historic interest in the 2019 historic survey that was prepared for the Specific Plan, although the house at 516 G Street and the historic Hibbert Lumber Company hardware store at the northeast corner of 5<sup>th</sup> and G Street were both identified as historic resources in the subject block. Neighborhood character, historic resources, and streetscapes were a particular focus of these studies.

All four neighborhoods are part of the Conservation Overlay District, whose purpose is to protect the scale and character of the defined areas, including those properties not designated as Landmark or Merit Resources.

### ***Old North Davis***

Old North Davis is bounded by 7<sup>th</sup> Street on the north; the railroad tracks on the east; 5<sup>th</sup> Street on the south; and B Street on the west. The southern portion of Old North Davis, within which the subject property is located, was part of Davis' 1868 Original Townsite. The northern portion of Old North Davis was platted by C.W. Bowers in 1913, the first time that the Davis Street grid had been extended since 1871 (Lofland, 2007). It is bounded by 7<sup>th</sup> Street on the north; G Street on the east; 6<sup>th</sup> Street on the south; and B Street on the west. All blocks have a north-south orientation, with B through G Streets being the north-south streets. The subject block has a north-south alley, whereas the rest of the blocks that are part of the Original Townsite do not. All the blocks in the 1913 Bowers Addition do, however. Unlike the alley serving 523 G Street, these alleys are not paved and retain a "rustic" character.

Author and local historian John Lofland, who lives in Old North Davis, finds the value of the neighborhood in its gradual development, with a layering of architectural styles and building ages, and diversity of

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housing types that appeal to different income levels. He also values the urban design characteristics of the neighborhood, especially the streetscape (Lofland, 1999). His book on Old North Davis is a testament to the value of "traditional" neighborhoods, which are now supported by the City of Davis' plans and guidelines that aim to preserve the characteristics of these districts.

Architectural historian Carol Roland evaluated the Old North Davis District for significance and integrity and found it eligible for listing in the California Register of Historical Places under Criterion A, as a "Suburban Subdivision Development" and Old North Davis as a "Typical Early Suburban Development." She also found Old North Davis eligible for listing under Criterion C, for its "Old North Davis Bungalow Architecture," and its "Craftsman Bungalow and Period Revival Styles" (Roland, *Old North Davis*, 2003). The period of significance was identified as 1910 to 1950. She included all of Old North Davis within the proposed district boundaries with the exception of the 500 block of G Street. In other words, the block within which 523 G Street is located was not recommended as part of a potential historic district. She noted, "The boundaries encompass those blocks of the city that were developed from the 1910's through the 1950's and which retain an almost unaltered, comprehensive collection of residential building types and architectural styles that exemplify the small town, University Farm era of Davis' history. It also incorporates the city's first suburban subdivision."

Roland focuses on the residential architecture that developed in the 1920s and 1930s, which encompass the Craftsman Bungalow and the Period Revival eras, discussing the building types, styles, and urban design qualities. She also places value on the landscaping of the neighborhood. C.W. Bowers, who developed the Bowers Addition, provided the street trees and utilities for his subdivisions and set the tone of the siting of the houses, which was in turn emulated by the developers of the six blocks to the south. This ensured that the entire neighborhood had a visually cohesive appearance, even though the southerly blocks developed later than the north blocks of Bower's Addition. Roland notes that Old North is:

*. . . a well preserved example of organization of space that characterized suburban design, including the arrangement of streets, the size and location of housing lots, the siting of dwellings, and the disposition of common space and landscape features. It retains a comprehensive collection of residential building types and architectural styles that exemplify the small town, University Farm era of Davis' history, before Davis became a major university center. A diversity of architectural styles within the neighborhood reflects the popular tastes of the period. Spanning three major decades of build out, the 1910s, 1920s, and 1930s, the varied types of residential dwellings are unified by their scale, massing, form and relationship to each other along uniform streets with relatively narrow lots (Roland, *Old North Davis*, 2003).*

Roland places less value on the housing stock developed in the 1940s, however, and the Minimal Traditional style, in general describing it as a precursor to the later Ranch style and an era of building that did not display the same level of cohesiveness as the earlier decades of development, due in part to the fact that the houses developed mainly as infill development in Old North Davis. She nonetheless states that, "Although not architecturally as appealing as the bungalows of the earlier decades, they represent a common house style and are an integral part of the neighborhood." She does note, however, that wholesale removal of original fenestration, especially on the front facades of houses, as has occurred at 523 G Street, was a significant alteration. In other words, this rendered a house non-contributing to the neighborhood.

