

RESURGENT OLD NORTH DAVIS

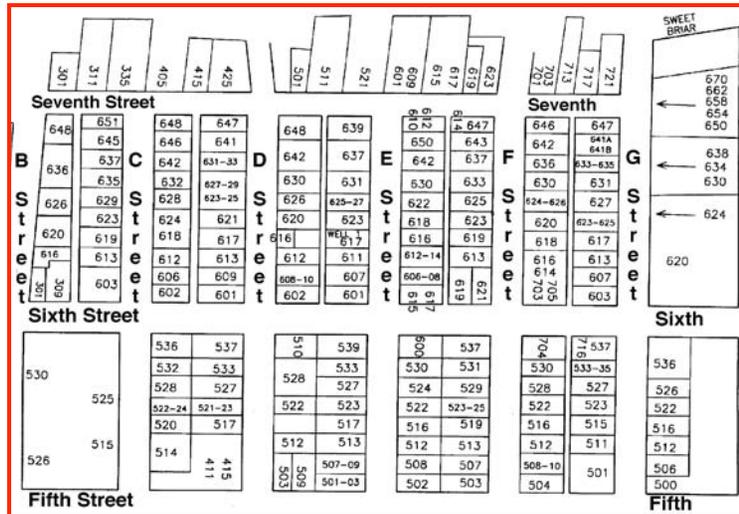
The Story of a Historic, Traditional Neighborhood

John Lofland

This is the story of Old North Davis, a neighborhood that (1) developed over the 1910s-40s, that (2) was assaulted over the 1950s-80s, and that (3) has been strikingly resurgent over the 1990s and 2000s. This resurgence is built on its 1910s-40s beginnings. The earliest Old North residents got neighborhood design right in significant ways. Recent residents recognize and build on this fact.

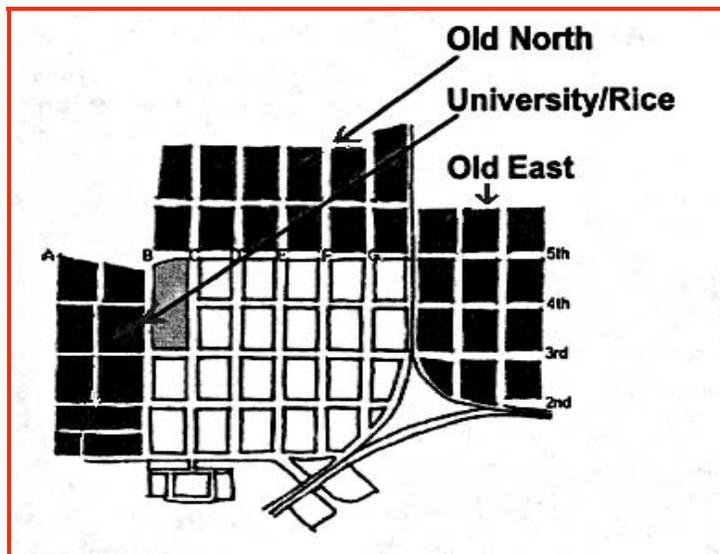
Read this story and see Old North Davis with new eyes. See these **three phases of Old North history** imprinted on every block. Deepen your appreciation of the historical depth of the neighborhood things around us. *J. L.*

1. The Old North Begins: Bowers Addition, January, 1913
 2. Enthusiastic Development, Spring and Summer, 1913
 3. C. W. Bowers: The Old North Mover & Shaker
 4. 1910s-40s Slow Build-Out
 5. Bungalows and Cottages: The Two Main House Styles
 6. Traditional Not Suburban Neighborhood Design
 7. 1950s-60s Hard Times
 8. 1970s-90s Turn Around
 9. 2000s Resurgence
 10. Some Notable Old North People
 11. The Old North Davis Neighborhood Association
- Sources



Above: Map of Old North Davis, Davis, California.

Below: Old North Davis is one of three officially designated Traditional Residential Neighborhoods in Davis. This map shows them and how they partially encircle a fourth area, the Downtown. These four make up the Original City of Davis incorporated in 1917.

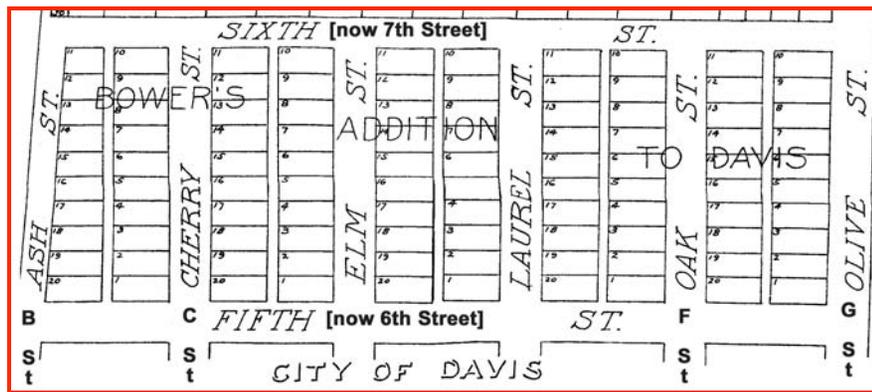


(Davis Downtown and Traditional Residential Neighborhood Design Guidelines, p. 83)

1. THE OLD NORTH BEGINS: BOWERS ADDITION, JANUARY, 1913

In 1913, Davis newcomer C. W. Bowers and local partners extended the Davis street grid for the first time since 1871. Five new blocks were laid out on open farmland north of Sixth Street (then called Fifth) and west of G Street (then called Olive). They were named “Bowers Addition.”

