

**HISTORICAL RESOURCES ANALYSIS STUDY OF
445 RUSSELL BOULEVARD, DAVIS,
YOLO COUNTY, CALIFORNIA 95616**

MARCH 2013



PREPARED FOR:

City of Davis
Department of Community Development and Sustainability
23 Russell Boulevard, Suite 2
Davis, CA 95616

PREPARED BY:

Historic Resource Associates
2001 Sheffield Drive
El Dorado Hills, CA 95762

TABLE OF CONTENTS

HISTORICAL RESOURCES ANALYSIS STUDY

I.	Introduction and Project Description	1
II.	Regulatory and Evaluation Framework	2
A.	National Register of Historic Places (NRHP) Criteria	2
B.	California Environmental Quality Act (CEQA) and California Register of Historic Resources (CRHR) Criteria	3
C.	Landmark Resource Criteria	4
D.	Merit Resource Criteria	5
E.	Historic District Criteria	6
III.	Cultural Setting	8
A.	Environment and Geology	8
B.	Climate and Hydrology	9
C.	Contextual History and Land Use	9
IV.	Research Results	23
V.	Survey Methods and Field Inventory	23
VI.	Property Description	23
VII.	Report of Study Findings	24
VIII.	Recommendations	27
IX.	Professional Qualifications	29
X.	References	30

FIGURES

Figure 1: Walter L. and May Belle Howard with family and relatives

Figure 2: Aerial View of 445 Russell Boulevard, Davis, CA

Figure 3: Yolo County Assessor's Parcel Map 340-333

Figure 4: Original Plat Map of Davisville, California, 1868

Figure 5: Yolo County Assessor's Parcel Map, 1926

Figure 6: View looking north from present-day U.C. Davis 1924

Figure 7: Walter L. Howard house shortly after completion, 1924

Figure 8: Subdivision Map for College Park, 1924

Figure 9: Photograph of Walter L. Howard, circa 1930s

Figure 10: Photograph of Fred H. Abbott, circa 1930

Figure 11: Jake's Addition residences in relation to APN Map and Aerial Photograph

Figure 12: Comparison of Photographs of Jake's Addition from 1924-1952

ATTACHMENTS

DPR 523A - Primary Record

DPR 523B - Building, Structure, and Object Record

Photograph Record

ACKNOWLEDGMENTS

Interpreting the history of the property at 445 Russell Boulevard involved the wisdom and knowledge of several individuals whose lives have been devoted to studying the history of Davis. I would like express my thanks to Dennis Dingemans, Director of the Hattie Weber Museum of Davis, and to Davis Historian John Lofland, along with Walter E. and Betty (nee Kendall) Howard. John opened his archives to me and brought to my attention important documents and other information that formed the building blocks of this historical analysis. Walter and Betty shared their memories about Davis and growing up at their home at 445 Russell Boulevard, as well as photographs of the family (refer to Figure 1). I would also like to thank Ike Njoku, Planner & Historical Resources Manager of the City of Davis, for assisting in this endeavor and sharing documentation held by the city.



Figure 1: Walter L. and May Belle Howard with family and relatives, at the 4th Street home owned by the Coopers, Davis, California (circa 1930). Walter L. is pictured in the second row far left, and Walter E. is in the rear center of the photograph (Photograph courtesy of Walter E. and Betty Howard, Davis, California).

I. INTRODUCTION AND PROJECT DESCRIPTION

This historical resources analysis survey and evaluation for 445 Russell Boulevard, Yolo County, Davis, California, was compiled in compliance with the Article 8.19.040 of the Davis Municipal Code in response to a proposed demolition of a garage in order to make room for future expansion of the primary building on the property. The project location is identified as Assessor's Parcel Number (APN) 034-332-030-000, being a portion of Section 9, Township 8 North, Range 2 East, MDB & M (refer to Figures 2 and 3). The subject parcel contains approximately .451 acres and is fully developed with a two-story former residence, now a sorority house, a two-car garage, a paved driveway, walkways, and extensive landscaping. The subject property fronts Russell Boulevard and the University of California, Davis campus to the south. To the east, west, and north are single-family residential homes and sorority and fraternity houses built from the early 1920s through the 1940s.

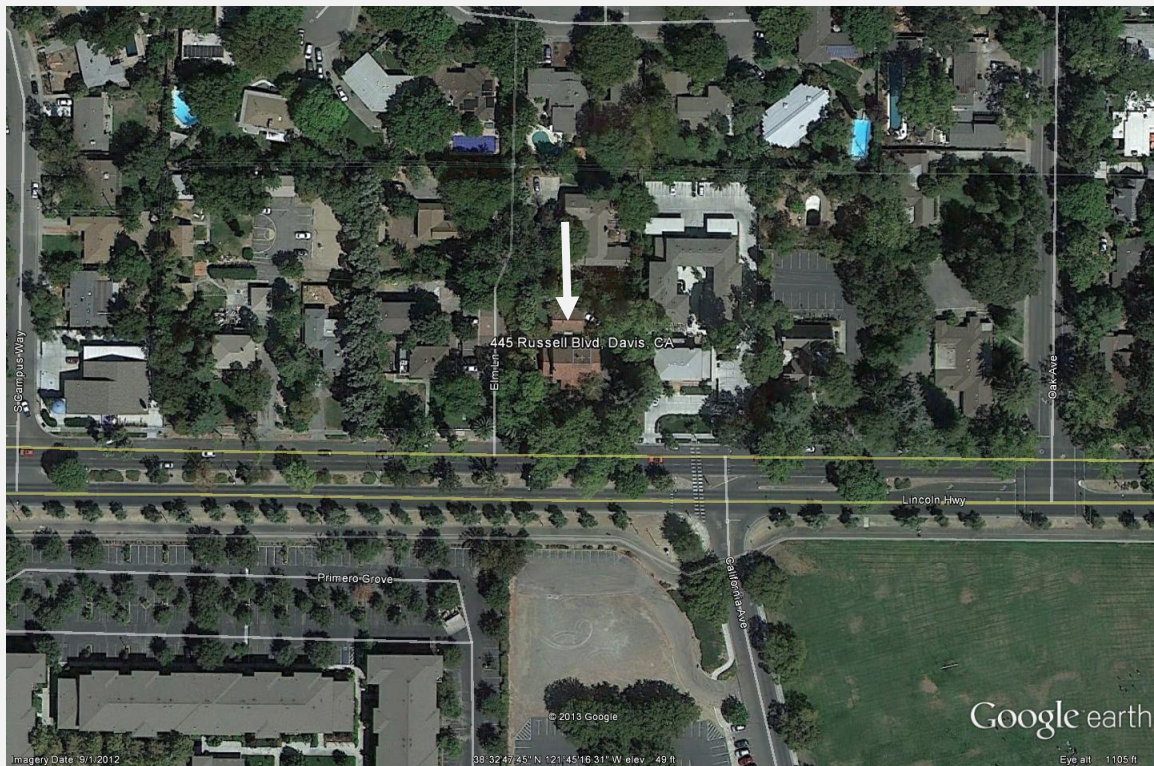


Figure 2: Aerial view of 445 Russell Boulevard, Davis, CA (Google Earth 2013)

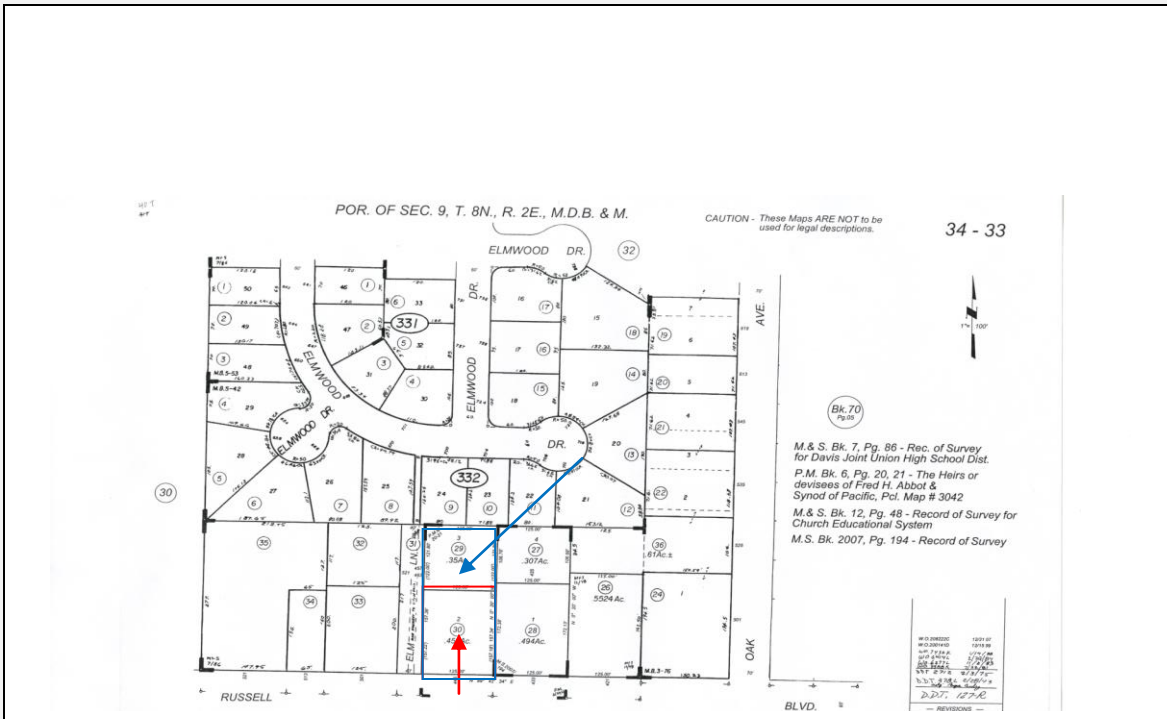


Figure 3: Yolo County Assessor's Parcel Map 340-333 (the current physical boundary of the parcel is depicted in red, while the original parcel boundary is depicted in blue).

II. REGULATORY AND EVALUATION FRAMEWORK

A. 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 (Ibid).¹

B. 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. 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

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

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).

C. 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.

D. 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.

E. 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.

III. CULTURAL SETTING

A. Environment and Geology

The project area is located within a physiographic setting characteristic of the Great Central Valley (Storer and Usinger 1963: 26), 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

² Storer and Usinger 1963:26.

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 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 (personal communication: John Lofland, March 2013). 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.

B. 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.

C. Contextual History and Land Use

There are two historic themes that connect the subject property to the City of Davis and to the University of California, Davis - an acute need for residential housing and the establishment and expansion of University State Farm.⁴ Of particular importance are those individuals who built, occupied, and maintained 445 Russell Boulevard from the early 1920s through the 1970s. The

³ Ritter ed. 1970:16

⁴ University State Farm, University Farm, and University Experimental Farm appear to be the names applied to the fledgling college during the early 1900s through the 1930s. Prior to the early 1920s the vast majority of housing was located within the incorporated boundaries of Davis, while the school was situated outside the city boundary on unincorporated lands within Yolo County. The subject property remained outside the legal boundaries of the city of Davis through 1946, when lands to the west were annexed. Therefore, pre-1946 records regarding the property fall within Yolo County.

development of Davis, or Davisville, as it was originally known, influenced the decision by partners of the California Pacific Railroad to run 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 regional 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 located, established the community as an important connector and shipping point. A few years later a branch line to Napa Valley was added.⁵

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 (refer to Figure 4).

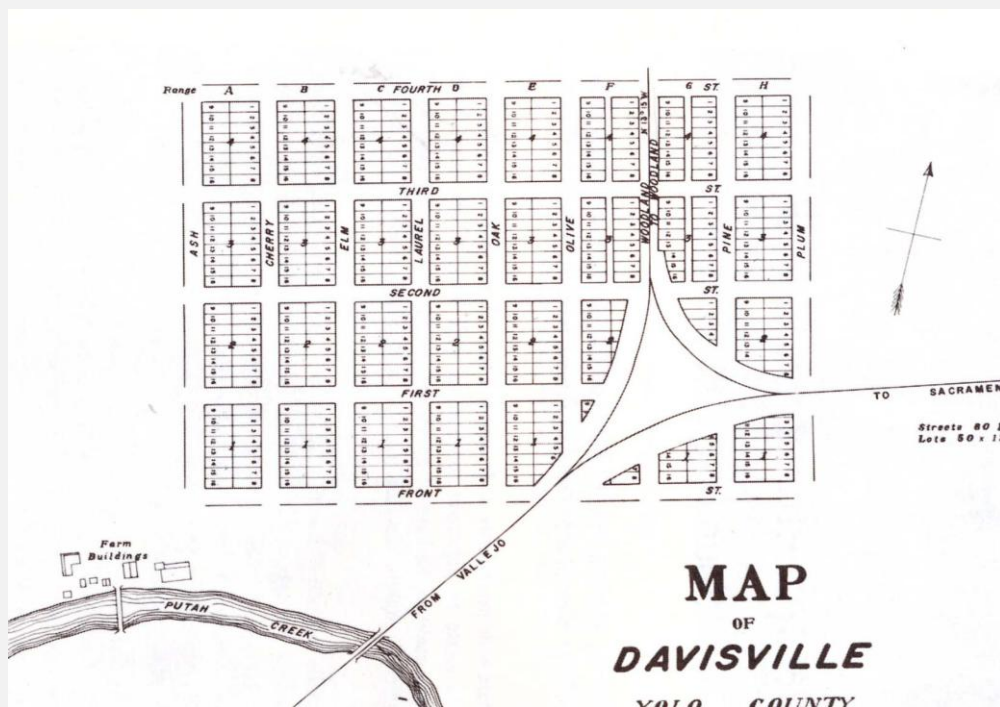


Figure 4: Original Plat Map of Davisville, California 1868 (Roland 2003; Courtesy of Hattie Weber Museum).

⁵ Carol Roland. Central Davis Historic Conservation District Historical Resource Study and Context Statement for the Central Davis Historic Conservation District, Davis, California, 2003. p. 8-9.

During the 1850s through the 1870s, Yolo County was a prosperous agricultural area of grain cultivation, particularly wheat. The railroad junction 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 Davis.⁶

Most of the commercial development in Davis was originally along G Street, creating a tightly packed, linear business district not far removed from the railroad transportation corridor and the main depot. 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 much of the original nineteenth century downtown buildings. Most of the current commercial buildings in the core downtown date from 1914-1954 and encompass a range of styles from Prairie Style office block to streamline Moderne.⁷

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 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.⁸

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

⁶ Roland, p. 9.

⁷ Ibid, p. 10.

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

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.⁹

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 history of the University Farm campus began in 1905, when Governor George Pardee signed legislation creating a "University Farm" for the College of Agriculture of the University of California. Previous to 1905, the College of Agriculture, associated with the University of California, Berkeley campus, was to be sited on a large 778 acre parcel of land where "practical agricultural education" could be conducted. The ensuing competition among the state's agricultural communities for the "Farm" was fierce with sixty-nine different sites originally considered by the selection committee. Recognizing the competition posed by the development of a college adjacent to the city boundary, Davis quickly organized a citizens committee, known invariably as the Davis Chamber of Commerce, to promote Davis' virtues as a future campus and university town. Martin Sparks, a large landowner to the west of the original town plat, pledged to offer his property for a campus, while other members of the committee assembled a booklet describing the City's advantages, including the city's prominent location as a railroad junction that provided passenger service from the Bay Area. In 1906, Davis greatly enhanced its position by making a major contribution in underwriting the sale of parcel and the purchase of water rights. By 1907, the first building was constructed, a residence for the Farm Director, which is reportedly still standing.¹⁰

The charter mission of the new college was to teach students the latest in agricultural methods and technology, including the modern techniques of dairying. The following January, regular classes began with a student body of 18. In 1906, the year the University State Farm property was acquired by the state, it consisted of approximately 779 acres, with a scattering of trees along Putah Creek, a dozen or so fig trees south of the old Soils Building (originally the Creamery), and a small group of older ranch buildings. In the spring of 1907 construction began on the new campus with the Creamery Building, the round stock judging Pavilion, Farm Manager's Cottage (the Faculty Club, now University House), and Cottage No. 2, which was built for the Creamery Manager. In 1908, following arrival of the first group of students, a water

⁹ Ibid.