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### *Historical Development of G Street*

The following is an overview of the immediate area around the house at 523 G Street. The 1921 Sanborn Fire Insurance map shows that at that time the subject double lot was occupied by a barn or outbuilding spanning lots 3 and 4. The only other building on the block was a house with an external kitchen at the corner of 5<sup>th</sup> and G Streets. There were no buildings within the block facing F Street. Across G Street, on the west-facing block face, was an office and scales, at G and 5<sup>th</sup> Streets, and one small dwelling. On the opposite side of this block was a large warehouse, parallel to the railroad tracks, called A. J. Plant's Grain Warehouse (still extant).

The date of the next Sanborn map is 1945. By this time residential development had begun to infill the area. The block face on which the subject house is located was occupied by a dwelling. A duplex was located at the corner of 6<sup>th</sup> and G Streets and the same dwelling that was there previously was at 5<sup>th</sup> and G Streets. Across the street six houses had been constructed, each with a slightly different design. On the other side of the block, facing F Street, six houses had been constructed, all with different designs and detached single car garages. The warehouse along the railroad tracks was still present (as it is today).

A 1953 map of the blocks described above show that there were three single family residences on the block and a duplex where there was a duplex in 1945. Across the street were six single family houses. On F Street were seven single family houses and one duplex. The intersection of 5<sup>th</sup> and G Streets shows auto-oriented uses, with two service stations (at the northwest and southwest corners), an auto dealer (at the southeast corner), and a lumber yard (at the northeast corner). By this time the Davis Food Coop at the northeast corner of 6<sup>th</sup> and G Streets had been developed.

Today the block facing onto G Street between 5<sup>th</sup> and 6<sup>th</sup> Street has much the appearance that it likely did when developed, in the pre- and immediate post-World War II era, although some of the houses are occupied by businesses today and some appear to have had additions. They are, for the most part, designed in the Minimal Traditional style, which was popular in the 1940s. The mature street trees that line both sides of the street create a sense of continuity to the streetscape. The uses and buildings at the intersection of 5<sup>th</sup> and G Streets are intensifying, however. At the end of the subject block is a two-story commercial building housing a credit union. A one-story commercial building, the historic Hibbert Lumber Company hardware store, is located at the northeast corner; a two-story office building is located at the southeast corner; and a multi-story mixed use building is located on the southwest corner.

### *Architectural Context*

The residential architectural styles and typical building types within the Old North Davis neighborhood are illustrated in the historic resources survey and eligibility evaluation for the Old North Davis District that was developed in 2003 (Roland, 2003). They include Craftsman bungalows, Revival Style styles, Minimal Traditional houses, Early Ranch houses, and public buildings. The house at 523 G Street is a Minimal Traditional house.

Minimal Traditional houses were developed in the 1930s during the Small House Movement, which coincided with the Great Depression. Experiments were undertaken to develop housing that was efficient and economical. These goals continued immediately after World War II, as material shortages continued for some years. As stated by one author, in Davis the houses were built as "an inexpensive and quickly-built solution to the housing crisis caused by returning soldiers and rapid population growth . . ." (Lieberman, 2003). Many of these houses were designed by builders, but house plans were also



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available through architectural plan books and by subscription, which also made their construction more affordable.

The characteristics of a Minimal Traditional house are as follows. The houses are most often one story in height and typically have a simple, compact footprint, largely square or rectangular. They can have hip or gable or combination roofs, typically with a low or moderate pitch, but eaves are narrow. Windows are

typically one-over-one-light or multi-light, double-hung windows with the exception of a larger focal window to light the living room. These might be single, fixed-light windows or multi-pane windows with horizontal panes. Either would have a slightly horizontal aspect. Visual interest may be provided by a contrast in cladding materials but overall, materials are generally horizontal board, brick, or stucco. Other features may be a simple front stoop, perhaps with a simple overhang on angle brackets, and shutters, as this building once had. Garages might be attached or detached, facing the street, but would only accommodate one vehicle. In general, the houses conveyed an air of economy and efficiency within a traditional vocabulary (McAlester, 2013:887).