The hand drawn map of the Addition reproduced just below shows that each block contained twenty lots. The counter-clockwise numbering of each lot in each block is also shown, a number also pressed into the sidewalk in front of each lot (many of which are still there).



1910s Davis

..... = Old North Davis area

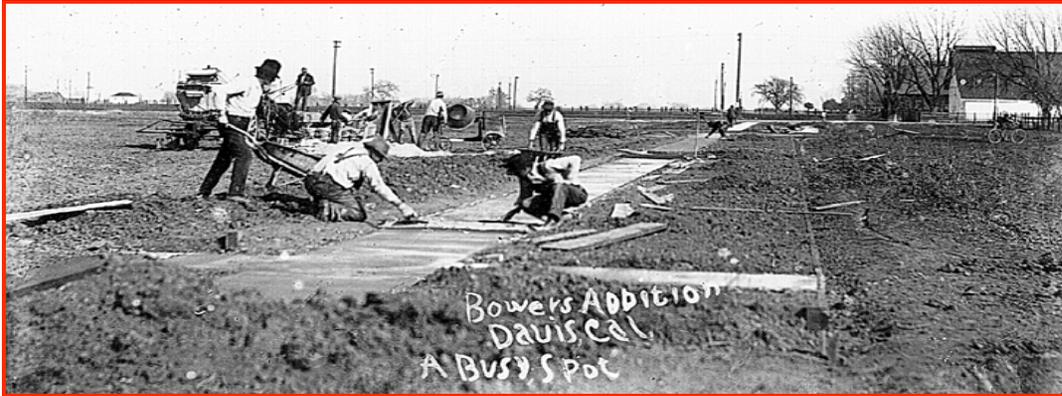
The 1905 map of Davis to the right shows a town so sparsely settled that surveyors could depict every building, of which there were well less than 200. The population was about 750.

Notice that the streets north of what we now call Fifth Street end irregularly. Although existing on paper, they “petered out” on the ground. Moreover, people had appropriated these planned-but-not-built streets for private use. The *Davis Enterprise* of February 1, 1913 reports that “during the week all the fences on [Sixth] Street have been taken down” in preparation for the Addition. Further, in the next week, the developer “will grade all the streets north from [Fifth] to the subdivision. This will remove all the fences in the path of the tractor engine and make the town continue out to [Seventh] Street, which is the farther border of the subdivision.”

In the sense of a single, homogeneously graded area from Fifth to Seventh between B and G streets, the area we today call the Old North began the last week of January, 1913.

2. ENTHUSIASTIC DEVELOPMENT, SPRING AND SUMMER, 1913

The Addition was a major event in Davis. It provided amenities previously unseen or at last scarce in the town: sidewalks, graveled and graded streets, redwood plank curbs, street trees in the planning strips, and water piped to each lot.



The photograph above looks east and shows sidewalks being laid on Sixth Street at about E.

Notice that the March 13, 1913 *Enterprise* ad reproduced to the upper right of this page mentions sidewalks as a special reason to “come out” and see the Addition



Lacking a city government, Davis also lacked a public water system. Most people had private wells. The Addition featured its own large well with service to each lot. Above, we see a crowd gathered in the vicinity of what is now Eighth and F streets on August 8, 1913 in order to watch water start to flow (seen in the middle-right) from the just-completed well.

Have You Seen The Improvements

IN THE

BOWERS ADDITION

Come out tomorrow and see the sidewalks, curb @ street work
Six continuous blocks of curbing and sidewalk completed

**LOTS 50 X 112½ TO AN ALLEY and FACING 80 FOOT
STREETS ONLY \$250.**

ALL IMPROVEMENTS FREE TO LOT BUYERS

MT. DIABLO REALTY CO.

Enterprise Building Davis, California

\$250 LOTS! LOTS! \$250
50 X 112½ FEET

**WHAT IT MEANS TO HAVE AN ALLEY IN THE REAR
OF YOUR LOT**

Telephone and Electric Light Poles being placed in alleys leaves streets and sidewalks clear.
Eliminates Driving through your Lot in Delivering Wood, Coal, Hay, etc. Take it through the alley.
When Davis incorporates and sewers come, they with the water mains will be placed in the alleys, making it unnecessary to tear up the streets and walks constantly to make connections.

BOWERS ADDITION

\$250 | MT. DIABLO REALTY COMPANY | \$250
Enterprise Building Davis

3. C W. BOWERS: THE OLD NORTH MOVER AND SHAKER

As the architect of a major change in Davis, it is fitting for us to know at least a little about C. W. Bowers of Bowers Addition.