¹⁰ EDAW, UC Davis Historic Context and Overview, April 2009, p. 2-5; 2-6; Ann F. Scheuring. *Abundant Harvest: History of the University of California, Davis*. 2001.

system was installed, consisting of tank and pump house, the Agronomy Building was built, North Dormitory, a Dairy Barn, and a Carpenter and Blacksmith Shop. During this same year the first shade trees were planted along Shields Avenue. By 1921, there were approximately 21 buildings or structures built inside the campus.¹¹

The 1920s ushered in a new phase of construction within the University Farm. In 1922 the "Farm" initiated its first four year degree program. A campus building plan prepared in 1922, lists John William Gregg as landscape architect, William C. Hays as principal architect, and Harry Groll Newton as collaborator. Hays apparently designed the Dairy Industry (Roadhouse Hall 1922), the Horticulture Building (1922-1970), Agriculture and Engineering Building (Walker Hall 1927), and the Animal Science Building (1928). The 1922 site plan for campus buildings was reportedly incorporated into C.F. Cheney's 1927 master plan for the City of Davis. The Davis campus expanded over the early decades of the 20th century from a working farm into a branch of the College of Agriculture, ultimately becoming a general campus of the University of California in 1959. By 1930 the campus grew to encompass roughly 1000 acres.¹²

The early campus architecture of both University State Farm, Davis and U.C. Berkeley shared a common vocabulary, influenced by two-story, rectangular Craftsman Architecture, particularly shingle clad buildings. Several of the first Davis buildings were sited around the main Quad, a field that would form the core of the campus. Despite the predilection of early Davis architecture following in the footsteps of Craftsman design, the work of Architect William Hays in the early 1920s was fundamentally different. William Charles Hays (1873-1963) was born in Philadelphia and received his bachelor's degree in architecture in 1893 from the University of Pennsylvania. After graduating, he studied at the American Academy in Rome and in Paris and traveled through Europe and in Egypt. Hays began his own practice in 1894 in Philadelphia and moved to San Francisco in 1904 where he started a practice in 1908. Hays was professor of architecture at UC Berkeley from 1906-1943 and served as acting director of the school from 1917-1919. Hays was a Fellow of the American Institute of Architects and a charter member of the Beaux-Arts Institute.¹³ Hays' most notable work falls in the school of "Classicism," particularly his designs of Beaux-Arts buildings. William Hays and John W. Gregg completed a Beaux-Arts plan for Davis that would have doubled the size of the Quad, replaced all the wood-frame buildings with more permanent structures, and formally planted the central open space. Although the plan was never implemented, several large more Classically inspired buildings were constructed around the Quad during the 1920s, reinforcing the established central open area.

In the 1940s, modern architectural designs began to take hold at the Davis campus. Characterized by a use of transitional spaces between of indoors and outdoors, asymmetrical plans, and simple materials and forms, modern design transformed the Davis campus. Thomas Church and Lawrence Halprin, two important figures in California modern landscape design, led this

¹¹ Joann Leach Larkey. "Portraits of the Past: Regents Adopt a Building Plan for the University Farm," *Davis Enterprise*, May 11, 1972.

¹² Ibid.

¹³ University of California Berkeley, Environmental Design. "William Charles Hays, 1873-1963." www.ced.berkeley.edu/cedarchives/profiles/hays.htm. Accessed March 2013.

transformation, designing many of the landscapes at Davis through the 1940s, 1950s, and 1960s. As the campus embraced modern design, it also expanded its agricultural research programs, purchasing additional acreage west and south of the main campus. The growth and success of the agricultural programs at Davis and Riverside resulted in further expansion and later diversification within the university system.¹⁴

The row of residential homes that lie along the north side of Russell Boulevard between College Park and S. Campus Way, many of which have been converted in the past three decades to sorority or fraternity housing, reflect many of the social and political changes that swept across Davis and parts of Yolo County during the early 1920s. With the end of World War I, and a "Progressive" political climate espousing efficiency and modernity, along with providing solutions to scientific, medical and engineering problems, the birth of the University Farm epitomized the optimism of the 1920s. From a practical standpoint, the City of Davis, which had just recently incorporated, was not prepared to address all the needs of the burgeoning campus, especially housing for faculty and students, although they clearly supported the acquisition and formation of the campus. Another issue was the fact that 445 Russell Boulevard was located to the west outside the physical boundaries of the City of Davis until 1946.

During the early 1920s campus housing was acutely hard to find, and much of it was unsuitable for many of the university's senior faculty. Faculty with large families, such as Walter L. and Marybell Howard, who had four sons, would have found it difficult to locate a home in the city limits of Davis, since many of the houses had two to three bedrooms at the most. Proximity to campus was also a concern, as was consolidating university staff in one area or neighborhood close to their place of work.

Another factor during the early 1920s, were improvements to present-day Russell Boulevard, once designated as the "State Highway," also designated U.S. 40 and after 1928 for a short time the Lincoln Highway. The dedication of the route, previously a farm road, and its location bordering the north side of the University Farm, proved opportune for the impending subdividing of barren agricultural lands north of campus and just west of the city boundary. Although College Park is the most recognized residential subdivision bordering the campus on the north today, historic photographs and interviews with Walter E. and Betty Howard suggest that it was "Jake's Addition," a small enclave of residential homes that fronted the State Highway beginning at a point just west of Oak Avenue and continuing to a point just west of present-day Elm Lane, that were constructed first (refer to Figures 6 and 7). The name "Jake's" appears to be in reference to "John Jacobson," another important individual in the history of University Farm and the subsequent residential development efforts near the Farm and within the City of Davis.¹⁵

John Jacobson (1884-1941) was superintendent of construction and repair at University Farm. Of Danish ancestry, he was born in Preston or Charlotte, Iowa on August 11, 1884, and died at

¹⁴ EDAW, p. 2-5.

¹⁵ Walter E. and Betty Howard, Personal Communication, March 2013; see also John Lofland and Phylliss Haig. *Davis, California: 1910s-1940s*. Arcadia Publishing, 2000.

the age of 57 on August 15, 1941 in San Francisco (*Davis Enterprise*, August 22, 1941). After serving four years as carpenters mate on the Cruiser St. Louis in the United States Navy, he received honorable discharge in 1907 and applied for employment in the building trades in San Francisco. His first assignment of construction work on the University property at Davis was in 1907, at which time he worked as foreman of a construction crew. Employed in this capacity by an outside contractor, he erected the first domestic water tower and tank and installed the first septic tank at University Farm. In 1910 he received an appointment as general utility man for the Davis campus and in the same year married Esther Maxfield in the Presbyterian Church in Sacramento. The couple moved into a house built on the southwest corner of Third and B Streets in the City of Davis. It was later removed to the adjoining lot and Jacobson constructed another one on the site. Jacobson worked for the university for 31 years. In community affairs Jacobson served on the Davis City Council, the local school board, and helped with the city's utility plant. He was a past president of the California Sewage Works Association.¹⁶ Three of Jacobson's children attended the University of California and he was an honorary member of the Zeta Xi fraternity.¹⁷

Besides Jacobson's construction job he was also interested in real estate speculation and was recognized as one of the city's more prolific builders or contractors. Consequently he began to acquire various parcels contiguous with the new campus prior to 1920. Based upon the "black book" of building materials sold from the McBride Lumberyard in Davis, Jacobson was credited with building 16 homes in or near Davis between 1912 and 1936.¹⁸

On December 21, 1922, John and Esther Jacobson sold a parcel of land to Walter L. Howard within the southeast quarter of Section 9, Township 8 North, Range 2 East, bordering the center of what then was then the county or state road.¹⁹ The parcel, as it was conveyed to Walter Howard in 1922, would have contained nearly one acre. The property was later subdivided into two parcels, parcels 29 and 30, respectively.²⁰ Sometime in the summer of 1923, Jacobson, with the help of Howard, began to erect a two-story residence with a large basement and a detached two-car garage on the parcel he had recently acquired. Apparently three other homes were under construction at the same time, including a home built and designed by Jacobson for his personal use or eventual sale. An assessor's parcel map for 1926 lists J. B. Anderson to the west of

¹⁶ According to John Lofland, Jacobson was a member of the first regularly elected Davis City Council and re-elected as the top vote getter four years later (personal communication, John Lofland, March 10, 2013).

¹⁷ Calisphere University of California. "In Memoriam 1941, John Jacobson: Davis." <http://texts.cdlib.org/view?docId=hb3199n7tr&doc.view=frames&chunk.id=div00004&toc.depth=1&toc.id=> Accessed February 2013).

¹⁸ Personal Communication, John Lofland, March 4, 2013; John Lofland. "Researching Davis Buildings." Davis, California.

¹⁹ John Jacobson and Esther Jacobson to W. L. Howard, December 21, 1922 (Yolo County Recorder's Office Official Deeds).

²⁰ The property at 445 Russell is currently located on Lot 30, having .451 acres (ref. Assessor's Parcel Map, Book 034, Page 332).

Howard, and J.D. Grieve to the east, with John Jacobson in the middle, even though he sold the parcel to Howard in 1922, as noted above (refer to Figures 5-6).²¹

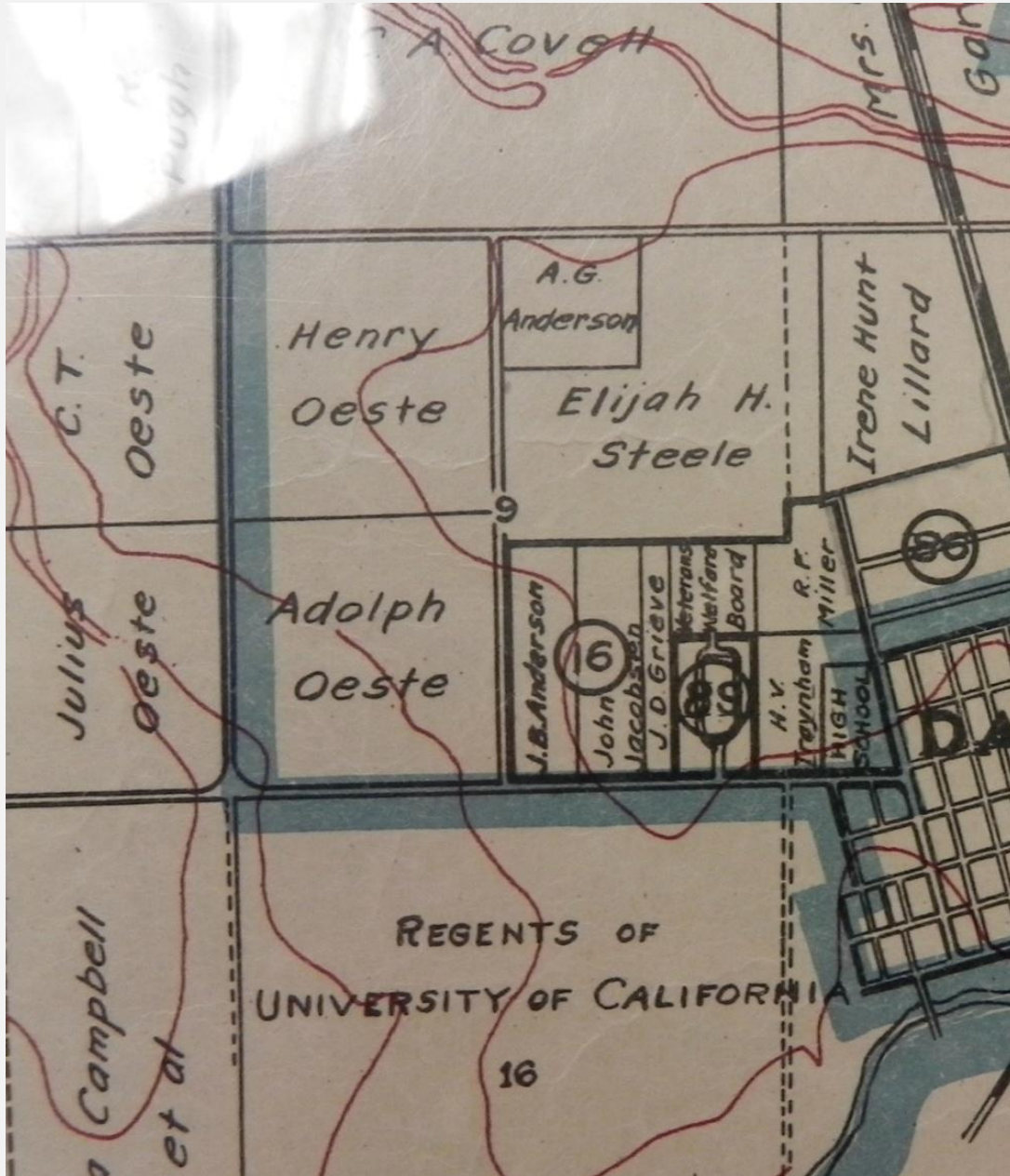


Figure 5: Yolo County Assessor's Parcel Map 1926 (Courtesy U.C. Davis, Shield Library, Map Room).

In Figure 6, taken in March 1924, four two-story homes are depicted fronting present-day Russell Boulevard, including the Howard House third from the left. Additional residential development between the existing legal boundary of the City of Davis west past Oak Street occurred nearly simultaneously during the years 1923 and 1925. A photograph taken of the

²¹ Yolo County Tax Assessor's Maps do not appear to have been updated on a regular basis, as the maps appear to be out of date regarding purchases and sales, such as the one by Jacobson to Howard in 1922.

Howard House (Figure 6 and 7) shortly after completion in 1924 illustrates how similar it looks today. The only exception is the abandonment of the porte-cochere as a vehicular driveway underneath the porch, which retains all its original design and fabric.



Figure 6: View looking north from present-day U.C. Davis north campus towards the Walter L. Howard Residence, 445 Russell Boulevard, third house from the left. Taken March 14, 1924. "Jake's Addition" inscribed on the photograph (Courtesy Walter E. and Betty Howard, Davis, California).

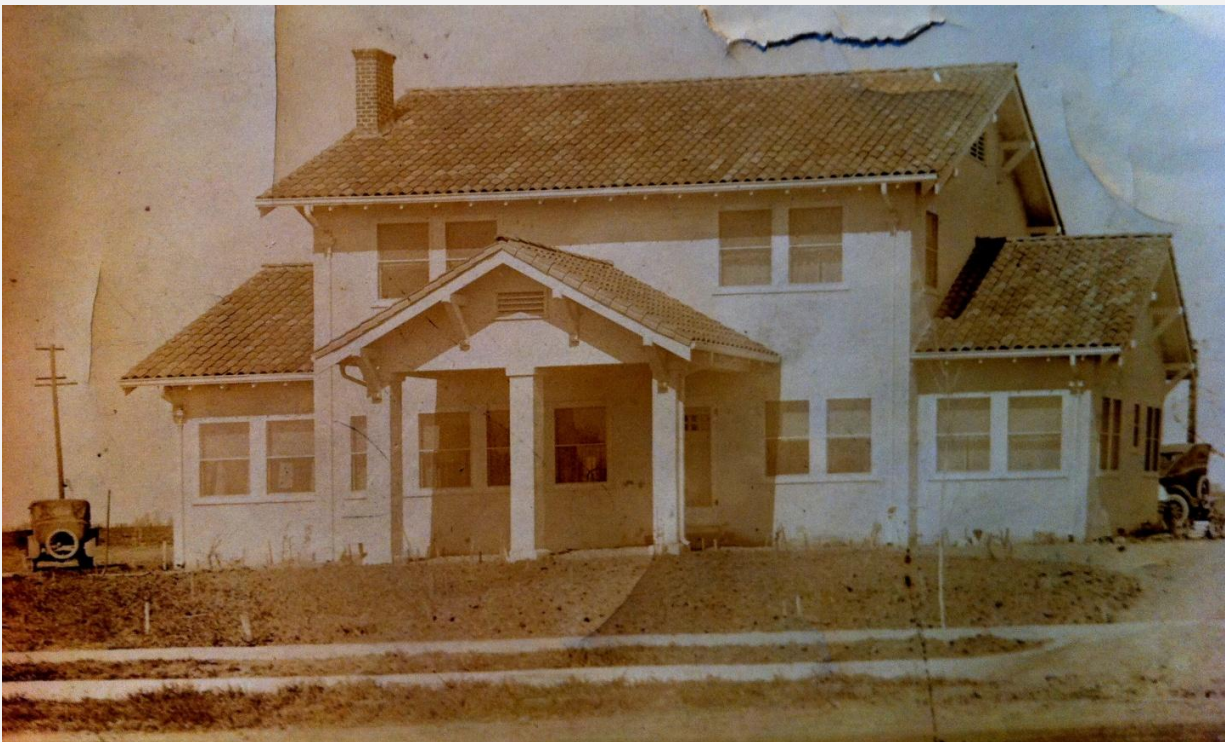


Figure 7: Walter L. Howard house shortly after completion, 1924 (Courtesy Walter E. and Betty Howard, Davis, California).

Based upon a conversation with Walter E. and Betty Howard, who continue to live in the Howard family home at 24 Encina Way in College Park, it was Howard's mother May Belle who

apparently designed the home, which his father helped build.²² The similarities between the four homes fronting Russell Boulevard that were all constructed between 1923-1924 are not coincidental, perhaps all reflecting the work of John Jacobson, or a joint interest in developing designs sympathetic to each other and the nearby University Farm.²³

By 1924-1925, after the group of four homes were completed along present-day Russell Boulevard west of Oak Street, including the Howard residence, a new suburban development known as "College Park" was proposed. According to Joann Larkey, Dr. Elmwood Mead of the University of California, Berkeley appears to have been the first to suggest possible locations for a new subdivision or "a non-profit land development which might provide suitable home sites for prospective residents of the Davis area," particularly those employed at nearby University Farm.²⁴

A review of the official subdivision map for College Park filed with Yolo County in 1924, however, suggests a different approach was taken for development of the residential park (refer to Figure 8). The subdivision map indicates that it was H.H. and Merle Schmitt who owned the tract of land and formed a corporation, known as the "College Park Association of Davis." Trustees for the corporation, included J.D. Greive, F.P. Wray, and A.M. Bracken, themselves landowners.²⁵ Grieve owned the parcel fronting Russell Boulevard just east of the Howard Home, including the frontage for College Park. The Bank of Davis apparently financed the subdivision, which was enumerated as being part of Lots 7 & 8 of Davis Homes Tract as it appears in Yolo County Map Book No. 2, bounded on the east by lands of V. Traynham, on the north and west by lands of H.H. Schmitt, and on the south by the south boundary of Lots 7 & 8.²⁶ F.J. Veihmeyer was appointed president of the association and I.F. Smith as secretary.