### ***Property Owners***

The first owners of the property were Fred P. and Edna Lea Smith (Assessor records). In the 1950 census Fred was 78 and Edna was 59, and they still lived at 523 G Street; neither listed a profession. In 1960 J. Duthie owned the property (Assessor records). James Duthie was a contractor who built a number of houses in Davis, including in Old North Davis at 642 D Street, 539 E Street, and 647 G Street. He lived at 637 E Street after World War II (Lieberman, 2003). In 1967 the subject building was advertised as a dental office for sale, with two chairs.

In 1974 John W. Poulos, the Director of Research for the National Center for State Courts, applied for a Conditional Use Permit to convert the house to an office. In 1978 Joan G. Poulos applied for a business license to operate a law office in the building. Other building owners and/or tenants include a real estate and property management company, a chiropractor, and a tenant who used the building for a music studio. In 1997 the business in the building was advertising for a social worker. In 2003 the Jean Laughtin Trust owned the building. The present owners bought the property in February 2022 from Chris Klein and Joseph Ray.

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### **Evaluation**

To be considered a historic resource, a property must typically be over 50 years of age, be historically significant, and retain integrity. If these findings can be made, the property may be considered a historic resource, eligible for listing in the California Register of Historical Resources (CRHR) or in the local City of Davis historic register. Establishing the historic significance of the property begins by responding to the four eligibility questions put forth by the State of California and the City of Davis for this purpose. Note that a resource must only meet one of the criteria to be considered significant. The house is 76 years of age.

The following is an evaluation of the building at 523 G Street according to the California Register for Historical Resources eligibility criteria followed by the City of Davis criteria for designating a Landmark. The Historical Resources Management Commission may also designate a resource as a Merit Resource. A Merit Resource must meet similar criteria to the criteria to designate a Landmark but pertains only to Davis.

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
1. Associated with events that have made a significant contribution to the broad patterns in the history of Davis, California, or the Nation;

*The house at 523 G Street is part of the post-World War II need to provide housing for Davis' exploding population, which can be attributed to people returning to the area to live after being stationed in the west during World War II in general; returning veterans who were eager to settle down and start families; and most specifically, the explosion of students who enrolled in the University of California Davis after the war, taking advantage of the educational and other benefits of the GI Bill. Housing shortages were exacerbated by the lack of housing construction during the Great Depression, leading up to World War II, and the diversion of resources – including building materials and labor – to the war effort during the war. This house and others like it responded to Davis's explosive growth during the period from 1940 to 1950, when its population grew from 1,672 to 3,554 people, and continued into the 1960s and beyond. It is significant for its association with patterns of residential development in Davis, specifically in the Central Davis Historic Conservation District, in the post-World War II years.*

2. It is associated with the lives of persons important to local, California, or national history;
2. Associated with the lives of significant persons in the history of Davis, California, or the Nation;

*Research did not reveal an association with persons important to local, California, or regional history in the course of preparing this evaluation.*

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
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;

*The house at 523 G Street is a Minimal Traditional style house, which is one of the prevailing styles in Old North Davis and one that is associated with the limits on resources for building housing in the 1930s and 1940s, both before and immediately after World War II. It is a class of resources representative of an era in which this house has potential to stand out for as being a good example of a member of that class, individually distinctive as a good example of the style, or as representing a significant and distinguishable entity whose components may lack individual distinction.*

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4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.
4. Has yielded or may likely yield archaeological or anthropological information important in the study of history, prehistory, or human culture.

*These criteria is typically applied to archaeological resources and is not relevant to this evaluation.*

**Summary.** The building at 523 G Street is significant under Criteria 1 (CRHR) and Criteria 1 (Davis) for its association with broad patterns of history in Davis, California. The building at 523 G Street is significant under Criteria 3 (CRHR) and Criteria 1 (Davis) as a good example of a residence in the Minimal Traditional style, a style prevalent in Davis in the immediate post-war era.