This profile of him was published in the *Davis Enterprise* in 1997, the 60th anniversary year of his death.

Many Davisites can trace their homes to Bowers

Draft horse breeder, trainer instrumental in development of the older neighborhoods north of downtown

By JOHN LOFLAND
Special to The Enterprise

In 1913, Davis resident and horse dealer C.W. Bowers was the lead figure in developing the first new residential subdivisions seen in Davis in some decades. He named the first of these Bowers Addition and it consisted of the five residential blocks (with alleys) bounded by G and B streets on the east and west and Sixth and Seventh streets on the south and north.

Encouraged by the rapid sell-out of the 100 lots of the Addition over the first months of 1913, at mid-year he subdivided Bowers Acres in land fronting Seventh Street, just across the street from the Addition. These also sold briskly.

As a pioneer subdivider in the earliest years of the University Farm, which was still very small, Bowers' developments were clearly important factors in the shaping of Davis. It is therefore fitting for us to recall and reflect on such a figure from time to time. In this case, we commemorate the 60th anniversary of his death on Sept. 12, 1937.

Further, next February will mark related anniversaries, the 85th year since the foundings of Bowers Addition and Acres, an event for which appropriate commemoration might be planned.

Although Bowers organized the two largest residential additions of the era in Davis, he was not by trade a real estate developer and apparently began no developments beyond these two. Instead, his abiding and career passion was the breeding, training and trading of "big horses" — large, strong agriculture draft horses and mules.

Born in 1869, he was an established national figure in the draft horse trade by the early 1900s and a man of apparent financial means when, in his mid-40s and living in Davis, he organized the partnerships establishing his Addition and Acres in 1913.

Bowers' granddaughter, Margaret Sweeley, says "Will" Bowers, as he was called (C.W. meaning Charles William), always dressed in a suit and tie and most often wore a fedora hat when outdoors, even when driving horse-drawn wagons.

His habit of being "dressed up" was, she thought, indicative of his penchant for showmanship and a certain flamboyance of style. The large ring on his finger seen in the accompanying photograph is fitted with an immense diamond and the fact that it can be seen in the picture is not accidental.

His granddaughter characterizes his style as a combination of Buffalo Bill and Dwight Eisenhower. A part of him "loved to show off" and to be something of a circus performer in a "Wild West" rodeo fashion. He enjoyed giving horse and wagon driving exhibitions, at which he was a master showman.

It is reported that "in 1928, when Queen Marie, of Romania was touring the United States she saw a six horse team Bowers was exhibiting at the Pacific International Livestock show in Portland. The horses were decked out in gold plated harness valued at \$10,000. She was so pleased with the spectacle she asked for a second performance." (Sacramento Union, September 14, 1937).

Into the 1930s, the California State Fair featured performance contests among draft horses and Bowers regularly competed and won prize after prize year after year. Indeed and ironically, his zest for this activity was the cause of his death.

At age 70, on Sunday morning, Sept. 12, 1937, he won the California State Fair heavyweight horse pulling contest for the second consecutive year. But that was not

enough for the day. He was back on the field that afternoon with a six-horse team of huge, young Percherons.

He was "driving across the track to the infield when children along the fence caused the lead team to shy. Swinging into a jackknife turn, the horses crashed the wagon into the post, throwing Mr. Bowers from the seat. As the locked rear wheel went by it struck Mr. Bowers on the head." (Woodland Democrat, Sept. 13, 1937). He died two hours later.

That evening, he was memorialized with a ceremony at the fair in which "muted taps and a slowly pacing pair of

draft horses ... told shocked horse show spectators that C.W. Bowers was dead. The judges memorialized Bowers by awarding him first place in the six-in-hand heavy draft team event (the event in which he had just been killed)." (Sacramento Union, Sept. 13, 1937).



His death was front-page news in local papers, which characterized him in such terms as a "nationally known draft horse breeder and trainee" and "one of the foremost breeders of heavy horses in the state."

The Davis Enterprise story observed that he was "well known to many Davis people" as the creator of Bowers Addition "many years ago" (Davis Enterprise, Sept. 17, 1937).

But Bowers was not only prone to Wild West flamboyance. In addition, reports his granddaughter, he could "go up to a stranger and make them feel he had known them always." He inspired the trust of others in him rather in the manner of a Dwight Eisenhower. In this fashion, he was quite

powerful in his relations with others.