Notable early purchasers of lots in College Park included Freeborn, Hoffman, Walker, Howard, and Weymore, to name just a few (refer to Figure 8). By late 1923-1924, three or four homes had been built in College Park, including a few by Jacobson. On March 5, 1923 water meters were registered in order to provide water service to the subdivision. To supply this connection the city of Davis had to lay 250 feet of six inch pipe, which provided the city with revenue and the residents with water. Mrs. Warren P. Tufts, who first came to Davis as a young bride in 1915, recalled that she and her husband originally joined the College Park Association, purchasing the corner lot west of the park at Russell Boulevard. They selected property fronting on the highway, but instead purchased C.L. Brewer's nearly completed home, which would have been part of the Grieve property. Next door and to the east was the Howard property.

²² Walter E. and Betty Howard, Personal Communication, March 2013. It is more likely May Belle's concept of the home was translated into working plans by builder John Jacobson.

²³ Jacobson appears to have been principally a builder rather than an architect, although he likely prepared his own plans and designs for many of the homes he built in Davis.

²⁴ Joann Leach Larkey. "Portraits of the Past: Suburban Development in the 1920s. *Davis Enterprise*, June 22, 1972, p. 130.

²⁵ Deeds of Trust, Yolo County Recorder's Office, 1924, page 274.

²⁶ Ibid.

During the summer of 1923, faculty heads of the University Farm reportedly manned shovels and picks to excavate a piped water system along the highway leading towards College Park from the city limits. According to the subscribed property owners published on June 15, 1923, candidates for the work detail included H.H. Schmitt, J.F. Wilson, E.S. McGuire, W.P. Tufts, F.P. Wray, D.G. CaClise, J.T. Rosa, A.G. Greer, C.L. Brewer, G.H. Vansell, B.H. Thomas, E.S. Sterneiman, B.D. Moses, H.E. Jacob, B.H. Florel, L.J. Fletcher, E.H. Hughes, A.H. Hoffman, H.A. Jones, W.M. Regan, J.J. Winkler, W.L. Howard, and F.J. Weihmeyer. Several years later, College Park residents hooked into the university's water supply, because the rates were cheaper (Joann Leach Larkey, "Portraits of the Past," *Davis Enterprise*, June 22, 1972, p. 130).

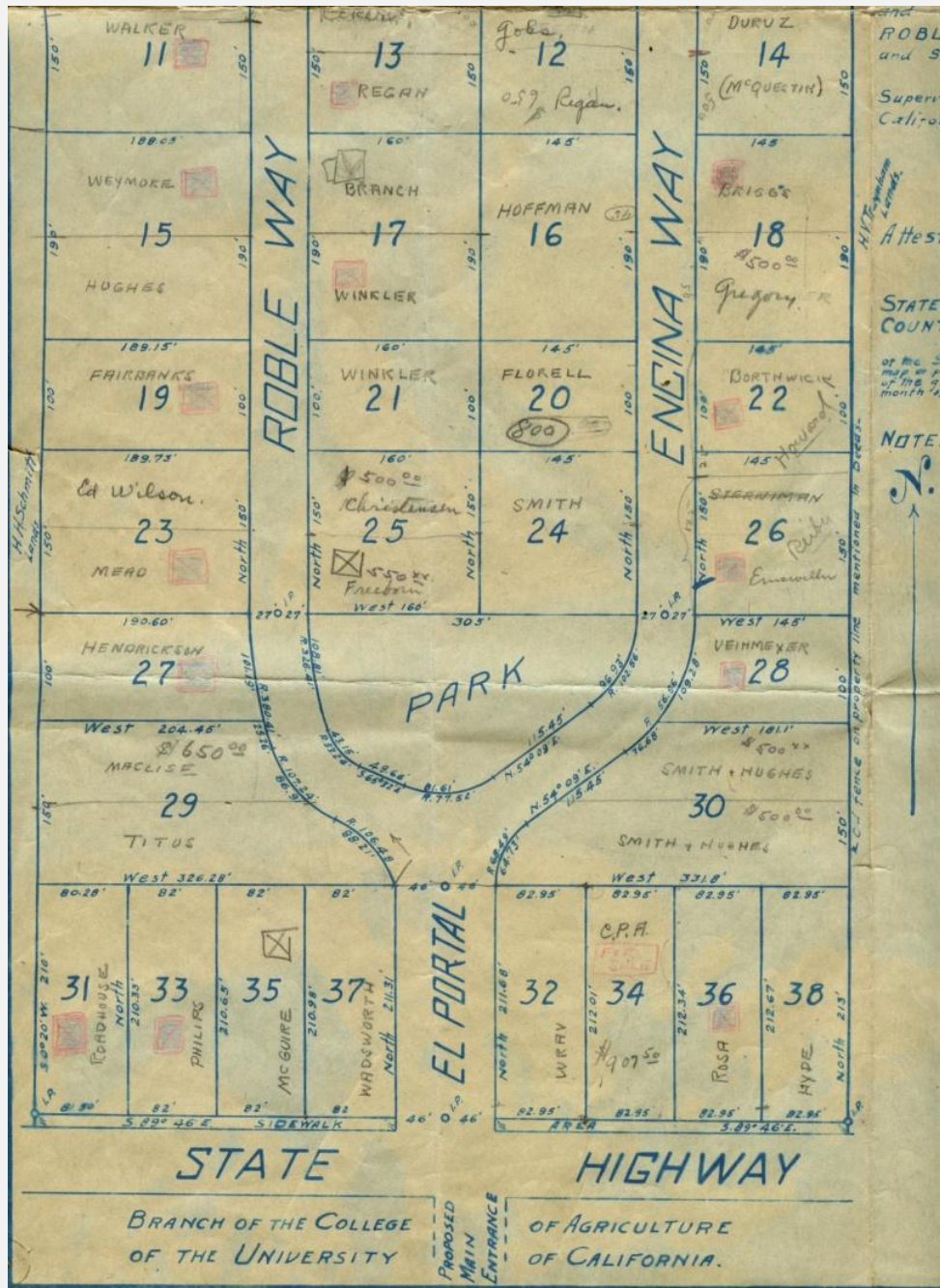


Figure 8: Subdivision Map for College Park, 1924 (Courtesy Walter E. and Betty Howard, Davis, California).

The University State Farm recruited an enthusiastic group of academicians who viewed the future tied to new technologies and a modern approach to all forms of agriculture and agricultural science. One of these individuals was Walter Lafayette Howard (1872-1949), who was born on May 12, 1872 in Springfield, Missouri. The Howard family were very early descendants of the some of the first Virginia families of the mid-seventeenth century (Howard 1949). Walter L. Howard received his B. Agr. and Bachelor of Science from the University of Missouri in 1901 and his M.S. from the same institution in 1903. He studied at the University of

Leipzig in Germany in 1905 and received his Ph.D. from the University of Halle-Wittenberg in 1906.²⁷

Walter L. Howard was Assistant Horticulturalist at the University of Missouri from 1901-1903, instructor from 1903-1904, Assistant Professor from 1905-1908, and Professor of Horticulture from 1908-1915 (refer to Figure 9). Howard worked fourteen years with the University of Missouri with a two year stint as the Secretary of the State Board of Horticulture, and one year as President of the American Society for Horticultural Science.



In January 1915, Howard accepted an offer for a position as Associate Professor of Pomology from the University of California, Davis. He was charged with organizing the teaching and Experiment Station work in Pomology. He became Professor in 1918 and head of the Department of Pomology in 1918. From 1924-1925 he was Acting Director of the Branch of the College of Agriculture and Director of the College of Agriculture from 1925-1937. He became professor Emeritus in 1942. Walter L. Howard was a member of Jury of Awards of the San Francisco Exposition in 1915. During a Sabbatical in 1921-1922, he investigated horticultural issues in France and adjoining countries. In 1930, he continued his studies at the east Malling Research Station in East Malling, England. Howard was an active member of several scientific societies, including the American Genetic Association, American Society for Horticultural Science, Society for the Promotion of Agricultural Science, and American Eugenics Society. Furthermore, he was author of *A Factual Study of Luther Burbank*, published in 1945.²⁸

*Figure 9: Photograph of Walter L. Howard, circa 1930s
(Photograph Courtesy of John Lofland, Davis, CA)*

In addition, Howard was very active in research and published about 115 research and extension papers. He was a member of Sigma Xi, Alpha Zeta, and Sigma Kappa Zeta, and the Commonwealth Club of San Francisco, was president of the American Society for Horticultural Science in 1915, and was awarded the Croix de Chevalier du Merite Agricole in 1934. Standing 5'10" tall with dark black hair and a medium complexion, Professor Howard was a commanding figure. He married May Belle Cooper on June 25, 1908 and had four sons: Thomas H. Howard, Robert C. Howard, Edwin L. Howard, and Walter E. Howard (1920 U.S. Federal Census). At the

²⁷ Ohio State University. "Howard, Walter Lafayette 1872-1949." History of Horticulture. 2013; Howard, Walter Lafayette. *Ten Generations of Virginia Howards*, self published by Walter L. Howard, Ph.D., Davis, California, 1949

²⁸ Ibid.

time of his death in 1949, Howard was living at 24 College Park (24 Encina Way) in Davis, where his son Walter E. Howard currently resides today.

Another of University's State Farm's promising professors was Fred Henry Abbott, professor of the Dairy School at University Farm, who acquired the Howard residence at 445 Russell Boulevard from Walter L. Howard around 1937-1938 (refer to Figure 10). The sale had been anticipated for some time, as Howard planned to retire from the university and had apparently already purchased Lot 22 on Encina Way in College Park from Borthwick (refer to Figure 9). Abbott was born in London, England in 1891, and settled with his family in Muscatine, Iowa in 1894, where the family lived on a small, one-cow farm. He was not able to attend high school until he was twenty-one years of age, but went on to graduate in the Dairy Industry from Iowa State College, Ames. Fred Abbott, after graduation, managed dairy plants in Cedar Rapids, Iowa and Albuquerque, New Mexico. During this time he spent one year in the army during World War I. He was brought to the Dairy Industry Division at Davis in 1922 and stayed for thirty-seven years until his retirement in 1959.²⁹

He was elected Secretary/Treasurer of the California Creamery Operators Association in 1922, a position he held until 1971. The Association, founded in 1900, was instrumental in establishing a Dairy School at Davis, brought about by a legislative act in 1905 with the assistance of Judge Peter J. Shields of the Creamery Operators Association. Abbott instructed many of the students enrolled in the two-year dairy program at Davis and helped with students in the four-year program. He was involved in many student activities, was a faculty advisor for Kappa Sigma Fraternity, and was an early president of the Faculty Club. Abbott played a major role in the development of the California Dairy Industry. Early in his career he assisted in securing passage in California of the country's first butter labeling act. He was presented with a California Golden Bear statue by the California State Fair for his success at improving dairy products, while serving for many years as superintendent of the dairy products exhibit.

During World War II, Abbott received a letter of appreciation from the president of the United States for his work with various war boards and the Administration. His work during this period enabled California to increase its output of critically needed dairy products. In 1951, he was awarded membership in the National Dairy Shrine, an honor reserved for only a few dairy leaders in the U.S. and based on their outstanding leadership and accomplishment. Fred, an avid fisherman, was often accompanied by Robert Sproul, Claude Hutchison, and others of the University administration. Abbott's first wife, Zelpha Mae, died in 1963. His second wife, Lillian M., died in 1976. Two sons, Fred, Jr., and Robert, both of Woodland, and a daughter, Irene, of Burlingame, survived him.³⁰

²⁹ Frederick Henry Abbott, Dairy Industry: Davis (Calisphere, U.C. Davis).

³⁰ Frederick Henry Abbott, Dairy Industry: Davis (Calisphere, U.C. Davis).



*Figure 10: Photograph of Fred H. Abbott, circa 1930
(Courtesy of John Lofland, Davis, California)*

The heirs of the Abbott family reportedly owned the home at 445 Russell Boulevard through 1981, when it was sold and converted into a college fraternity/sorority house, its current use today. Based upon documents and building permits provided by the City of Davis, most of the alterations to the house since 1978 were done to make it suitable for conversion to a sorority and were conducted within the interior.³¹ As previously noted, the most noticeable exterior change, although quite modest, was the abandonment of the porte-cochere as a vehicular driveway in favor of a circular driveway to the south towards Russell Boulevard.

IV. 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

³¹ City of Davis Building Permits on file with the City Community Development Department, 23 Russell Boulevard, Davis, California.

Development Department; Yolo County Assessor and Recorder's Office, Woodland, California; California State Library, Sacramento; the Internet; along with the personal collections and archives of John Lofland, and Walter E. and Betty Howard, all of Davis.

V. SURVEY METHODS AND FIELD INVENTORY

An architectural field survey was conducted at 445 Russell Boulevard, including nearby neighborhoods such as College Park. Photographs were taken of the aforementioned property which was formally recorded and evaluated on California State Parks and Recreation 523 forms.

VI. PROPERTY DESCRIPTION

The subject property, built in 1923 and located at 445 Russell Boulevard, consists of a "transitional" rectangular-shaped, wood-frame and stucco-clad two-story residence with two opposing wings, having elements of both Four-Square and Craftsman architectural design. The residence includes a barrel-shaped Spanish clay tile roof and a large concrete basement. The residence was converted to a sorority house (Pi Beta Phi) in 1981-1982. The residence is transitional in the sense that the design has evolved to some degree beyond the rustic Craftsman style or typical Four-Square design that were more prevalent during the first two decades of the twentieth century.

Other architectural character defining features of the residence include a brick chimney projecting upward from the southwest end of the second-story roof; metal rain gutters attached to partially exposed projecting rafter tails; a single-story gable porch roof clad with clay tile that is centered in the middle of the two-story portion of the house that forms the former porte-cochere; wooden knee braces supporting the gable end of the porch roof flanking either side of a rectangular screened vent; three rectangular columns supporting the roof with simple bracketed capitals; and pairs of double-hung, wood-sash Craftsman style windows with narrow stepped-window surrounds with minimal reveal. The primary wooden and lighted original entry door faces the south towards the U.C. Davis campus across Russell Boulevard. The front entry is reached via a clay brick walkway leading up to brick stoop, with the bricks continuing below the widows serving as raised planting beds for flowers and shrubs. Ground-level planting beds flank the front entry with formal hedges formed by neat rows of privets. The large concrete basement is accessed from the rear of the house via a set of concrete stairs.

In the rear of the parcel centered behind the residence is a two-car, gabled, wood-frame, stucco-clad garage with a barrel clay tile roof, which was also built in 1923. The wood-frame garage features its original wooden paneled entry door, wood-sash windows, exposed wood roof purlins, and a replacement contemporary aluminum garage door. The Spanish clay tile roof is identical to the residence. Atop the roof is a sheet-metal vent pipe with a decorative clay Japanese style

hood. The property rests on an approximate 1/2 acre parcel with a deep setback and extensive landscaping.

VII. REPORT OF STUDY FINDINGS

The home at 445 Russell Boulevard (APN 034-332-030), was built by John "Jake" Jacobson, a noted local building contractor and superintendent of construction at University Farm, with assistance from Walter L. Howard, at the time a professor at the University. Russell Boulevard was formally known as the old State Highway, U.S. 40, and the Lincoln Highway (after 1928). Howard Way, being the approach to the U.C. Davis campus south of College Park, was named in honor of Walter L. Howard. Between 1922-1924, besides the Howard home, three other spacious two-story homes were built between present-day S. Campus Way and Oak Street. Jacobson himself built a home fronting present-day Russell Boulevard. Based upon tax assessment maps, beginning from west to east, the tract of homes being part of "Jake's Addition" included the homes of Warren P. Tufts, followed by Walter L. Howard, W.W. Robbins, and L.W. Roos. Jake's Addition also included a wooden water tower and tank at the east end near Oak Street. All four homes remain standing today and retain good integrity. The water tower, however, was demolished or moved to another location. Jacobson, besides being superintendent of construction at the University, was also influential in Davis politics from the 1910s through the 1930s, being a member of the City Council and the School Board until leaving in December of 1922 to develop the 40-acres he acquired just west of the city limits and due north of the campus.