### ***Integrity analysis***

In addition to meeting one or more of the California Register for Historical Resources eligibility criteria or the Davis criteria for designating a Landmark or Merit Resource, a property must also retain integrity to be considered a historic resource. Below are the aspects of integrity, followed by a response with respect to this property. Note that a resource must meet most – but not necessarily all – of the aspects to be considered as retaining its historic integrity and therefore its historic status.

Location is the place where the historic property was constructed or the place where the historic event occurred.

*The house, to our knowledge, is in its original location, which is Lot 4 within Block 55 of the Davis Original Townsite.*

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

*The design of the house appears to have been dramatically altered. The footprint up through at least 1953 is different than the footprint it has today, which was rectangular and had a porch on the south rather than the north side (1945 and 1953 Sanborn maps). While additional information was not found on these changes, it is known that the garage was enlarged and the overhead garage door removed and the garage converted to first a bedroom and then an office (no date); the front dormer was added (1978); the projecting front wing added (no date); the front porch rebuilt with new features (ca 2000); and the windows changed in size, configuration, operation and materials (2017).*

Setting is the physical environment of a historic property.

*The setting of the house has been consistent. The Old North Davis developed in the 1910s through the 1940s, with some houses added in the postwar era. This continues to be the case. The neighborhood has retained its relatively small- scale residential buildings (some used for commercial uses) and tree-lined streets.*

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 materials of 523 G Street have been altered with the addition of vinyl windows with tempered glass. These are a departure from the wood-frame windows that the house had historically (Assessor records).*

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

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*The workmanship of 523 G Street have been altered with the addition of vinyl windows with tempered glass, which represent a departure from the traditional wood-frame windows that the house had historically (Assessor records).*

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

*The feeling of the aesthetic sense of the house has been altered by design modifications to the original Minimal Traditional style of the house and uncharacteristic changes such as the hip-roof dormer and new, oversized windows throughout.*

Association is the direct link between an important historic event or person and a historic property.

*The association of the house as a relatively small residence has been lost with the changes that have been made to convert the building to an office, including a complete remodel of the interior to include a lobby, central hall, several enclosed offices, an open kitchen, a half-bath, and conversion of the garage to an office with an exit to a rear parking lot.*

*Summary.* The building at 523 G Street retains integrity of location and setting. It does not retain integrity of design, materials, workmanship, feeling or association. It is therefore not a historic resource for purposes of CEQA or eligible for listing on the local Davis historic register.