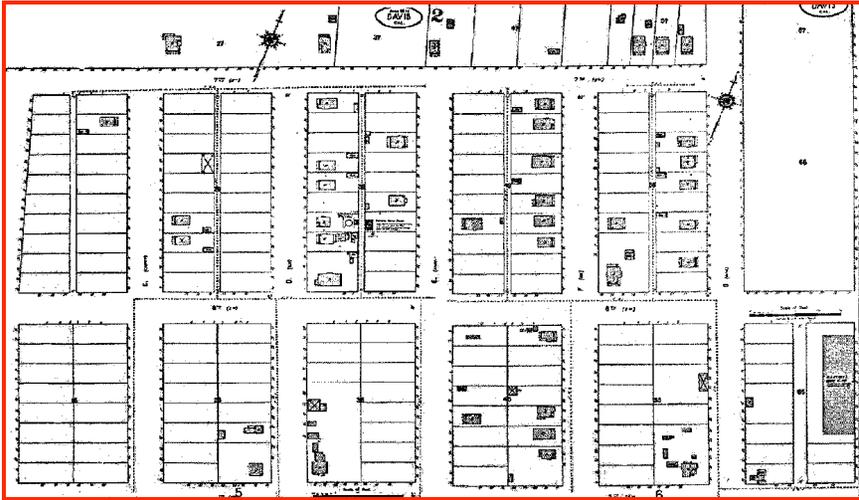
His Eisenhower-like affability also meant he trusted other people and was disinclined to maximize his advantages in bargaining. Although he dealt in large sums of money and "big deals," he did not squeeze out large profits. As a consequence, he and his family lived comfortably but were not wealthy. Indeed, the probate of his estate filed in February 1938 reported assets of less than \$2,500.

— John Lofland's home on E Street in downtown Davis is near Bowers' original Addition.

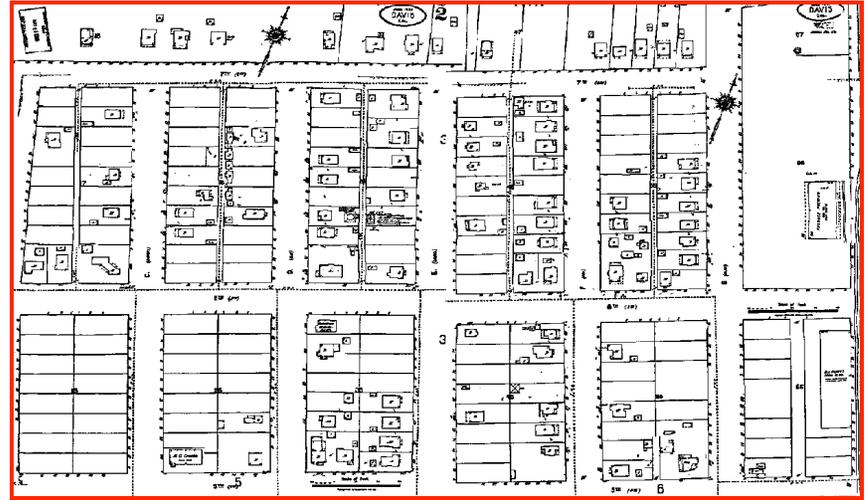
4. 1910s-40s SLOW BUILD-OUT

From the 1870s to the 1950s the Sanborn Fire Insurance map company made amazingly detailed and large-scale maps of thousands of American towns and cities. Among those for Davis, the Old North was captured in the four years shown here, 1921, '33, '44, and '53.

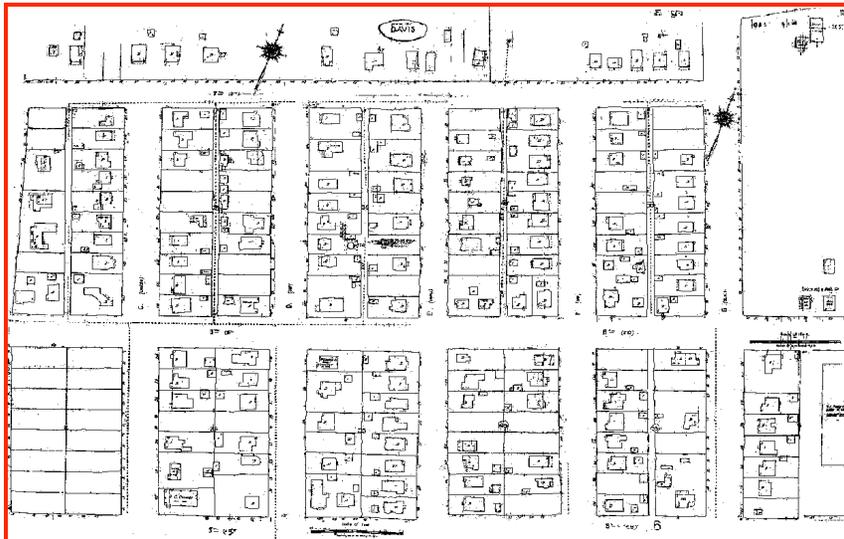
Counting the houses on each of these four maps, we see that the Old North was “built-out” at the rate of about 40 a decade over the 1910s, '20s, '30s, and '40s.