Walter L. Howard who later became director of University Farm (1925-1937), resided in the home at 445 Russell Boulevard with his family until the late 1930s when another home was purchased nearby in College Park (No. 24). That home is currently occupied by Howard's son, Walter E. Howard, a former professor at U.C. Davis. Between the late 1930s through 1981, the property at 445 Russell Boulevard was owned by the Abbott family, Fred H. Abbott himself having a long and distinguished career in the dairy school at U.C. Davis. After 1980-1981 the property was converted to a sorority house (Pi Beta Phi) associated with U.C. Davis, which is its current use. The key architectural character defining features of the home have been retained to this day, including the original Spanish clay tile roof, window and door fenestration, wall cladding, porch, knee-braces, and, in the rear, a detached two-car garage that also retains its original Spanish clay tile roof, windows and door fenestration with the exception of the garage door which has been replaced. Two-car garages were relatively rare in the early 1920s, the exception being upscale homes in wealthy neighborhoods.

EVALUATION CRITERIA

The following evaluation criteria were used in determining the significance of the property at 445 Russell Boulevard, Davis:

Is the property eligible for the NRHP? Yes

The subject property is 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 residence retains excellent integrity of design, materials, workmanship, association, location, setting, and feeling, while the garage retains very good integrity of design, materials, workmanship, association, location, setting, and feeling, have only a compromised contemporary garage door. Under Criterion A, the property is found to be eligible for its association with one of the first significant residential developments, albeit just four homes, located immediately west of the pre-1946 city limits of Davis, bordering the old State Highway (aka U.S. 40/Lincoln Highway), and north of the U.C. Davis campus. The four home development known as "Jake's Addition," influenced the future development of College Park (begun in 1924-1925), an upscale planned development during a important period of economic growth and development in the history of the City of Davis and the University Farm. Jacobson was also a key player in that subdivision, as was Howard, who participated in the construction of the water main, and acquired and sold properties in the subdivision.

The property is eligible under Criterion B for its association with two significant individuals in the history of the University Farm and the City of Davis - Walter L. Howard, former director of the University (1925-1937) and John Jacobson, superintendent of construction at the University, member of the Davis City Council and School Board, and prolific residential home developer and builder in the City of Davis and Yolo County. Under Criterion C the property is eligible for its distinctive architectural style representative of both Craftsman and Four-Square design, reflecting the preeminence of its original owner Walter L. Howard and the design idiom of John Jacobson, who was responsible for the construction and likely design of numerous upscale residential homes in College Park and along present-day Russell Boulevard. The property is not eligible under Criterion D, for its potential to yield information or scientific data in history of prehistory.

Is the property eligible for CEQA and the CRHR? Yes

The subject property is eligible for the CRHR under Criteria 1, 2, and 3. The rationale for this recommendation is based upon the fact that the residence retains excellent integrity of design, materials, workmanship, association, location, setting, and feeling, while the garage retains very good integrity of design, materials, workmanship, association, location, setting, and feeling, having only a compromised contemporary garage door. Under Criterion 1, the property is found to have made a significant contribution to a pattern of residential development associated with the City of Davis and University Farm, represented by upscale housing during a period of economic vitality in the community beginning during the 1920s. The property is also associated with the first residential development just west of Davis city limits along the newly developed state highway, also designed as U.S. 40, and, after 1928, the Lincoln Highway. The property is eligible under Criterion 2 for its association with three significant individuals in the history of the University Farm and the City of Davis - Walter L. Howard, former director of the University

(1925-1937); John Jacobson, superintendent of construction at the University, member of the Davis City Council and School Board, and prolific residential home developer and builder in the City of Davis and Yolo County; and Fred H. Abbott, emeritus professor at the University, who played a significant role in the early development of the California Creamery Operators Association, which was instrumental in establishing the Dairy School as a core part of the campus. Under Criterion 3 the property is eligible for its distinctive architectural style, representative of both Craftsman and Four-Square design, reflecting the preeminence of its original owner Walter L. Howard and the design idiom of John Jacobson, who was responsible for the construction and perhaps design of numerous upscale residential homes in College Park and along the old State Highway (present-day Russell Boulevard). The property is not eligible under Criterion 4, for its potential to yield information or scientific data related to history of prehistory.

Is the property eligible as a City of Davis Historical Landmark? Yes

The subject property is eligible as a Davis Landmark property under Criterion 1 for its association with events that have made a significant contribution to the broad patterns in the history of Davis, California, particularly the property's contribution to a pattern of residential development associated with the City of Davis and University Farm, represented by the first upscale housing on the "west-end" during a period of economic vitality in the community beginning in the early 1920s. The property represents one of four intact upscale residential homes that front present-day Russell Boulevard, all constructed between 1922-1924 and owned by influential personages in the history of Davis and the University.

The property is eligible under Criterion 2 because it is associated with the lives of significant persons in the history of Davis, California, namely Walter L. Howard, former director of the University (1925-1937); John Jacobson, superintendent of construction at the University, past member of the Davis City Council and School Board, and prolific residential home developer and builder in the City of Davis and Yolo County; and Fred H. Abbott, emeritus professor at the University, who played a significant role in the early development of the California Creamery Operators Association, which was instrumental in establishing the Dairy School as a core part of the campus. Jacobson participated in several significant improvement projects in Davis, including, but not limited to, major upgrades to the city's water and sewage system during the early 1920s. Howard, who entertained both City officials, academicians, and other dignitaries at his home in the 1920s and 1930s, was an administrator and a scholar whose work on Luther Burbank and pomology earned him notoriety in the scientific community. The property is eligible under Criterion 3 because it embodies the distinctive characteristics of a type, period, architectural style or method of construction, namely an architectural style representative of both Craftsman and Four-Square design, reflecting the preeminence of its original owner Walter L. Howard and the design idiom of John Jacobson, who was responsible for the construction and likely design of numerous upscale residential homes in College Park and along the old State Highway (present-day Russell Boulevard) during the early 1920s through the 1930s. The residence retains remarkable exterior integrity of design. Under Criterion 4, the property has no potential to yield archaeological or anthropological information important in the study of history, prehistory, or human culture.

Is the property eligible as a City of Davis Merit Resource? Yes

Although the subject property warrants designation as a Merit Resource, it, nonetheless, reflects a higher status of eligibility commensurate with the aforementioned listing under the NRHP, CRHR, and City of Davis Landmark status.

Is the property eligible as part of a Historic District? Yes

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. The subject property falls within a geographical or geophysical location that is unified by both location, setting, and temporally discreet development during the 1920s-1930s, and having direct association with the individuals and characteristics of the College Park neighborhood. As such, the subject property, which retains very high integrity would be considered a potential "contributing" element in that it adds or complements the "historic architectural qualities, historic association or patterns for which a Historic District is significant."

VIII. RECOMMENDATIONS

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 the property in its entirety, located at 445 Russell Boulevard, be considered for NRHP, CEQA (CRHR), as well as Landmark, Merit, and potentially Historic District designation.

The proposal to demolish the detached garage located at 445 Russell Boulevard and create an addition to the residence is subject to the provisions of 8.19.040 of the Davis Municipal Code, Article 40.23 Chapter 40 as follows:

If the building is deemed to have a potential historic value, the city shall have, at its discretion, a maximum of ninety additional days to complete all necessary hearings to determine whether the property should be designated as a resource consistent with Article 40.23 of this Code. If, after review, the building is not designated as a historic resource, a demolition permit shall be issued.

As per Davis Municipal Code, Article 40.23 Chapter 40, both the residence and garage are recommended as eligible historic resources, and, consequently, require further review under CEQA. If demolition of the garage is approved or deemed to be appropriate, any chosen mitigation should include, but not be limited to, documenting the loss of the historic structure in conformance with the Historic American Building Survey (HABS). In terms of the residence, only exterior alterations to the historic resource are applicable and interior alterations would not constitute a change that would involve a review of the property's significance under CEQA PRC 5020.1(k) and 5024.1(g), or applicable city ordinances that address alterations to landmark properties.



Figure 11: Jake's Addition residences in relation to the current Assessor's Parcel Map and Aerial Photograph (Courtesy John Lofland, Davis, CA).



Figure 12: Comparison of Photographs of Jake's Addition from 1924-1952 (Courtesy of John Lofland, Davis, CA).

IX. 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 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.

X. REFERENCES

Secondary Sources

Abbott, Frederick Henry. *Dairy Industry: Davis*. (Calisphere, U.C. Davis).

Adams, Steven. *The Arts and Crafts Movement*. London: Quintet Publishing limited. 1987.

Ames, David L. "Draft Guidelines for Evaluating America's Historic Suburbs for the National Register of Historic Places." Unpublished manuscript. Washington D.C.: U.S. Department of the Interior, National Park Service. 1998.

Anderson, Timothy, Eudorah 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.

Calisphere University of California. "In Memoriam 1941, John Jacobson: Davis." <http://texts.cdlib.org/view?docId=hb3199n7tr&doc.view=frames&chunk.id=div00004&toc.depth=1&toc.id=>. Accessed February 2013.

City of Davis. The Core Area Specific Plan (1961), The Downtown Strategy Report (2000) and the Davis Downtown and Traditional Residential Neighborhoods Design Guidelines (July 2001).

EDAW, Inc. *UC DAVIS, University of California, Landscape Heritage Plan: A Centennial Project*, Volume 1. "Historic Context and Overview." Prepared for Regents of the University of California, UC Davis, Facility - Operations and Maintenance Grounds Division. April 2009.

Gebhard, David ed. *The Guide to Architecture in San Francisco and Northern California*. 1976, revised 1985.

Howard, Walter Lafayette. *Ten Generations of Virginia Howards*. Davis, California. 1949.

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

Larkey, Joann. "Portraits of the Past." A series of articles published in the *Davis Enterprise* with detailed information on an array of individuals, buildings, and events in Davis' history. File located at Hattie Weber Museum, Davis, CA. 1960s.

Larkey, Joann Leach. "Portraits of the Past: Regents Adopt a Building Plan for the University Farm." *Davis Enterprise*. May 11, 1972.

Larkey, Joann Leach. "Portraits of the Past: Suburban Development in the 1920s." *Davis Enterprise*. June 22, 1972.

Larkey, Joann Leach and Shipley Walters. *Yolo County, Land of Changing Patterns*. Windsor Publications, 1987.

Lofland, John. *Demolishing a Historic Hotel: A Sociology of Preservation Failures in Davis, California*. Davis Research, Davis, CA. 2003.

Lofland, John. *Old North Davis: Guide to Walking a Traditional Neighborhood*. Yolo County Historical Society. 1999.

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

Lofland, John. "Researching Davis Buildings." Unpublished Manuscript. Davis, California.

Lofland, John and Phylliss Haig. *Davis, California: 1910s-1940s*. Arcadia Publishing. 2000.

McAlester, Lee. *Field Guide to American House*. New York: Knopf. 1984.

Ohio State University. "Howard, Walter Lafayette 1872-1949." *History of Horticulture*. 2013.

Ritter, E. W., ed. *Archaeological Investigations in the Auburn Reservoir Area, Phase II-III*. San Francisco: Report to the National Park Service, 1970.

Roland, Carol. Central Davis Historic Conservation District Historical Resource Study and Context Statement for the Central Davis Historic Conservation District, Davis, California. 2003.

Scheuring, Ann F. *Abundant Harvest: History of the University of California, Davis*. 2001.

State of California. *California Historical Landmarks*. Department of Parks and Recreation. Sacramento, CA. 1979.

State of California. *California Inventory of Historic Resources*. Department of Parks and Recreation. Sacramento, CA. 1976.

Stickley, Gustav. *Craftsman Homes*. New York: Craftsman Publishing Company, 1909. Dover Edition 1979.

Storie, R. Earl and Trussell, D.F. Soil Survey of Placerville Area, California, USDA, No. 34, Series. 1927.

Storer, Tracy I. and Usinger, Robert L. *Sierra Nevada Natural History*. Berkeley, CA: University of California Press, 1963.

Trapp, Kenneth, ed. *The Arts and Crafts Movement in California: Living the Good Life*, New York: Abbeville Press Publishers, 1993.

University of California Berkeley, Environmental Design. "William Charles Hays, 1873-1963. www.ced.berkeley.edu/cedarchives/profiles/hays.htm. Accessed March 2013.

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

Weissman, Alan, ed. *Craftsman Bungalows: 59 Homes from "The Craftsman."* New York: Dover Publications, Inc. 1988.

Welsh, Laurie. "The Old East Davis Neighborhood." 1998. Unpublished report in the files of the City of Davis Planning Department.

Primary Records

City of Davis. Building Permits on file with the City Community Development Department, 23 Russell Boulevard, Davis, California.

Davis Enterprise. Newspaper articles related to the development of the city. Courtesy of John Lofland, Davis, California.

Howard, Walter E. and Betty. Personal Communication. Davis, California, March 2013.

Lofland, John. Personal Communication. Davis, California. March 2013.

McBride, E.S. "Little Black Book." Typed Lists of Homes and Builders by Year kept by the owner of Davis Lumber Company. Unpublished manuscript at Hattie Weber Museum, Davis, CA.

University of California, Davis. Shields Library, Map Room. Davis, California.

United States Federal Census. Davis, California. 1910, 1920, 1930, and 1940.

Woodland Daily Democrat, Woodland, California.

Yolo County Tax Assessor's Office. Official records and parcel maps. Woodland, California.

Yolo County Recorder's Office. Official Deeds. Woodland, California.

Maps

Bowers Addition to the Town of Davisville 1913.

Cheney, Charles. City Plan of Davis 1927.

City of Davis Ownership Map 1929.

Map of Davis 1914.

Map of Davisville Yolo County 1868.

Official Map, City of Davis 1928.

Sanborn Fire Insurance Map Company. Sanborn Fire Insurance Maps. Davis, California. 1945, 1953.

USGS Quadrangle Map. Davis, California 1907.

Yolo County Map 1873.

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 1

*Resource Name or #: Howard/Abbott House

- P1. Other Identifier:** Lot 19 Block 3722; Pi Beta Phi Sorority
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Yolo
- *b. USGS 7.5' Quad:** Davis, CA
- c. Address:** 445 Russell Boulevard **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 located between Oak Avenue and Elm Lane, bordered on the south by Russell Boulevard and directly across the boulevard from the University of California, Davis. APN 034-332-030-000.
- *P3a. Description:**

The property consists of a traditional style home having elements representative of both Craftsman and Four-Square architectural design. The residence, which was converted to a sorority house (Pi Beta Phi) in 1981-1982, is rectangular in shape, having two-stories, two projecting wings on the east and west elevation of equal size, wood-frame construction, hand-troweled stucco exterior wall cladding, and a large basement. The property is situated on an approximate 1/2 acre parcel with a deep setback, extensive landscaping, and a detached two-car, wood-frame and stucco clad garage in the rear of the parcel north of the house. Other architectural character defining features of the former residence include a symmetrical facade; second-story shallow-pitched gable roof clad with Spanish style clay barrel tiles; a brick chimney projecting upward from the southwest end of the second-story roof; metal rain gutters attached to partially exposed projecting rafter tails; a single-story gable porch roof clad with clay tile that centered in the middle of the two-story portion of the house; wooden knee braces supporting the gable end of the porch roof, flanking either side of a rectangular screened vent; three rectangular columns supporting the roof with simple bracketed capitals; and pairs of double-hung, wood-sash Craftsman style windows with narrow stepped-window surrounds with minimal reveal. Each gable end features a wooden rectangular and louvered vent. The primary entry door faces the south towards the U.C. Davis campus across Russell Boulevard. The Craftsman style wooden entry door appears to be original to the house having flat panels and upper lights. The front entry is reached via a clay brick walkway leading up to brick stoop, with the bricks continuing below the widows serving as raised planting beds for flowers and shrubs. Ground-level planting beds flank the front entry with formal hedges formed by neat rows of privets. The east elevation of the house which is also clad with clay tiles, features wooden knee braces, and double-hung, wood-sash wood windows. The west elevation nearly mirrors the east elevation, but includes an original Craftsman style paneled wood and lighted entry door and a bank of wood-sash windows. The rear or north elevation of the house features asymmetric fenestration, including pairs and groups of four double-hung wood-sash windows. A set of concrete stairs with steel hand rails and brick coping lead to a large subterranean basement lined with concrete. The detached double-car garage mirrors the design of the house, featuring a Spanish clay tile roof with a decorative roof vent, wood-sash windows, an original paneled entry door, and a replaced contemporary aluminum paneled garage door. The backyard features hardscape, planting beds, shrubs, and mature trees.

- *P3b. Resource Attributes:** HP-2 (single-family property) HP-39 (Sorority House)
- *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:** Looking north at the residence from Russell Blvd.
- *P6. Date Constructed/Age and Sources:** Historic 1923-1924. Yolo County Assessor and Tax Collector records, Woodland, California.
- *P7. Owner and Address:** Theta CH/PI Beta, 445 Russell Boulevard, Davis, CA 95616.
- *P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. Date Recorded:** March 2013
- *P10. Type of Survey:** Architectural
- Describe:** Architectural Recordation and Evaluation per Section 106 of NHPA.
- *P11. Report Citation:** Historical Resources Analysis Study of 445 Russell Boulevard, Davis, Yolo County, California 95616. Prepared for City of Davis, Department of Community Development and Sustainability, 23 Russell Boulevard, Suite 2, Davis, CA 95616. Prepared by Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762. March 2013.

