

In Photo 6 on page 17, we see the Old North in 1946, although the view is somewhat obscured by trees, which are especially full since the picture was taken in September of that year.

The 1945 Sanborn map of the Old East clearly shows that buildings were sparse. The 1946 view provided by Eastman Studios in Photo 7 on page 18 makes this even more evident.

As we see in Table 1, the fifty-five year survival rate of buildings in the four areas has been very uneven, ranging from an Old North high of 82% to a Downtown low of 37%.

The upshot is that the concentration of heritage buildings in the Downtown in 1945 has shifted from there to the Old North. (Column 1, row 3 in Table 2 shows 40% of the total in the Downtown in 1945 and column 2, row 2 shows 40% of the total in the Old North in 2000). Among areas, the Old North now contains, by far, the largest number of Davis heritage buildings.

The University-Rice and Old East areas percentages of the whole in 2000 are remarkably similar to their percentages in 1945 (20% compared to 22% and 13% compared to 12%, respectively) (Table 2, rows 1 and 4).

In order to facilitate closer inspection of heritage buildings and their survival, the street-by-street counts for each area are given in Tables 3, 4, 5, and 6 on pages 8 and 9. (In addition, my raw data sheets are available for inspection or copying by anyone interested in the detailed counts.)

DOWNTOWN DEMOLITION

The extensive demolition that has occurred in the Downtown is quantified in Table 5 and is shown graphically in the centerfold. Almost two-thirds of the 1945 buildings have burned down, been torn down or moved away, or remodeled-out-of-character. Fourteen of the twenty-four Downtown blocks have been substantially or entirely cleared and rebuilt.

The great bulk of this demolition work occurred in the two decades of the '50s and '60s, in the "cowboy" period of Davis history—cowboy here used in its meaning of undertaking a sensitive task heedlessly.

Curiously, demolition activity was very much slower in the decades of the '70s, '80s and '90s.

THE FUTURE?

But, as every alert person knows, a new era of California growth, and a new need to deal with it, are facing the Davis community. How many of its heritage buildings will the community be willing to demolish as it comes to grips with a new era of "infill" growth? How many heritage buildings can the community sacrifice and still be Davis? ■