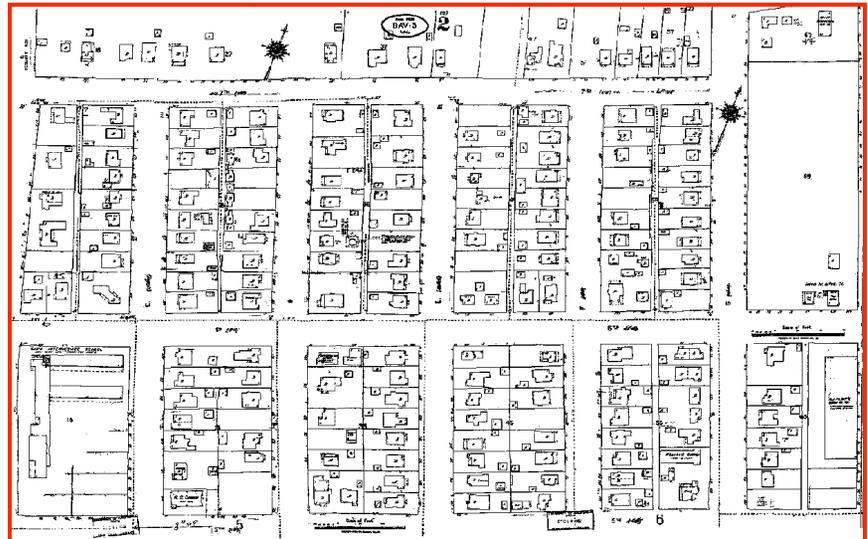
1921



1933



1944



1953

5. BUNAGLOWS AND COTTAGES: THE TWO MAIN HOUSE STYLES

Old North homes built before about 1950 architecturally divide into **bungalows** and **cottages**. Of the some 140 pre-1950 homes that survive, about

50 are bungalows built in the 1910s and 20s. Some 90 are cottages constructed, primarily, in the 1930s and 40s.

Below, we see major features and varieties of each type.

BUNGALOWS



Classic Craftsman bungalow: full-width front porch formed by an overhanging roof, solid porch supports, one-and-a-half stories, hipped roof. (633 E)



Front gable bungalow. (647 F)



One of several very modest bungalows built in 1913 and a little later by Bowers Addition developer A. R. Pedder. (516 E)

COTTAGES



Tudor Revival Cottage. (639 E)



Mediterranean Revival Cottage. (601 D)



Dutch Revival Cottage. (528 D)



English Cottage Revival. (636 B)

6. TRADITIONAL NOT SUBURBAN NEIGHBORHOOD DESIGN

The Old North is an example of a “traditional” neighborhood, the design dominant in America before World War II. In the 1950s, it was supplanted by “suburban” design.

Here are eight features that distinguish the two types and that set the Old North off as a special Davis place. Rather than “new urbanism,” the Old North is “original urbanism.”

1. Streets are arranged as a **grid**, not as “cul de sacs” or “dead worms.” This makes for freer and more fluid movement of people and vehicles.

2. Streetscapes are **house-dominant** rather than garage-dominant

3. Streetscapes stress an **open expanse** of space that is landscaped.

4. Homes face the street and are open to it. Porches provide **zones of transition** from public to private space.



A walk down the shaded C Street sidewalks is an ideal way to soak in Davis history, or just a cool breeze from the many trees.

5. **Planting strips** between the sidewalk and the street contain **city-owned and maintained trees**.

6. **An intermix** of house age, size, styles, and dollar value accommodates varied economic circumstances.

7. Adequate sidewalks and other pedestrian amenities **make walking convenient and safe**.

8. Nearby or integrated **retail service** establishments foster a **pedestrian-scale** mode of living.

7. 1950s-60s HARD TIMES

In a scant two decades following World War II Davis changed from a town to a city. By about 1970, its geographical area had ballooned from one-half of one to six square miles and its population increased ten-fold, from about 2,500 to almost 24,000.

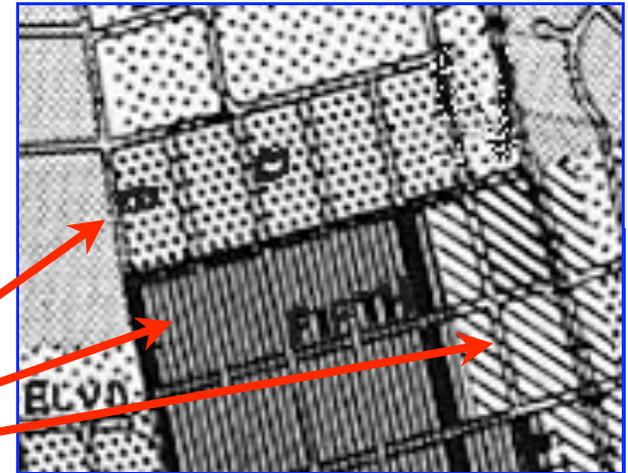
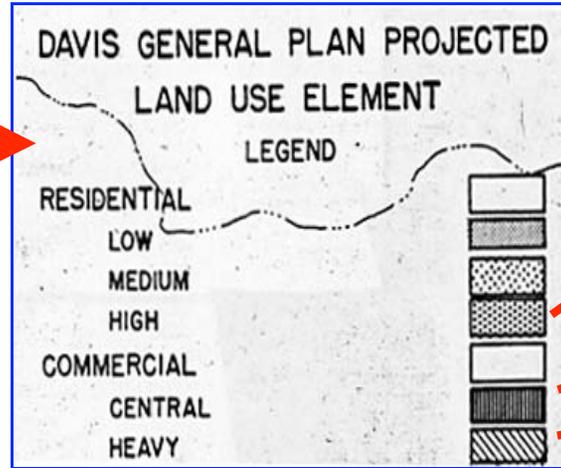
What was called the “Original City” (A to L, 1st to 7th streets), which had been

virtually all of Davis, was reconceived as the center part of a new city that was to have a commercial “core area” with high density, multi-residence buildings.