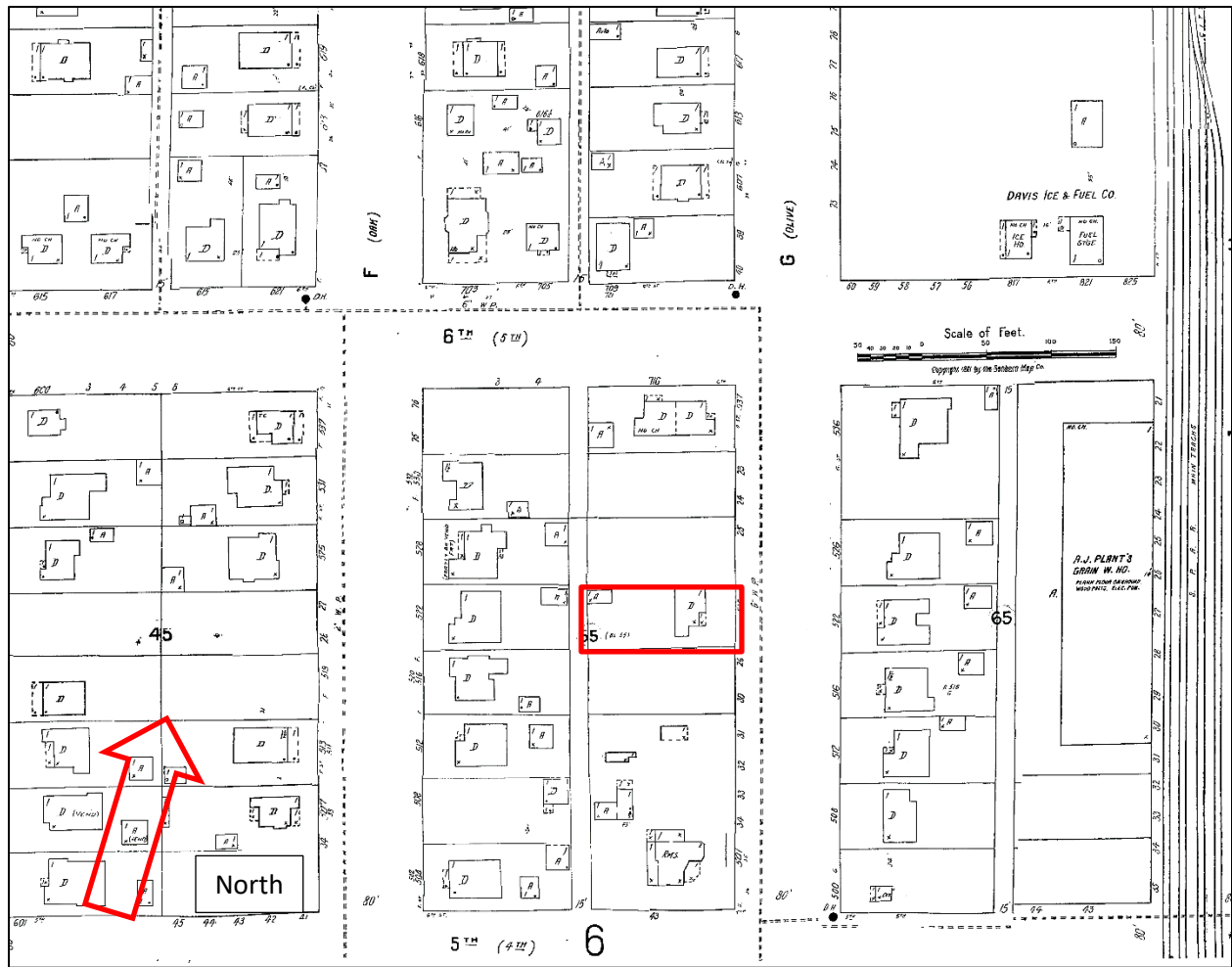
### **Conclusion**

The house at 523 G Street is over 50 years of age and meets Eligibility Criteria 1 and Criteria 3, for being part of a trend to provide housing for a growing population in the post-World War II years and as an example of a Minimal Traditional house, a style prevalent in Davis in the immediate post-war era. It does not, however, retain integrity and is therefore not a historic resource.

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Figure 6: 1945 Sanborn Fire Insurance map



Source: Sanborn Fire Insurance maps

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**Figure 7: 1946 aerial of the subject area in Old North Davis**