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

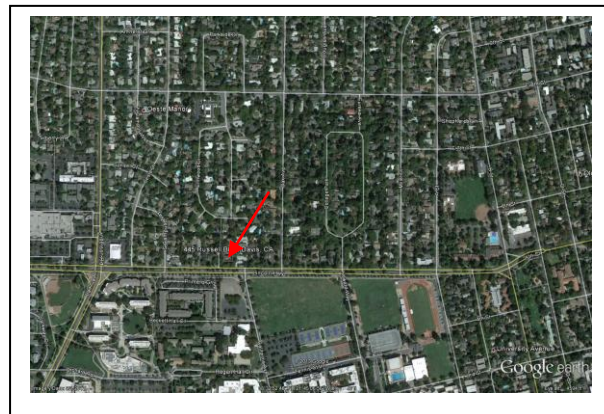
*Required Information

- B1. Historic Name:** Howard/Abbott Residence
B2. Common Name: Pi Beta Phi Sorority
B3. Original Use: Residence **B4. Present Use:** Sorority House
***B5. Architectural Style:** Traditional having both Craftsman and Four-Square architectural elements
***B6. Construction History:** According to Yolo County Assessor and Tax Collector records and confirmed through a personal communication with Walter E. and Betty Howard, the subject property was reportedly built in 1923. The property is located within lands once identified as the Adolph Oeste Tract and later owned by John Jacobson, who sold the undeveloped parcel to Walter L. Howard in 1922. As per Walter E. Howard, his parent's house was reportedly designed by Walter's mother, Mrs. May Belle Howard, and built by John Jacobson with assistance provided by Walter L. Howard. Jacobson at the time was the superintendent of building for the University Farm (UC Davis). According to building permit and inspection records provided by the City of Davis, in 1981-1982 the residence was sold, modestly remodeled, and brought up to code within its interior to accommodate a sorority house known as Pi Beta Phi.
***B7. Moved?** No Yes Unknown **Date:** N/A **Original Location:**
***B8. Related Features:** Other sorority and fraternity houses line Russell Boulevard to the west and east between S. Campus Way and Oak Avenue, many of which were built between 1923-1924 as residences for University Farm (UC Davis) staff. The U.C. Davis campus is situated immediately to the south on the opposite side of Russell Boulevard.
B9a. Architect: May Belle Howard/John Jacobson **B9b. Builder:** John Jacobson in concert with Walter L. Howard
***B10. Significance: Theme:** University Residential Housing/West-End Davis Residential Development/College Park Neighborhood/John Jacobson/Walter L. Howard/Fred H. Abbott **Area:** Yolo County/City of Davis **Period of Significance:** 1923-1950 **Property Type:** Residence **Applicable Criteria:** CRHR 1-3; NRHP A-C; Davis Landmark 1-3; Davis Merit Resource 1-3; Davis Historic District

The subject property lies within a portion of the City of Davis that was annexed into the city's boundaries after World War II. Prior to that time the subject property was located in the unincorporated area of Yolo County bordering the State Highway (old US 40), also known for a very brief period of time as the Lincoln Highway, just west of the city limits of Davis. Constructed in 1923, following the subdivision of the former Adolph Oeste Tract and the creation of what became known "Jake's Addition," and the adjoining "College Park," subdivision, the two-story residence shared an affiliation with improved transportation through Davis and portions of Yolo County, the creation of the University of California Experimental Farm (later renamed University of California, Davis or UC Davis), the adjacent residential community or subdivision known as "College Park," together with the faculty and staff from the university, particularly its former owners, Walter L. Howard, Director of the University Farm (1925-1937) and Fred H. Abbott, Professor at the University Farm (1922-1959). The property's architectural design reflects similarly designed buildings on the UC Davis campus from the 1920s and 1930s, as well as the "formalism" expressed in larger more impressive "Revivalist" style residential homes, albeit constructed more in the European Revivalist style of architecture within College Park during the 1920s and 1930s (refer to BSO, Page 2 of 20).

- B11. Additional Resource Attributes:**
B12. References: Abbott, Frederick Henry. *Dairy Industry: Davis*. (Calisphere, U.C. Davis); Adams, Steven. *The Arts and Crafts Movement*. London: Quintet Publishing limited. 1987; Ames, David L. "Draft Guidelines for Evaluating America's Historic Suburbs for the National Register of Historic Places." Unpublished manuscript. Washington D.C.: U.S. Department of the Interior, National Park Service. 1998 (refer to BSO, Page 19 of 20).
B13. Remarks: None.
B14. Evaluator: Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
Date of Evaluation: March 2013

AERIAL PHOTOGRAPH 2013



(This space reserved for official comments.)

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

There are two historic themes that connect the subject property to the City of Davis and to the University of California, Davis - an acute need for residential housing and the establishment and expansion of University State Farm.¹ Of particular importance are those individuals who built, occupied, and maintained 445 Russell Boulevard from the early 1920s through the 1970s.

The development of Davis, or Davisville as it was originally known, influenced the decision by partners of the California Pacific Railroad to run 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 regional 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 connector and shipping point. A few years later a branch line to Napa Valley was added.²

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 (refer to Figure 1). Refer to BSO, Page 3 of 20.

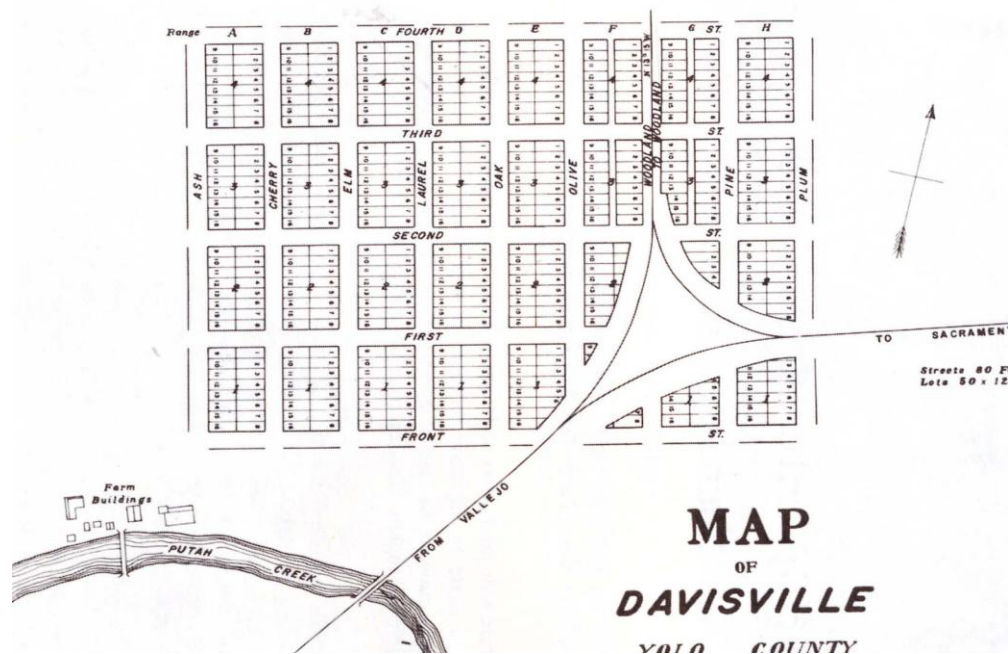


Figure 1: Original Plat Map of Davisville, California, 1868
(Roland 2003; Courtesy of Hattie Weber Museum).

¹ University State Farm, University Farm, and University Experimental Farm appear to be the names applied to the fledgling college during the early 1900s through the 1930s. Prior to the early 1920s the vast majority of housing was located within the incorporated boundaries of Davis, while the school was situated outside the city boundary on unincorporated lands within Yolo County. The subject property remained outside the legal boundaries of the city of Davis through 1946, when lands to the west were annexed. Therefore, pre-1946 records regarding the property fall within Yolo County.

² Carol Roland. Central Davis Historic Conservation District Historical Resource Study and Context Statement for the Central Davis Historic Conservation District, Davis, California, 2003. p. 8-9.

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

During the 1850s through the 1870s, Yolo County was a prosperous agricultural area of grain cultivation, particularly wheat. The railroad junction 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 Davis.³

Most of the commercial development in Davis was originally along G Street, creating a tightly packed, linear business district not far removed from the railroad transportation corridor and the main depot. 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 much of the original nineteenth century downtown buildings. Most of the current commercial buildings in the core downtown date from 1914-1954 and encompass a range of styles from Prairie Style office block to streamline Moderne.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 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 history of the University Farm campus began in 1905, when Governor George Pardee signed legislation creating a "University Farm" for the College of Agriculture of the University of California. Previous to 1905, the College of Agriculture, associated with the University of California, Berkeley campus, was to be sited on a large 778 acre parcel of land where "practical agricultural education" could be conducted. The ensuing competition among the state's agricultural communities for the "Farm" was fierce with sixty-nine different sites originally considered by the selection committee. Recognizing the competition posed by the development of a college adjacent to the city boundary, Davis quickly organized a citizens committee, known invariably as the Davis Chamber of Commerce, to promote Davis' virtues as a future campus and university town. Martin Sparks, a large landowner to the west of the original town plat, pledged to offer his property for a campus, while other members of the committee assembled a booklet describing the City's advantages, including the city's prominent location as a railroad junction that provided passenger service from the Bay Area (refer to BSO, Page 4 of 20).

³ Roland, p. 9.

⁴ Ibid, 10.

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):**

In 1906, Davis greatly enhanced its position by making a major contribution in underwriting the sale of parcel and the purchase of water rights. By 1907, the first building was constructed, a residence for the Farm Director, which is reportedly still standing.⁷ The charter mission of the new college was to teach students the latest in agricultural methods and technology. The following January, regular classes began with a student body of 18. In 1906, the year the University State Farm property was acquired by the state, it consisted of approximately 779 acres, with a scattering of trees along Putah Creek, a dozen or so fig trees south of the old Soils Building (originally the Creamery), and a small group of older ranch buildings. In the spring of 1907 construction began on the new campus with the Creamery Building, the round stock judging Pavilion, Farm Manager's Cottage (the Faculty Club, now University House), and Cottage No. 2, which was built for the Creamery Manager. In 1908, following arrival of the first group of students, a water system was installed, consisting of tank and pump house, the Agronomy Building was built, North Dormitory, a Dairy Barn, and a Carpenter and Blacksmith Shop. During this same year the first shade trees were planted along Shields Avenue. By 1921, there were approximately 21 buildings or structures built inside the campus.⁸

The 1920s ushered in a new phase of construction within the University Farm. In 1922 the "Farm" initiated its first four year degree program. A campus building plan prepared in 1922, lists John William Gregg as landscape architect, William C. Hays as principal architect, and Harry Groll Newton as collaborator. Hays apparently designed the Dairy Industry (Roadhouse Hall 1922), the Horticulture Building (1922-1970), Agriculture and Engineering Building (Walker Hall 1927), and the Animal Science Building (1928). The 1922 site plan for campus buildings was reportedly incorporated into C.F. Cheney's 1927 master plan for the City of Davis. The Davis campus expanded over the early decades of the 20th century from a working farm into a branch of the College of Agriculture, ultimately becoming a general campus of the University of California in 1959. By 1930 the campus grew to encompass roughly 1000 acres.⁹

The early campus architecture of both University State Farm, Davis and U.C. Berkeley shared a common vocabulary, influenced by two-story, rectangular Craftsman Architecture, particularly shingle clad buildings. Several of the first Davis buildings were sited around the main Quad, a field that would form the core of the campus. Despite the predilection of early Davis architecture following in the footsteps of Craftsman design, the work of Architect William Hays in the early 1920s was fundamentally different. William Charles Hays (1873-1963) was born in Philadelphia and received his bachelor's degree in architecture in 1893 from the University of Pennsylvania. After graduating, he studied at the American Academy in Rome and in Paris and traveled through Europe and in Egypt. Hays began his own practice in 1894 in Philadelphia and moved to San Francisco in 1904 where he started a practice in 1908. Hays was professor of architecture at UC Berkeley from 1906-1943 and served as acting director of the school from 1917-1919. Hays was a Fellow of the American Institute of Architects and a charter member of the Beaux-Arts Institute.¹⁰ Hays' most notable work falls in the school of "Classicism," particularly his designs of Beaux-Arts buildings. William Hays and John W. Gregg completed a Beaux-Arts plan for Davis that would have doubled the size of the Quad, replaced all the wood-frame buildings with more permanent structures, and formally planted the central open space. Although the plan was never implemented, several large more Classically inspired buildings were constructed around the Quad during the 1920s, reinforcing the established central open area.

In the 1940s, modern architectural designs began to take hold at the Davis campus. Characterized by a use of transitional spaces between of indoors and outdoors, asymmetrical plans, and simple materials and forms, modern design transformed the Davis campus. Thomas Church and Lawrence Halprin, two important figures in California modern landscape design, led this transformation, designing many of the landscapes at Davis through the 1940s, 1950s, and 1960s. As the campus embraced modern design, it also expanded its agricultural research programs, purchasing additional acreage west and south of the main campus. The growth and success of the agricultural programs at Davis and Riverside resulted in further expansion and later diversification within the university system.¹¹ Refer to BSO, Page 5 of 20).

⁷ EDAW, UC Davis Historic Context and Overview, April 2009, p. 2-5; 2-6.

⁸ Joann Leach Larkey. "Portraits of the Past: Regents Adopt a Building Plan for the University Farm," *Davis Enterprise*, May 11, 1972.

⁹ Joann Leach Larkey. "Portraits of the Past: Regents Adopt a Building Plan for the University Farm," *Davis Enterprise*, May 11, 1972.

¹⁰ University of California Berkeley, Environmental Design. "William Charles Hays, 1873-1963.

www.ced.berkeley.edu/cedarchives/profiles/hays.htm. Accessed March 2013.

¹¹ UC Davis Historic Context, 2-5.

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

The row of residential homes that lie along the north side of Russell Boulevard between College Park and S. Campus Way, many of which have been converted in the past three decades to sorority or fraternity housing, reflect many of the social and political changes that swept across Davis and parts of Yolo County during the early 1920s. With the end of World War I, and a "Progressive" political climate espousing efficiency and modernity, along with providing solutions to scientific, medical and engineering problems, the birth of the University Farm epitomized the optimism of the 1920s. From a practical standpoint, the City of Davis, which had just recently incorporated, was not prepared to address all the needs of the burgeoning campus, especially housing for faculty and students, although they clearly supported the acquisition and formation of the campus. Another issue was the fact that 445 Russell Boulevard was located to the west outside the physical boundaries of the City of Davis until 1946.

During the early 1920s campus housing was acutely hard to find, and much of it was unsuitable for many of the university's senior faculty. Faculty with large families, such as Walter L. and Mary Belle Howard, who had four sons, would have found it difficult to locate a home in the city limits of Davis, since many of the houses had two to three bedrooms at the most. Proximity to campus was also a concern, as was consolidating university staff in one area or neighborhood close to their place of work.

Another factor during the early 1920s, were improvements to present-day Russell Boulevard, once designated as the "State Highway" (also designated US 40, and in 1928 part of the Lincoln Highway). The dedication of the route, previously a farm road, and its location bordering the north side of the University Farm, proved opportune for the impending subdividing of barren agricultural lands north of campus and just west of the city boundary. Although College Park is the most recognized residential subdivision bordering the campus on the north today, historic photographs and interviews with Walter E. and Betty Howard suggest that it was "Jake's Addition," a small enclave of residential homes that fronted the State Highway beginning at a point just west of Oak Avenue and continuing to a point just west of present-day Elm Lane, that were constructed first (refer to Figures 6 and 7). The name "Jake's" appears to be in reference to "John Jacobson," another important individual in the history of University Farm and the subsequent residential development efforts near the Farm and within the City of Davis.¹²

John Jacobson (1884-1941) was superintendent of construction and repair at University Farm. Of Danish ancestry, he was born in Preston or Charlotte, Iowa on August 11, 1884, and died at the age of 57 on August 15, 1941 in San Francisco (*Davis Enterprise*, August 22, 1941). After serving four years as carpenter's mate on the Cruiser St. Louis in the United States Navy, he received honorable discharge in 1907 and applied for employment in the building trades in San Francisco. His first assignment of construction work on the University property at Davis was in 1907, at which time he worked as foreman of a construction crew. Employed in this capacity by an outside contractor, he erected the first domestic water tower and tank and installed the first septic tank at University Farm. In 1910 he received an appointment as general utility man for the Davis campus and in the same year married Esther Maxfield in the Presbyterian Church in Sacramento. The couple moved into a house built on the southwest corner of Third and B Streets in Davis. It was later removed to the adjoining lot and Jacobson constructed another one on the site. Jacobson worked for the university for 31 years. In community affairs Jacobson served on the Davis City Council, local school board, and helped with the city's utility plant. He was a past president of the California Sewage Works Association. Three of Jacobson's children attended the University of California and he was an honorary member of the Zeta Xi fraternity.¹³

Besides Jacobson's construction job he was also interested in real estate speculation and was recognized as one of the city's more prolific builders or contractors. Consequently he began to acquire various parcels contiguous with the new campus prior to 1920. Based upon the "black book" of building materials sold from the McBride Lumberyard in Davis, Jacobson was credited with building 16 homes in or near Davis between 1912 and 1936.¹⁴

On December 21, 1922, John and Esther Jacobson sold a parcel of land to Walter L. Howard within the southeast quarter of Section 9, Township 8 North, Range 2 East, bordering the center of what then was then the county road.¹⁵ The parcel, as it was conveyed to Walter Howard in 1922, would have contained nearly one acre. The property was later subdivided into four parcels, parcels 27, 28, 29, and 30, respectively.¹⁶ Sometime in the summer or fall of 1922, Jacobson, reportedly with the help of Howard, began to erect a two-story residence with a large basement and a detached two-car garage on the parcel he had recently acquired (refer to BSO, Page 6 of 20).