That imagery spawned a succession of land use and zoning schemes for the newly-invented “Downtown” (B to the tracks, 1st to 5th) and adjacent areas, including the Old North.

At one point, the Old North south of Sixth was to be absorbed into the Downtown and the area north of Sixth made “high density” (apartment house) residences. That is, the Old North was to be obliterated.

The 1961 *Core Area Plan* map projecting Davis to 1985 slated the Old North south of Sixth Street for virtually complete demolition and replacement by a series of high-rise LeCorbusier-style commercial and residential towers interspersed with parking lots.



8. 1970s-90s TURN AROUND

Fortunately for the Old North, the meg-scale growth mania of the 1950s-60s was rejected in what is often called the “revolution of ’72.” A new and broader thinking era of Davis politics began and lasted to about 1990. In it, conceptions of how to develop the Original City area of Davis were revised, this time in terms

of a human-scale and mixed residential and commercial center city. The Old North was made whole and moved back toward its original pattern. Further, policies of *historic preservation* entered land use thinking

COWBOY ERA SCARS

But, the excesses of the previous “cowboy” development era of the 1950s-60s had inflicted noticeable damage on the Old North, creating a third era of ugly duplexes and apartment buildings. (As described on page 5, the first era was 1910s-20s bungalows and second was 1930-40s cottages.)

The duplex at 523-25 F Street, shown below, is my “poster child” exemplar of the ugly era, but other candidates for the role include 521-23 D, 623-29 D, and 512 F.



In addition, there was **demolition**. Of the 159 buildings in the Old North in 1945, 18% (28 buildings) were not there in the year 2000. (For context, consider that in the new “Downtown,” 63% of buildings there in 1945 were not there in 2000.)

CONSERVATION BEGINS AND CONTINUES

Across the county and in Davis, 1950s-60s demolitionist zeal produced a backlash expressed nationally in such laws as the 1966 National Historic Preservation Act. In Davis, preservation policies have come to be expressed in Municipal Code Chapter 23, “Historical Resources Management,” and Chapter 40, “Zoning.” Key purposes of historical resources management include:

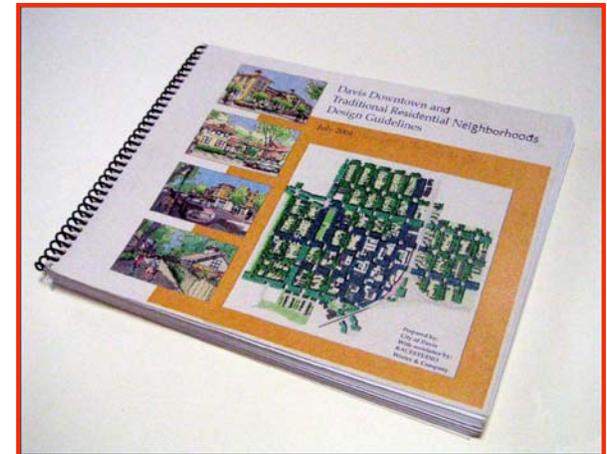
- to enhance the visual character of the city by encouraging new design and construction that complement the city’s historical buildings . . .**
- to increase the economic benefits of historic preservation to the city . . .**
- to identify . . . and resolve conflicts between preservation of historical resources/districts and alternative land uses . . .**

Initial thinking about historical resources focused primarily on individual structures. But many such resources are clustered into entire neighborhoods and even larger areas that have to be thought about in such terms.

In 2001, the City adopted a beginning remedy for this neglect by constituting the Original City of Davis (A to L, 1st to 7th) a **conservation district** titled the “Downtown and Traditional Neighborhood Overlay District.” The purposes of the district include:

- [to] conserve the traditional neighborhood character, fabric and setting while guiding future development, reuse, and reinvestment . . .**
- [to] plan for new commercial and residential and infill construction that is compatible and complementary to the character of existing neighborhoods within the district . . .**
- [to] foster reinvestment and economic development in the core that is consistent with historic conservation . . .**

This district was implemented with a book-length set of guidelines (pictured below) intended to “clarify the community’s expectations for the type and quality of development within the district.” Titled *Davis Downtown and Traditional Neighborhoods Design Guidelines*, it was developed in an extensive series of resident workshops.



In 2004, the *Guidelines* were translated into compatible zoning called the “Residential One and Two Family Conservation (R2-CD) District.”

At the time of adopting the R2-CD district, the Council directed staff to work with Old North and Old East residents on the text of a rezone to a R1-CD. But due to a number of political twists and turns, that process has yet to move forward.

9. 2000s RESURGENCE

In 2005, I was so struck by the pace and character of positive change in the Old North that I decided to draw up a visual representation of it, which is what you see on this page. This map shows major rehabilitation, remodel, and new structure projects over the early 2000s.