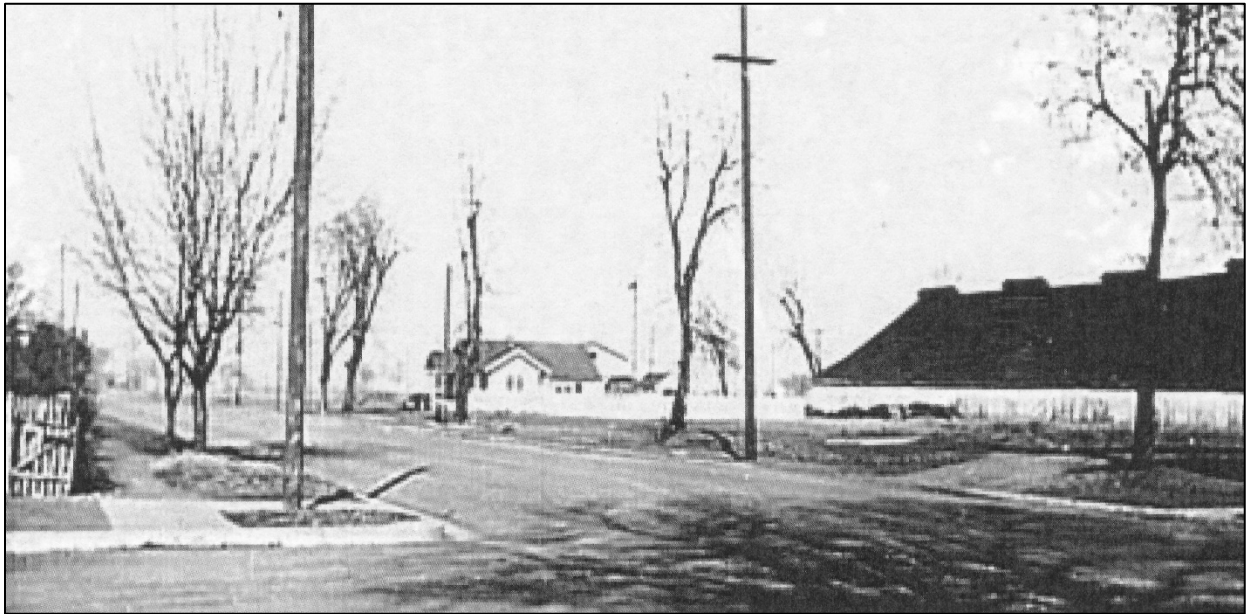


*Courtesy John Lofland and Eastman's Studios*

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**Figure 8: Looking north along G Street from 5<sup>th</sup>, 1938 (523 G Street would be across from house shown in photo; grain warehouse to right)**

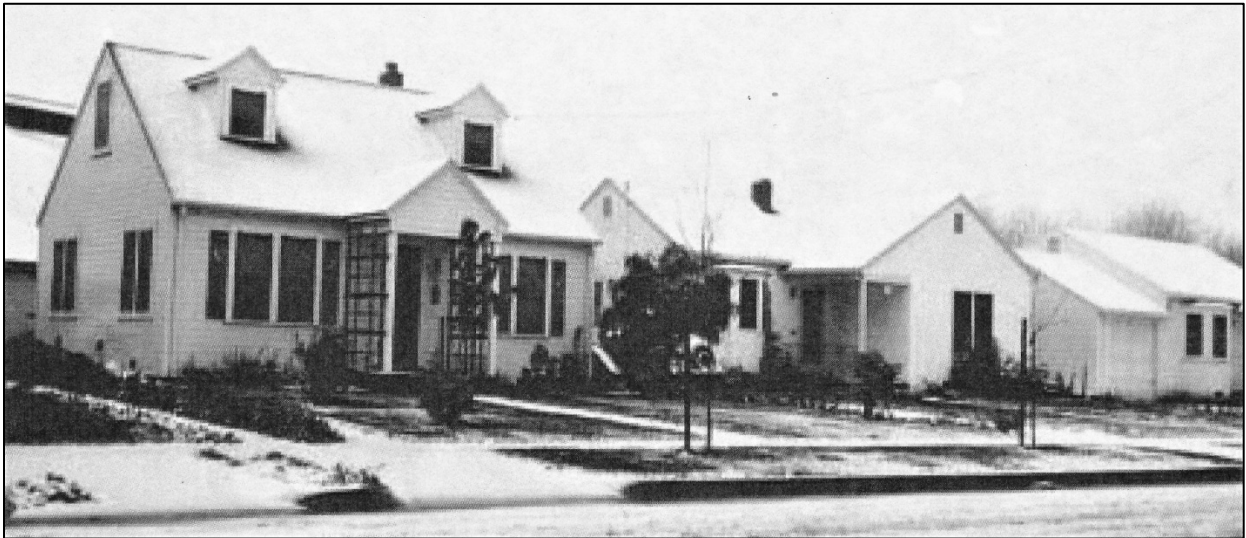


*Courtesy John Lofland*

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**Figure 9: Minimal Traditional houses in the 500 block of G Street, photographed in 1942 (still extant)**



*Courtesy John Lofland and Phyllis Haig*



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**Figure 10: Building at 523 G Street photographed circa 1997**



*Courtesy John Lofland*

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