¹² Personal communication, Walter E. and Betty Howard, March 2013; see also John Lofland and Phyllis Haig. *Davis, California: 1910s-1940s*. Arcadia Publishing, 2000.

¹³ Calisphere University of California. "In Memoriam 1941, John Jacobson: Davis."

<http://texts.cdlib.org/view?docId=hb3199n7tr&doc.view=frames&chunk.id=div00004&toc.depth=1&toc.id=->. Accessed February 2013).

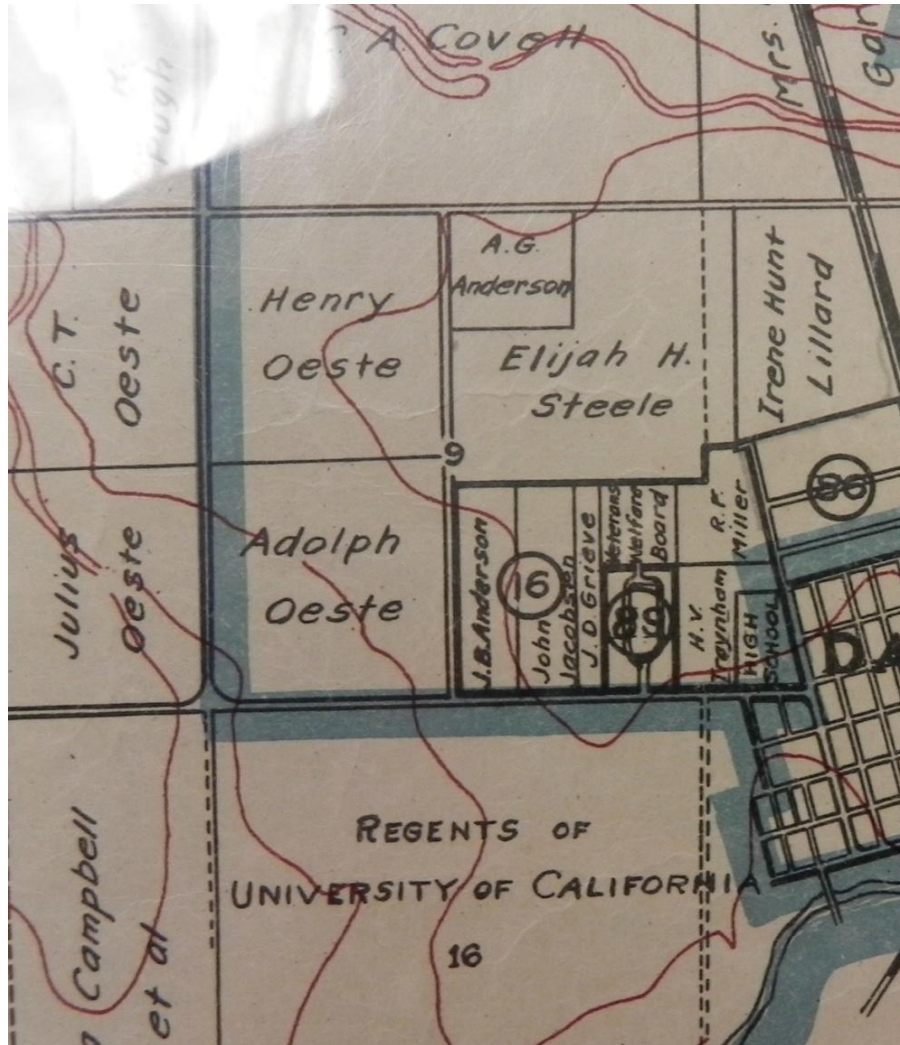
¹⁴ Personal Communication, John Lofland, March 4, 2013; John Lofland. "Researching Davis Buildings." Davis, California.

¹⁵ John Jacobson and Esther Jacobson to W. L. Howard, December 21, 1922 (Yolo County Recorder's Office Official Deeds).

¹⁶ The property at 445 Russell is currently located on Lot 30, having .451 acres (ref. Assessor's Parcel Map, Book 34, Page 33).

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

A newspaper report suggests that construction on the home began sometime in the late spring or summer of 1923. Apparently three other homes were under construction at the same time, including a home built and designed by Jacobson for his personal use or eventual sale. An assessor's parcel map for 1926 lists J. B. Anderson to the west of Howard, and J.D. Grieve to the east, with John Jacobson in the middle, even though he sold the parcel to Howard in 1922, as noted above (refer to Figures 2-3).¹⁷



*Figure 2: Yolo County Assessor's Parcel Map 1926
(Courtesy U.C. Davis, Shield Library, Map Room).*

¹⁷ Yolo County Tax Assessor's Maps do not appear to have been updated on a regular basis, as the maps appear to be out of date regarding purchases and sales, such as the one by Jacobson to Howard in 1922.

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

In Figure 3, taken in March 1924, four two-story homes are depicted fronting present-day Russell Boulevard, including the Howard House (third from the left). Additional residential development between the existing legal boundary of the City of Davis west past Oak Street occurred nearly simultaneously during the years 1923 and 1924. A photograph taken of the Howard House (Figure 4) shortly after completion in 1924 illustrates how similar it looks today. The only exception is the abandonment of the porte-cochere, or driveway underneath the porch.



Figure 3: View looking north from present-day U.C. Davis north campus towards the Walter L. Howard Residence, 445 Russell Boulevard, third house from the left. Taken March 14, 1924. "Jake's Addition" inscribed on the photograph (Courtesy Walter E. and Betty Howard, Davis, California).

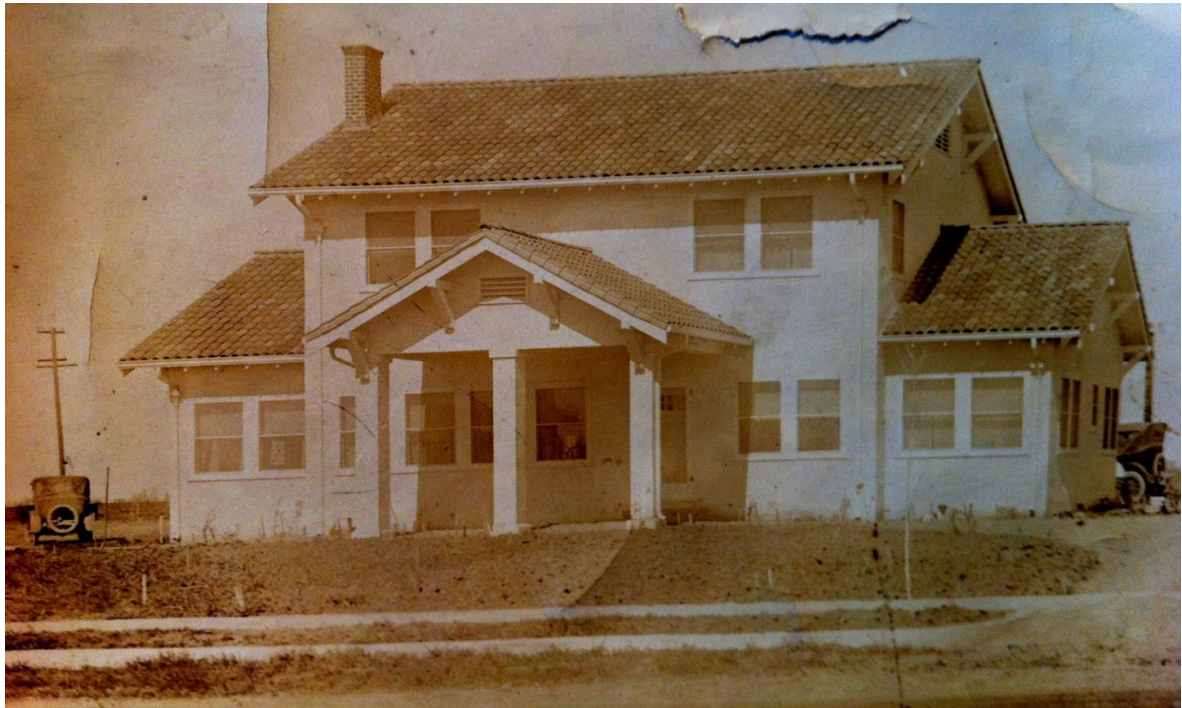


Figure 4: Walter L. Howard House shortly after completion, 1924 (Courtesy Walter E. and Betty Howard, Davis, California).

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

Based upon a conversation with Walter E. and Betty Howard, who continue to live in the Howard family home at 24 Encina Way in College Park, it was Howard's mother May Belle who apparently designed the home, which his father helped build.¹⁸ The similarities between the four homes fronting Russell Boulevard that were all constructed between 1923-1924 are not coincidental, perhaps all reflecting the work of John Jacobson, or a joint interest in developing designs sympathetic to each other and the nearby University Farm.

By 1924-1925, after the group of four homes were completed along present-day Russell Boulevard west of Oak Street, including the Howard residence, a new suburban development known as "College Park" was proposed. According to Joann Larkey, Dr. Elmwood Mead of the University of California, Berkeley appears to have been the first to suggest possible locations for a new subdivision or "a non-profit land development which might provide suitable home sites for prospective residents of the Davis area," particularly those employed at nearby University Farm.¹⁹ A review of the official subdivision map for College Park filed with Yolo County in 1924, however, suggests a different approach was taken for development of the residential park (refer to Figure 5).

The subdivision map indicates that it was H.H. and Merle Schmitt who owned the tract of land and formed a corporation, known as the "College Park Association of Davis." Trustees for the corporation, included J.D. Greive, F.P. Wray, and A.M. Bracken, themselves landowners (Deeds of Trust, Yolo County, 1924, page 274). Grieve owned the parcel fronting Russell Boulevard just east of the Howard Home, including the frontage for College Park. The Bank of Davis apparently financed the subdivision, which was enumerated as being part of Lots 7 & 8 of Davis Homes Tract as it appears in Yolo County Map Book No. 2, bounded on the east by lands of V. Traynham, on the north and west by lands of H.H. Schmitt, and on the south by the south boundary of Lots 7 & 8 (Deeds of Trust, Yolo County, 1924, page 274). F.J. Veihmeyer was appointed president of the association and I.F. Smith as secretary.

Notable early purchasers of lots in College Park included Freeborn, Hoffman, Walker, Howard, and Weymore, to name just a few (refer to Figure 8). By the spring of 1923, three or four homes had been built in College Park, including a few by Jacobson. On March 5, 1923 water meters were registered in order to provide water service to the subdivision. To supply this connection the city of Davis had to lay 250 feet of six inch pipe, which provided the city with revenue and the residents with water. Mrs. Warren P. Tufts, who first came to Davis as a young bride in 1915, recalled that she and her husband originally joined the College Park Association, purchasing the corner lot west of the park at Russell Boulevard. They selected property fronting on the highway, but instead purchased C.L. Brewer's nearly completed home, which would have been part of the Grieve property. Next door and to the east was the Howard property.

During the summer of 1923, faculty heads of the University Farm reportedly manned shovels and picks to excavate a piped water system along the highway leading towards College Park from the city limits. According to the subscribed property owners published on June 15, 1923, candidates for the work detail included H.H. Schmitt, J.F. Wilson, E.S. McGuire, W.P. Tufts, F.P. Wray, D.G. CaClise, J.T. Rosa, A.G. Greer, C.L. Brewer, G.H. Vansell, B.H. Thomas, E.S. Sterneiman, B.D. Moses, H.E. Jacob, B.H. Florel, L.J. Fletcher, E.H. Hughes, A.H. Hoffman, H.A. Jones, W.M. Regan, J.J. Winkler, W.L. Howard, and F.J. Weihmeyer. Several years later, College Park residents hooked into the university's water supply, because the rates were cheaper (Joann Leach Larkey, "Portraits of the Past," *Davis Enterprise*, June 22, 1972, p. 130). Refer to BSO, Page 9 of 20.

¹⁸ Personal communication, Walter E. and Betty Howard, March 2013. It is more likely May Belle's concept of the home was translated into working plans by builder John Jacobson.

¹⁹ Joann Leach Larkey. "Portraits of the Past: Suburban Development in the 1920s. *Davis Enterprise*, June 22, 1972, p. 130.

*B10. Significance: (Continued):

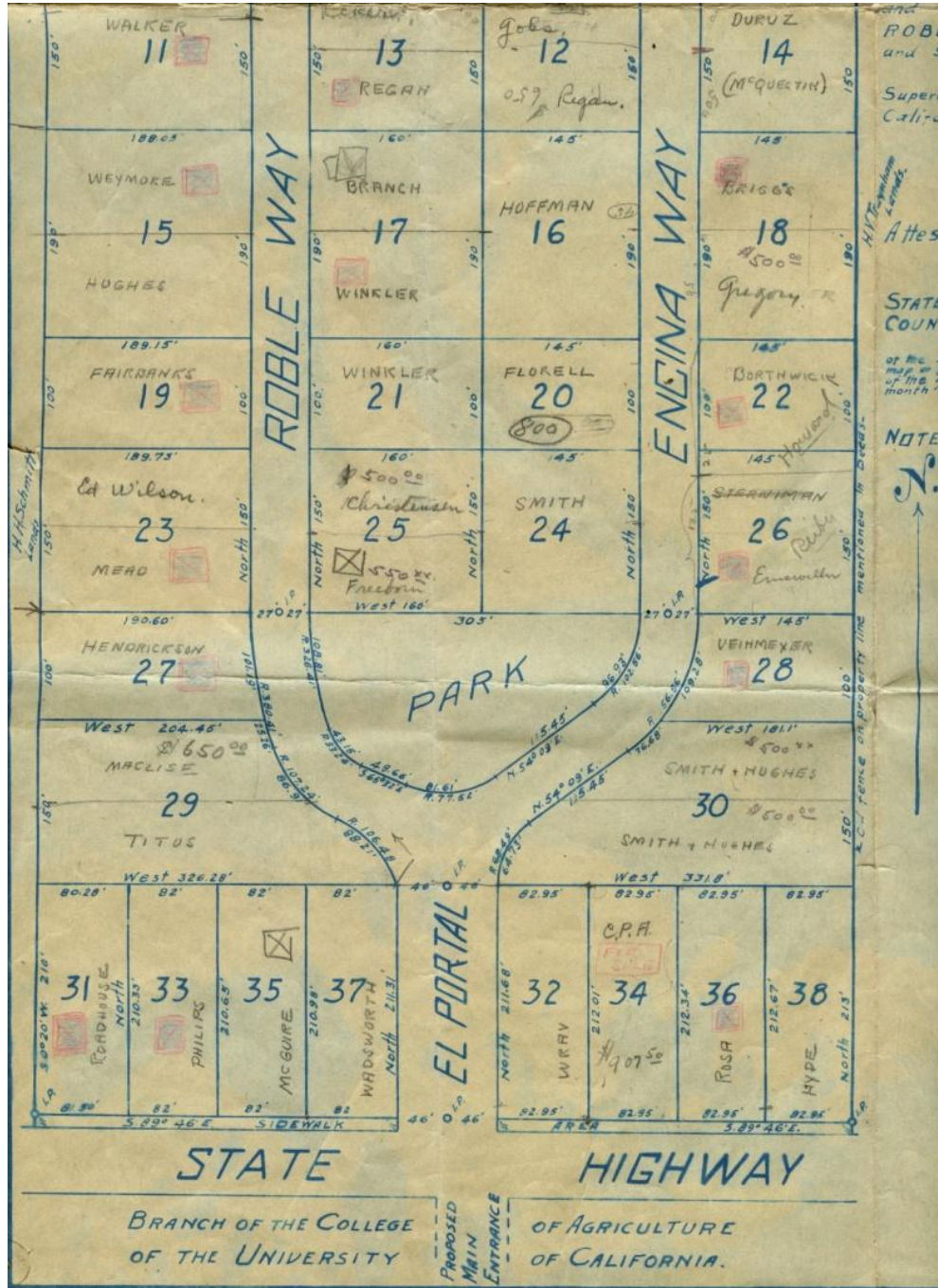


Figure 5: Subdivision Map for College Park, 1924
 (Courtesy Walter E. and Betty Howard, Davis, California).