The original of this map is on 11 by 17 inch paper, making it much easier to read. Happily this size image is available to you in pdf at the web site of the Davis Historical Society—www.davishistoricalsociety.org.

OLD NORTH INFILL: 1) Recent, In-Process, Planned, 2) Major Renovations, Additions, Buildings



10. SOME NOTABLE OLD NORTH PEOPLE

The abundance of prominent (as well as fascinating) Old North people makes it exceedingly difficult to draw up a short list of them.



Craig Armstrong: 629 C, '40s; teacher, counselor and administrator in the Davis school for 40 years; civic dynamo who was an active member of many community groups; Davis Citizen of the Year, 1965; profiled in *Those Who Make Memories*.



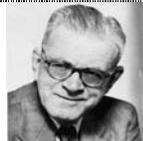
Vigfus S. Asmundson: 503 E, '30s; world-class expert in Poultry Science; Asmundson Hall named for him; childhood home of his son **Vigfus Admundson**, who was a City Council Member 1968-72 (Mayor, 70-72).



Richard Barlow, 709 6th, '30s; Davis Citizen of the Year, 1948; many civic activities, including President, Chamber of Commerce. Among other enterprises, operated an ice plant and a plant nursery at G & 6th streets. Profiled in *Those Who Make Memories*.



Susie Boyd: 525 E. '90s-00s; City Council 1990-94, 2000-04 (Mayor, 02-04); three terms on the school board.



Harold H. Cole: 601 E, '40s; world-class expert in livestock biochemistry; UCD Harold H. Cole Facility for the Study of the Biology of Large Animals named for him.



Mike Corbett: 301 7th, present; developer of world-famous Village Homes, City Council Member, 1986-90 (Mayor, 88-90); likely the most widely known Davis resident; testament to the Old North's magic. Mike elects to live in it rather than in his fabled Village Homes; Profiled in *Those Who Make Memories*.



Leo Cronan: 512 E & 539 E, '40s; Davis family doctor for 43 years, 1930s-70s; Lions Club Man of the Year; influential in getting the first hospital built in Davis; profiled in *Those Who Make Memories*.



Mary Ellen Dolcini: 536 G, present; Elementary school teacher and administrator, 1949-90; officer in national education associations; profiled in *Those Who Make Memories* as member of the pioneer Plant-Dolcini family.



Floyd Gattrell: 630 D, '20s-40s; First full-time, paid police officer and the first Chief of Police (appointed June, 1927).

Unless otherwise indicated, a person is or was the resident-owner at a given address.



Sue Greenwald: 606 C, owner; City Council Member, 2000- ---- (scheduled: Mayor, 06-08).



Dewey Halden: 619 Sixth, 20s-80s; Davis High coach of several sports for 28 years; retired in 1955 with an estimated career record of 111-19-10 (with more than 100 championship teams); Halden Field and the Halden Relays named for him; died in 1992 at age 95; profiled in *Those Who Make Memories*.



Lyn Irwin: 621 D (owner, 621-633 D); Civic-minded and prosperous dairy farmer who was a key figure in lobbying UC for four year degrees at Davis and improving local public education; Citizen of the Year, 1951; created Irwin Court at 621-633 D streets, where he lived when he was older; profiled in *Those Who Make Memories*.



Bill Kopper: 501-03 E, owner; City Council Member, 1976-84 (Mayor, 82-83); important figure in promoting historic preservation and adaptive reuse rather than demolition of downtown properties.



Ben Madson: 636 B, 70s; Long-time UCD agricultural administrator, including service as Director of the state-wide Agricultural Field Stations, many civic activities including President, Davis Chamber of Commerce; City Council Member, 1939-48, 1957-60 (Mayor, 47-48); Davis Citizen of the Year, 1952.



Julie Partanski: 623 G, renter '90s; City Council Member, 1992-2002 (Mayor, 00-02); led the 1991-92 campaign to save the alley's of Bowers Addition from paving, which raised Davis preservation consciousness.



Hazel & Joe Pence: 527 D; 40s; avid promoters of the arts; the Pence dental office property at 212 D Street was willed to the City and was the Pence Gallery until replaced with the current building of the same name.



Joan Poulas: 539 E, 80s; City Council Member, 1972-76 (Mayor, 75-76); first woman mayor of Davis.



Irving F "Crip" Toomey: 620 B, '40s; notable UCD athlete, coach, and Director of Athletics at UCD from 1929 until his death in 1961; Toomey Field named for him.

11. THE OLD NORTH DAVIS NEIGHBORHOOD ASSOCIATION

One factor in the 2000s Resurgence of the Old North has been residents organizing to protect and enhance their neighborhood.

OldNorthDavis.com

Home

Honor List of Donors

Hood History

Calendar

Contacts

E Mail Lists

Membership

Committees

Documents

Links

Elections

WELCOME TO THE WEB SITE OF THE
**Old North Davis
Neighborhood Association**

Top Current Matters:
★ [The Old North Heritage Signs Are UP!](#)

Dear Old North Davis Neighbor:

We invite you to join with your fellow residents in celebrating and improving our historic community—Old North Davis, the area between Fifth and Seventh and B and the tracks. Get involved in our projects. Join the ONDNA. We look forward to your participation and membership.