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

The University State Farm recruited an enthusiastic group of academicians who viewed the future tied to new technologies and a modern approach to all forms of agriculture and agricultural science. One of these individuals was Walter Lafayette Howard (1872-1949), who was born on May 12, 1872 in Springfield, Missouri. The Howard family were very early descendants of the some of the first Virginia families of the mid-seventeenth century (Howard 1949). Walter L. Howard received his B. Agr. and Bachelor of Science from the University of Missouri in 1901 and his M.S. from the same institution in 1903. He studied at the University of Leipzig in Germany in 1905 and received his Ph.D. from the University of Halle-Wittenberg in 1906.²⁰

Walter L. Howard was Assistant Horticulturalist at the University of Missouri from 1901-1903, instructor from 1903-1904, Assistant Professor from 1905-1908, and Professor of Horticulture from 1908-1915 (refer to Figure 6). Howard worked fourteen years with the University of Missouri with a two year stint as the Secretary of the State Board of Horticulture, and one year as President of the American Society for Horticultural Science.



In January 1915, Howard accepted an offer for a position as Associate Professor of Pomology from the University of California, Davis. He was charged with organizing the teaching and Experiment Station work in Pomology. He became Professor in 1918 and head of the Department of Pomology in 1918. From 1924-1925 he was Acting Director of the Branch of the College of Agriculture and Director of the College of Agriculture from 1925-1937. He became professor Emeritus in 1942. Walter L. Howard was a member of Jury of Awards of the San Francisco Exposition in 1915. During a Sabbatical in 1921-1922, he investigated horticultural issues in France and adjoining countries. In 1930, he continued his studies at the east Malling Research Station in East Malling, England. Howard was an active member of several scientific societies, including the American Genetic Association, American Society for Horticultural Science, Society for the Promotion of Agricultural Science, and American Eugenics Society. Furthermore, he was author of *A Factual Study of Luther Burbank*, published in 1945.²¹

In addition, Howard was very active in research and published about 115 research and extension papers. He was a member of Sigma Xi, Alpha Zeta, and Sigma Kappa Zeta, and the Commonwealth Club of San Francisco, was president of the American Society for Horticultural Science in 1915, and was awarded the Croix de Chevalier du Merite Agricole in 1934.

Standing 5'10" tall with dark black hair and a medium complexion, Professor Howard was a commanding figure. He married May Belle Cooper on June 25, 1908 and had four sons: Thomas H. Howard, Robert C. Howard, Edwin L. Howard, and Walter E. Howard (1920 U.S. Federal Census). At the time of his death in 1949, Howard was living at 24 College Park (24 Encina Way) in Davis, where his son Walter E. Howard currently resides today (refer to BSO, Page 11 of 20).

Figure 6: Photograph of Walter L. Howard, circa 1930s (Courtesy John Lofland, Davis, California).

²⁰ Ohio State University. "Howard, Walter Lafayette 1872-1949." History of Horticulture. 2013; Howard, Walter Lafayette. *Ten Generations of Virginia Howards*, self published by Walter L. Howard, Ph.D., Davis, California, 1949

²¹ Ibid.

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

Another of University's State Farm's promising professors was Fred Henry Abbott, professor of the Dairy School at University Farm, who acquired the Howard residence at 445 Russell Boulevard from Walter L. Howard around 1937-1938 (refer to Figure 7). The sale had been anticipated for some time, as Howard planned to retire from the university and had already purchased Lot 22 on Encina Way in College Park from Borthwick (refer to Figure 9). Abbott was born in London, England in 1891, and settled with his family in Muscatine, Iowa in 1894, where the family lived on a small, one-cow farm. He was not able to attend high school until he was twenty-one years of age, but went on to graduate in the Dairy Industry from Iowa State College, Ames. Fred Abbott, after graduation, managed dairy plants in Cedar Rapids, Iowa and Albuquerque, New Mexico. During this time he spent one year in the army during World War I. He was brought to the Dairy Industry Division at Davis in 1922 and stayed for thirty-seven years until his retirement in 1959.²²

He was elected Secretary/Treasurer of the California Creamery Operators Association in 1922, a position he held until 1971. The Association, founded in 1900, was instrumental in establishing a Dairy School at Davis, brought about by a legislative act in 1905 with the assistance of Judge Peter J. Shields of the Creamery Operators Association. Abbott instructed many of the students enrolled in the two-year dairy program at Davis and helped with students in the four-year program. He was involved in many student activities, was a faculty advisor for Kappa Sigma Fraternity, and was an early president of the Faculty Club. Abbott played a major role in the development of the California Dairy Industry. Early in his career he assisted in securing passage in California of the country's first butter labeling act. He was presented with a California Golden Bear statue by the California State Fair for his success at improving dairy products, while serving for many years as superintendent of the dairy products exhibit. During World War II, Abbott received a letter of appreciation from the president of the United States for his work with various war boards and the Administration. His work during this period enabled California to increase its output of critically needed dairy products. In 1951, he was awarded membership in the National Dairy Shrine, an honor reserved for only a few dairy leaders in the U.S. and based on their outstanding leadership and accomplishment. Fred, an avid fisherman, was often accompanied by Robert Sproul, Claude Hutchison, and others of the University administration. Abbott's first wife, Zelpha Mae, died in 1963. His second wife, Lillian M., died in 1976. Two sons, Fred, Jr., and Robert, both of Woodland, and a daughter, Irene, of Burlingame, survived him.²³ The heirs of the Abbott family reportedly owned the home at 445 Russell Boulevard through 1981, when it was sold and converted into a college fraternity/sorority house. Based upon documents and building permits provided by the City of Davis, most of the alterations to the house since 1978 were done to make it suitable for conversion to a fraternity or sorority and were conducted within the interior.²⁴ The most noticeable exterior alteration to the property was the elimination of the porte-cochere or under the porch driveway in favor of a circular driveway to the south towards Russell Boulevard (refer to BSO, Page 12 of 20).



*Figure 7: Photograph of Fred H. Abbott circa 1930
(Courtesy of John Lofland, Davis, California)*

²² Frederick Henry Abbott, Dairy Industry: Davis (Calisphere, U.C. Davis).

²³ Ibid.

²⁴ City of Davis Building Permits on file with the City Community Development Department, 23 Russell Boulevard, Davis, California.

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

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 (Ibid).²⁵

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. 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).

²⁵ USDI, National Park Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, n.d.

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

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.
- (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.

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

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.

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.

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

“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.

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

SIGNIFICANCE STATEMENT

Summary of the Property's History

The home at 445 Russell Boulevard (APN 034-332-030), was built by John "Jake" Jacobson, a noted local building contractor and superintendent of construction at University Farm, with assistance from Walter L. Howard, at the time a professor at the University. Russell Boulevard was formally known as the old State Highway, U.S. 40, and the Lincoln Highway (after 1928). Howard Way, being the approach to the U.C. Davis campus south of College Park, was named in honor of Walter L. Howard. Between 1922-1924, besides the Howard home, three other spacious two-story homes were built between present-day S. Campus Way and Oak Street. Jacobson himself built a home fronting present-day Russell Boulevard. Based upon tax assessment maps, beginning from west to east, the tract of homes being part of "Jake's Addition" included the homes of Warren P. Tufts, followed by Walter L. Howard, W.W. Robbins, and L.W. Roos. Jake's Addition also included a wooden water tower and tank at the east end near Oak Street. All four homes remain standing today and retain good integrity. The water tower, however, was demolished or moved to another location. Jacobson, besides being superintendent of construction at the University, was also influential in Davis politics from the 1910s through the 1930s, being a member of the City Council and the School Board until leaving in December of 1922 to develop the 40-acres he acquired just west of the city limits and due north of the campus.

Walter L. Howard who later became director of University Farm (1925-1937), resided in the home at 445 Russell Boulevard with his family until the late 1930s when another home was purchased nearby in College Park (No. 24). That home is currently occupied by Howard's son, Walter E. Howard, a former professor at U.C. Davis. Between the late 1930s through 1981, the property at 445 Russell Boulevard was owned by the Abbott family, Fred H. Abbott himself having a long and distinguished career in the dairy school at U.C. Davis. After 1980-1981 the property was converted to a sorority house (Pi Beta Phi) associated with U.C. Davis, which is its current use. The key architectural character defining features of the home have been retained to this day, including the original Spanish clay tile roof, window and door fenestration, wall cladding, porch, knee-braces, and, in the rear, a detached two-car garage that also retains its original Spanish clay tile roof, windows and door fenestration with the exception of the garage door which has been replaced. Two-car garages were relatively rare in the early 1920s, the exception being upscale homes in wealthy neighborhoods.

EVALUATION CRITERIA

Is the property eligible for the NRHP? Yes

The subject property is 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 residence retains excellent integrity of design, materials, workmanship, association, location, setting, and feeling, while the garage retains very good integrity of design, materials, workmanship, association, location, setting, and feeling, have only a compromised contemporary garage door. Under Criterion A, the property is found to be eligible for its association with one of the first significant residential developments, albeit just four homes, located immediately west of the pre-1946 city limits of Davis, bordering the old State Highway (aka U.S. 40/Lincoln Highway), and north of the U.C. Davis campus. The four home development known as "Jake's Addition," influenced the future development of College Park (begun in 1924-1925), an upscale planned development during a important period of economic growth and development in the history of the City of Davis and the University Farm. Jacobson was also a key player in that subdivision, as was Howard, who participated in the construction of the water main, and acquired and sold properties in the subdivision.

The property is eligible under Criterion B for its association with two significant individuals in the history of the University Farm and the City of Davis - Walter L. Howard, former director of the University (1925-1937) and John Jacobson, superintendent of construction at the University, member of the Davis City Council and School Board, and prolific residential home developer and builder in the City of Davis and Yolo County. Under Criterion C the property is eligible for its distinctive architectural style representative of both Craftsman and Four-Square design, reflecting the preeminence of its original owner Walter L. Howard and the design idiom of John Jacobson, who was responsible for the construction and likely design of numerous upscale residential homes in College Park and along present-day Russell Boulevard. The property is not eligible under Criterion D, for its potential to yield information or scientific data in history of prehistory.

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

Is the property eligible for CEQA and the CRHR? Yes

The subject property is eligible for the CRHR under Criteria 1, 2, and 3. The rationale for this recommendation is based upon the fact that the residence retains excellent integrity of design, materials, workmanship, association, location, setting, and feeling, while the garage retains very good integrity of design, materials, workmanship, association, location, setting, and feeling, having only a compromised contemporary garage door. Under Criterion 1, the property is found to have made a significant contribution to a pattern of residential development associated with the City of Davis and University Farm, represented by upscale housing during a period of economic vitality in the community beginning during the 1920s. The property is also associated with the first residential development just west of Davis city limits along the newly developed state highway, also designed as U.S. 40, and, after 1928, the Lincoln Highway. The property is eligible under Criterion 2 for its association with three significant individuals in the history of the University Farm and the City of Davis - Walter L. Howard, former director of the University (1925-1937); John Jacobson, superintendent of construction at the University, member of the Davis City Council and School Board, and prolific residential home developer and builder in the City of Davis and Yolo County; and Fred H. Abbott, emeritus professor at the University, who played a significant role in the early development of the California Creamery Operators Association, which was instrumental in establishing the Dairy School as a core part of the campus. Under Criterion 3 the property is eligible for its distinctive architectural style, representative of both Craftsman and Four-Square design, reflecting the preeminence of its original owner Walter L. Howard and the design idiom of John Jacobson, who was responsible for the construction and perhaps design of numerous upscale residential homes in College Park and along the old State Highway (present-day Russell Boulevard). The property is not eligible under Criterion 4, for its potential to yield information or scientific data related to history of prehistory.

Is the property eligible as a City of Davis Historical Landmark? Yes

The subject property is eligible as a Davis Landmark property under Criterion 1 for its association with events that have made a significant contribution to the broad patterns in the history of Davis, California, particularly the property's contribution to a pattern of residential development associated with the City of Davis and University Farm, represented by the first upscale housing on the "west-end" during a period of economic vitality in the community beginning in the early 1920s. The property represents one of four intact upscale residential homes that front present-day Russell Boulevard, all constructed between 1922-1924 and owned by influential personages in the history of Davis and the University.

The property is eligible under Criterion 2 because it is associated with the lives of significant persons in the history of Davis, California, namely Walter L. Howard, former director of the University (1925-1937); John Jacobson, superintendent of construction at the University, past member of the Davis City Council and School Board, and prolific residential home developer and builder in the City of Davis and Yolo County; and Fred H. Abbott, emeritus professor at the University, who played a significant role in the early development of the California Creamery Operators Association, which was instrumental in establishing the Dairy School as a core part of the campus. Jacobson participated in several significant improvement projects in Davis, including, but not limited to, major upgrades to the city's water and sewage system during the early 1920s. Howard, who entertained both City officials, academicians, and other dignitaries at his home in the 1920s and 1930s, was an administrator and a scholar whose work on Luther Burbank and pomology earned him notoriety in the scientific community. The property is eligible under Criterion 3 because it embodies the distinctive characteristics of a type, period, architectural style or method of construction, namely an architectural style representative of both Craftsman and Four-Square design, reflecting the preeminence of its original owner Walter L. Howard and the design idiom of John Jacobson, who was responsible for the construction and likely design of numerous upscale residential homes in College Park and along the old State Highway (present-day Russell Boulevard) during the early 1920s through the 1930s. The residence retains remarkable exterior integrity of design. Under Criterion 4, the property has no potential to yield archaeological or anthropological information important in the study of history, prehistory, or human culture.

Is the property eligible as a City of Davis Merit Resource? Yes

Although the subject property warrants designation as a Merit Resource, it, nonetheless, reflects a higher status of eligibility commensurate with the aforementioned listing under the NRHP, CRHR, and City of Davis Landmark status.

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

Is the property eligible as part of a Historic District? Yes

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. The subject property falls within a geographical or geophysical location that is unified by both location, setting, and temporally discreet development during the 1920s-1930s, and having direct association with the individuals and characteristics of the College Park neighborhood. As such, the subject property, which retains very high integrity would be considered a potential "contributing" element in that it adds or complements the "historic architectural qualities, historic association or patterns for which a Historic District is significant."

CONCLUSION

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 the property in its entirety, located at 445 Russell Boulevard, be considered for NRHP, CEQA (CRHR), as well as Landmark, Merit, and potentially Historic District designation. The subject property is 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 residence retains excellent integrity of design, materials, workmanship, association, location, setting, and feeling, while the garage retains very good integrity of design, materials, workmanship, association, location, setting, and feeling, have only a compromised contemporary garage door. Under Criterion A, the property is found to be eligible for its association with one of the first significant residential developments located immediately west of the pre-1946 city limits of Davis, bordering the old State Highway, U.S. 40, Lincoln Highway, and north of the U.C. Davis Campus. The four home development known as "Jake's Addition," influenced the future development of College Park (begun in 1924-1925), an upscale planned development during a important period of economic growth and development in the history of the City of Davis and the University Farm. The property is eligible under Criterion B for its association with two significant individuals in the history of the University Farm and the City of Davis - Walter L. Howard, former director of the University (1925-1937) and John Jacobson, superintendent of construction at the University, member of the Davis City Council and School Board, and prolific residential home developer and builder in the City of Davis and Yolo County. Under Criterion C the property is eligible for its distinctive "transitional" Craftsman style architecture reflecting the preeminence of its original owner Walter L. Howard and the design ethos of John Jacobson who was responsible the construction and perhaps design of numerous upscale residential homes in College Park and along the old State Highway (present-day Russell Boulevard). The property is not eligible under Criterion D, for its potential to yield information or scientific data in history of prehistory.

The subject property is eligible for the CRHR under Criteria 1, 2, and 3. The rationale for this recommendation is based upon the fact that the residence retains excellent integrity of design, materials, workmanship, association, location, setting, and feeling, while the garage retains very good integrity of design, materials, workmanship, association, location, setting, and feeling have only a compromised contemporary garage door. Under Criterion 1, the property is found to have made a significant contribution to a pattern of residential development associated with the City of Davis and University Farm represented by upscale housing during a period of economic vitality in the community beginning in the 1920s. The property is also associated with the first residential development along the newly developed state highway, also designed as U.S. 40, and after 1928, the Lincoln Highway. The property is eligible under Criterion 2 for its association with two significant individuals in the history of the University Farm and the City of Davis - Walter L. Howard, former director of the University (1925-1937), and John Jacobson, superintendent of construction at the University, member of the Davis City Council and School Board, and prolific residential home developer and builder in the City of Davis and Yolo County. Under Criterion 3 the property is eligible for its distinctive "transitional" Craftsman style architecture, reflecting the preeminence of its original owner Walter L. Howard and the design ethos of John Jacobson, who was responsible for the construction and perhaps design of numerous upscale residential homes in College Park and along the old State Highway (present-day Russell Boulevard). The property is not eligible under Criterion 4, for its for its potential to yield information or scientific data related to history of prehistory.

B12. References: (Continued):

- Anderson, Timothy, Eudorah 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.
- Calisphere University of California. "In Memoriam 1941, John Jacobson: Davis." <http://texts.cdlib.org/view?docId=hb3199n7tr&doc.view=frames&chunk.id=div00004&toc.depth=1&toc.id=>. Accessed February 2013.
- City of Davis. The Core Area Specific Plan (1961), The Downtown Strategy Report (2000) and the Davis Downtown and Traditional Residential Neighborhoods Design Guidelines (July 2001).
- EDAW, Inc. *UC DAVIS, University of California, Landscape Heritage Plan: A Centennial Project*, Volume 1. "Historic Context and Overview." Prepared for Regents of the University of California, UC Davis, Facility - Operations and Maintenance Grounds Division. April 2009.
- Gebhard, David ed. *The Guide to Architecture in San Francisco and Northern California*. 1976, revised 1985.
- Howard, Walter Lafayette. *Ten Generations of Virginia Howards*. Davis, California. 1949.
- Larkey, Joann Leach. *Cooperating Farmers: A 75-Year History of the Yolo County Farm Bureau*. The Bureau, Woodland, California. 1989.
- Larkey, Joann. "Portraits of the Past." A series of articles published in the *Davis Enterprise* with detailed information on an array of individuals, buildings, and events in Davis' history. File at Hattie Weber Museum, Davis, CA. 1960s.
- Larkey, Joann Leach. "Portraits of the Past: Regents Adopt a Building Plan for the University Farm." *Davis Enterprise*. May 11, 1972.
- Larkey, Joann Leach. "Portraits of the Past: Suburban Development in the 1920s." *Davis Enterprise*. June 22, 1972.
- Larkey, Joann Leach and Shipley Walters. *Yolo County, Land of Changing Patterns*. Windsor Publications, 1987.
- Lofland, John. *Demolishing a Historic Hotel: A Sociology of Preservation Failures in Davis, California*. Davis Research, Davis, CA. 2003.
- Lofland, John. *Old North Davis: Guide to Walking a Traditional Neighborhood*. Yolo County Historical Society. 1999.
- Lofland, John. *Davis: Radical Changes, Deep Constants*. Arcadia Publishing. 2004.
- Lofland, John. "Researching Davis Buildings." Unpublished Manuscript. Davis, California.
- Lofland, John and Phyliss Haig. *Davis, California: 1910s-1940s*. Arcadia Publishing. 2000.
- McAlester, Lee. *Field Guide to American House*. New York: Knopf. 1984.
- Ohio State University. "Howard, Walter Lafayette 1872-1949." History of Horticulture. 2013.
- Ritter, E. W., ed. *Archaeological Investigations in the Auburn Reservoir Area, Phase II-III*. San Francisco: Report to the National Park Service, 1970.
- Roland, Carol. *Central Davis Historic Conservation District Historical Resource Study and Context Statement for the Central Davis Historic Conservation District*, Davis, California. 2003.
- State of California. *California Historical Landmarks*. Department of Parks and Recreation. Sacramento, CA. 1979.
- State of California. *California Inventory of Historic Resources*. Department of Parks and Recreation. Sacramento, CA. 1976.

B12. References: (Continued):

Stickley, Gustav. *Craftsman Homes*. New York: Craftsman Publishing Company, 1909. Dover Edition 1979.

Storie, R. Earl and Trussell, D.F. Soil Survey of Placerville Area, California, USDA, No. 34, Series. 1927.

Storer, Tracy I. and Usinger, Robert L. *Sierra Nevada Natural History*. Berkeley, CA: University of California Press, 1963.

Trapp, Kenneth, ed. *The Arts and Crafts Movement in California: Living the Good Life*, New York: Abbeville Press Publishers, 1993.

University of California Berkeley, Environmental Design. "William Charles Hays, 1873-1963." www.ced.berkeley.edu/cedarchives/profiles/hays.htm. Accessed March 2013.

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

Weissman, Alan, ed. *Craftsman Bungalows: 59 Homes from "The Craftsman."* New York: Dover Publications, Inc. 1988.

Welsh, Laurie. "The Old East Davis Neighborhood." 1998. Unpublished report in the files of the City of Davis Planning Department.

Primary Records

City of Davis. Building Permits on file with the City Community Development Department, 23 Russell Boulevard, Davis, California.

Davis Enterprise. Newspaper articles related to the development of the city. Courtesy of John Lofland, Davis, California.

Howard, Walter E. and Betty. Personal Communication. Davis, California, March 2013.

Lofland, John. Personal Communication. Davis, California. March 4, 2013.

McBride, E.S. "Little Black Book." Typed Lists of Homes and Builders by Year kept by the owner of Davis Lumber Company. Unpublished manuscript at Hattie Weber Museum, Davis, CA.

University of California, Davis. Shields Library, Map Room. Davis, California.

Yolo County Tax Assessor's Office. Official records. Woodland, California.

Yolo County Recorder's Office. Official Deeds. Woodland, California.

Maps

Assessor Parcel Maps, Yolo County, California.

Bowers Addition to the Town of Davisville 1913.

Cheney, Charles. City Plan of Davis 1927.

City of Davis Ownership Map 1929.

Map of Davis 1914, 1928.

Map of Davisville Yolo County 1868.

Sanborn Fire Insurance Map Company. Sanborn Fire Insurance Maps. Davis, California. 1945, updated 1953.

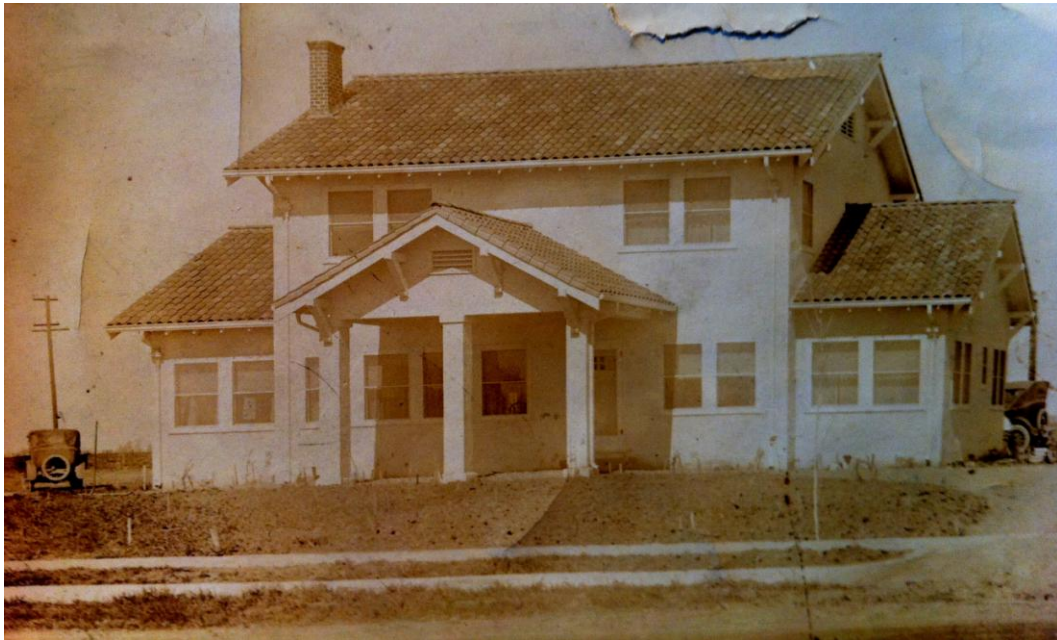
USGS Quadrangle Map, Davis, California 1907.

Yolo County Map 1873.

PHOTOGRAPH RECORD
445 Russell Boulevard, Davis, California
March 2013



Photograph 1: View looking north at the south elevation of 445 Russell Boulevard from the sidewalk along Russell Boulevard. Note the relocation of the circular driveway forward from the original porte-cochere in Photograph 2, taken in 1924.



Photograph 2: South elevation of the residence at 445 Russell Boulevard, taken 1924 (courtesy of the Walter E. and Betty Howard collection).



Photograph 3: View looking northwest at the southeast elevation of the Pi Beta Phi Sorority House.



Photograph 4: Close-up of the south elevation of the house looking north. Note the original Craftsman front entry door.



Photograph 5: View of the east elevation of the residence with original double-hung, wood-sash windows, and knee braces under the roof eaves.



Photograph 6: View looking west at the north or rear elevation of the house. The entry to the basement is visible behind the bicycles.



Photograph 7: View of the west elevation of the house. Note the original bank of double-hung, wood-sash windows and knee braces.



Photograph 8: Close-up of the window fenestration on the west elevation of the house.



Photograph 9: View looking east at the north elevation of the house.



Photograph 10: View looking west at the east elevation of the house and garage.



Photograph 11: Close-up of the replaced garage door.



Photograph 12: View of the north elevation of the two-car garage, looking southeast. Note the original wood-sash, double-hung windows. The wood cover is a later addition to keep the rain from the bike rack.



Photograph 13: View looking northwest at the southeast elevation of the garage.



Photograph 14: View looking west at the garage and the house on the left.



Photograph 15: View of the garage roof and decorative vent hood.



Photograph 16: View of the west elevation side entry with its original paneled wood Craftsman style lighted door.



Photograph 17: Close-up of the original paneled wood and lighted Craftsman front entry door with later louvered surrounds and crown.



Photograph 18: Close-up of the entry to the basement in the rear of the house.



Photograph 19: View looking west down the concrete flight of stairs leading to the basement.



Photograph 20: Close-up of window detail and window surrounds on the east side of the house.



Photograph 21: View looking north at 433 Russell Boulevard, immediately east of 445 Russell Boulevard, once owned by the Robbins family. Note the similarity in scale of the two homes.



Photograph 22: View looking north at 501 Russell Boulevard (Theta Chi Fraternity), the third of four houses built on the street in 1923.



Photograph 23: A similar view as Photograph 22. Note the similarity in design, with both having two wings. This residence clearly exhibits a Colonial Revival style porch.



Photograph 24: View looking north at 521 Russell Boulevard (Sigma Alpha Epsilon). This home was the fourth residence built in 1923 along Russell Boulevard between S. Campus Way and Oak Street. Note the similar design and scale to the other three homes.



Photograph 25: Another view of 521 Russell Boulevard. This house may have been built and occupied by John Jacobson, since it bears the closest resemblance to 445 Russell Boulevard.



Photograph 26: The Pi Beta Phi name painted on the entry driveway at 445 Russell Boulevard.



Photograph 27: English Cottage style residence built after 1924, following lot splits along Russell Boulevard..



Photograph 28: View looking north from Oak Street up Russell Boulevard towards 445 Russell Boulevard.



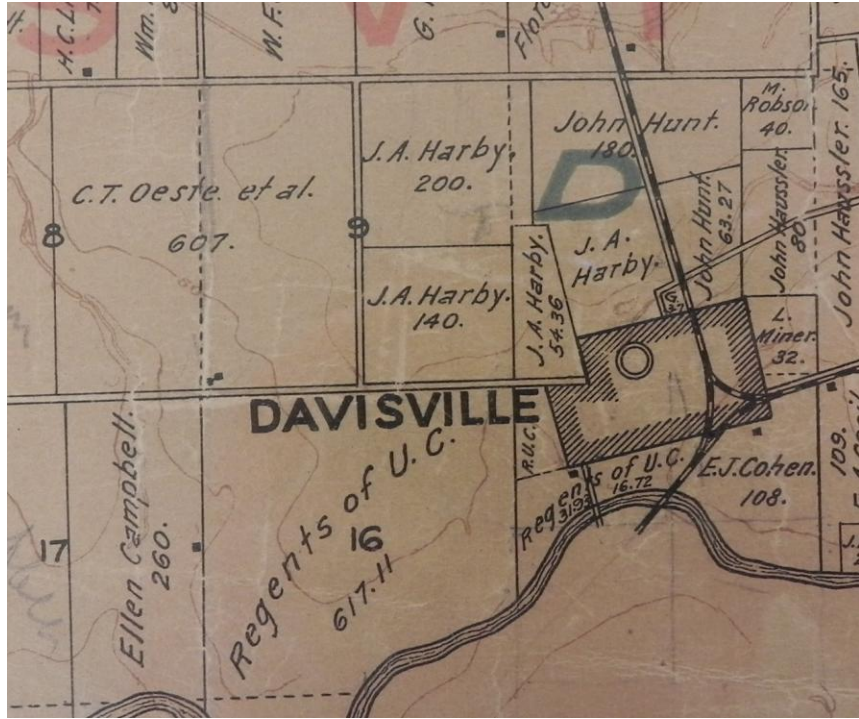
Photograph 29: View from the U.C. Davis campus looking north across Russell Boulevard at 445 Russell Boulevard in the center of the photograph.



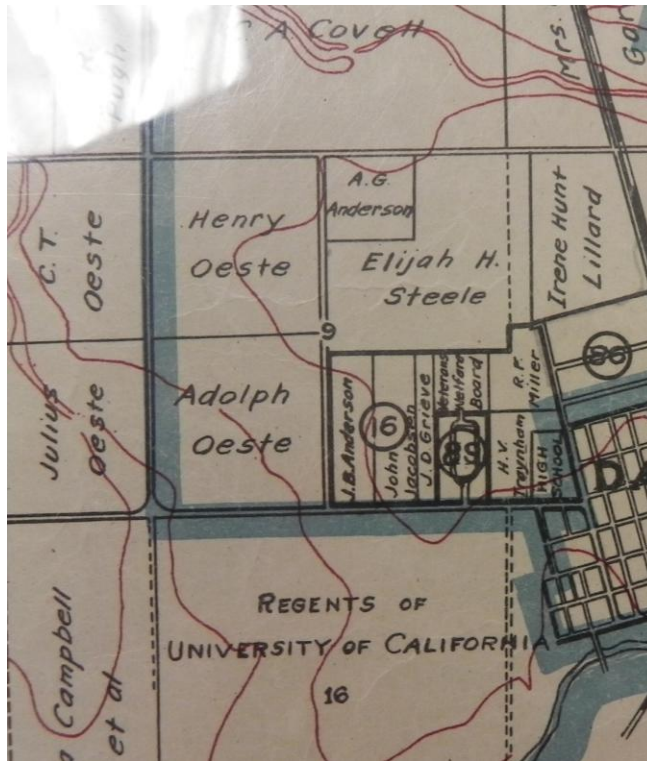
Photograph 30: View looking northwest from the U.C. Davis campus at 445 Russell Boulevard in the distance center of the photograph.



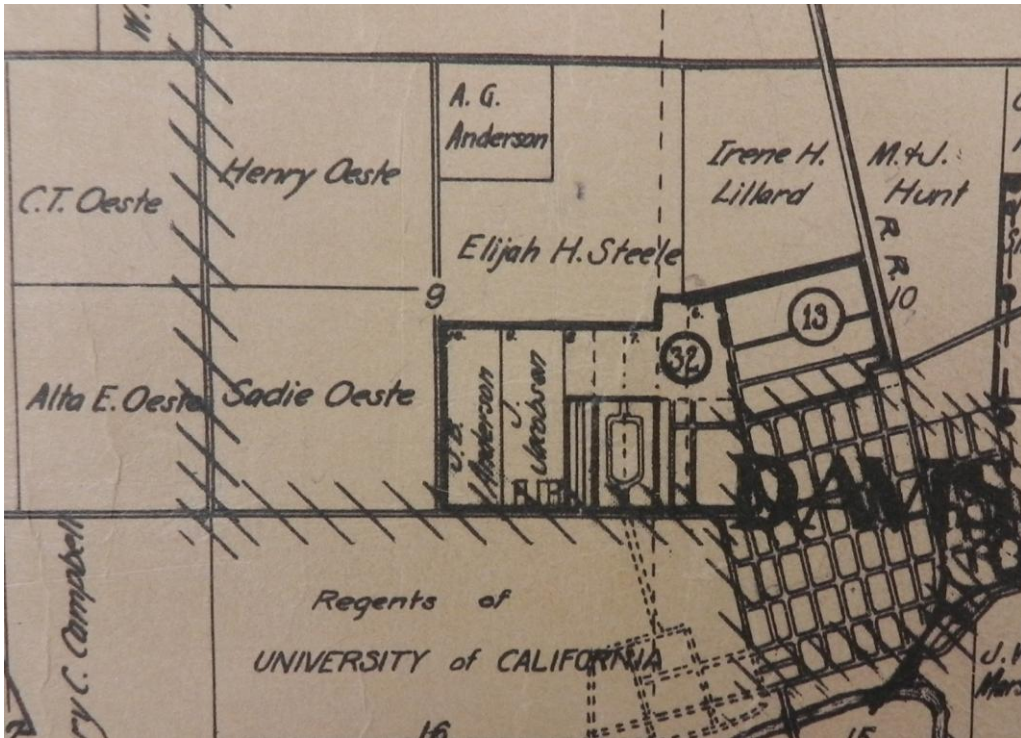
Photograph 31: View of "Jake's Addition" looking northeast from the present-day U.C. Davis campus, March 1924. The residence at 445 Russell Boulevard is the third house on the right. All four homes remain standing. The water tower on the far right has been torn down.



Photograph 32: Circa 1907 Assessor's Parcel Map depicting Section 9 and lands owned by J.A. Harby and C.T. Oeste before they were subdivided in the 1920s. The original boundary of Davis is delineated by the rectangular figure with the hatchmarks.



Photograph 33: Assessor's Parcel Map 1926, illustrating the subdividing of Section 9 fronting present-day Russell Boulevard.



Photograph 34: Assessor's Parcel Map circa 1920, illustrating the ownership pattern in Section 9 north of the U.C. Davis campus.



Photograph 35: View of 445 Russell Boulevard (second house on the right), looking east from Russell Boulevard, circa 1940s (Courtesy John Lofland, Davis, California).