Our goal is to promote City policies and neighborhood development that reinforce Old North Davis' unique ambience, residential diversity, architectural scale, and historical character.

We hope to encourage positive community spirit, a safe and inviting environment, good will, communication and friendship, and cooperation with other organizations that are attempting to advance the general welfare of our neighborhood and the City of Davis.

We manage to have some fun, as well!

To learn more, click on [this link](#).

For the Association's By-Laws, please go to [this page](#).

**Davis
OLD NORTH DAVIS**

Site Updated: 03/30/2006

The [Davis Community Network](#) provides the email features of this site.
website problems/suggestions, email the [webmaster](#)

The Old North Davis Neighborhood Association is a democratic, voluntary organization of Old North residents, property owners, and organizations.

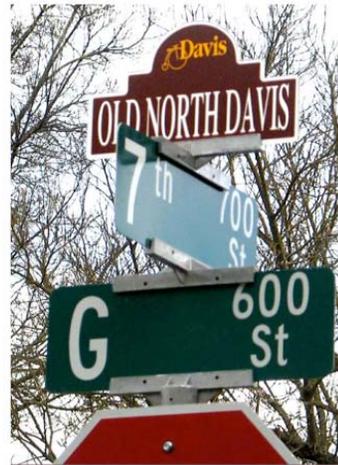
ONDNA membership is equally open to area residents, property owners (residents or not), businesses, and other organizations with neighborhood locations, such as the Davis Joint Unified School District and churches.

The ONDNA is **not** a homeowners association and seeks to distinguish itself from private organizations with quasi-governmental authority. The ONDNA has no such power and does not seek it.

The ONDNA is one of more than a dozen associations of its kind in Davis. It and the others were formed in response to City policies that encourage formation of neighborhood organizations. City staff are assigned to assist such groups and were instrumental in starting the ONDNA. Staff guided the ONDNA's development and continues to follow its activities.

The ONDNA meets City requirements for recognition as a bona fide representative of a neighborhood and the City of Davis accords it that status.

Old North Davis Heritage Street Signs
A Project of the Old North Davis Neighborhood Association.



Purchased by the ONDNA, the signs were installed atop street signs around the perimeter of the Neighborhood by Davis City Public Works at the expense of the ONDNA, under a replacement and maintenance agreement and encroachment permit between the Association and the City. The cost of manufacture and installation (\$52 per sign) was raised through a neighborhood pledge drive.

MAJOR PROJECTS. Here are our current projects/committees and contacts if you would like to help.

1. The **Traffic Committee** is pursuing a plan to improve pedestrian and bicycle safety, reduce accidents, and calm traffic flow on Fifth Street. Contact: Steve Tracy, stacy@davis.com.

2. The **Zoning Committee** is working with City planners to more securely implement in zoning code the Design Guidelines, produced through great community effort. Contact: Bruce Winterhalder, winterety@sbcglobal.net.

3. The **Parking Committee** has successfully worked on the design of a parking district that protects residents' parking needs without excluding others. For current information, contact: Dennis Dingemanns, djdinemans@ucdavis.edu.

4. The **Alley Clean-Up Committee** wants to establish and coordinate clean-up days for all the alleys. Contact: Angela Willson, awillson@pacbell.net.

5. The **Old North Park Committee** is exploring ways to improve the "de facto" mini-park at Water Well #1, 617 E Street. Contact: Peter Gunther, pgunther@pacbell.net.

6. The **Social Committee** plans our highly successful holiday season Progressive Dinners, the annual Garden Party Potluck, and the Annual Meeting Picnic. Contact: Dan Szumski, 758-5842.

7. The **Urban Forest Committee** is dedicated to maintaining our urban forest of street-shading trees. Contact: Dan Quickert, dquickert@omsoft.com.



Old North neighbors gather for a group picture after forming the Old North Davis Neighborhood Association at the Hattie Weber Museum of Davis, Fifth & C streets, Sunday afternoon, June 23, 2002.

SOURCES

For simplicity's sake, the previous pages do not include information on the sources of the materials appearing on them. Not to worry. All that is on this page. This page also reports additional sources.

COVER. Top left map of the Old North is reproduced from the City of Davis official map of streets, which is available at the City Department of Public Works. Bottom left map of the Original City is reproduced from p. 83 of the City of Davis, *Davis Downtown and Traditional Residential Neighborhood Design Guidelines*, July, 2001.

PAGE 1. Map of Bowers Addition reproduced from an original in the historic maps drawer at the Davis Department of Public Works. Map of Davis excerpted from U. S. Geological Survey, California, Swingle Quadrangle, 1905.

PAGE 2. Top left photograph reproduced from an original in the UC Davis Department of Special Collections. Bottom left photograph reproduced from an original in the archives of the Hattie Weber Museum of Davis. Both the photographs were taken by fabled Yolo County photographer A. K. Shinkle. Later in life, Shinkle developed a neurological disorder that affected his ability to print with a steady hand, a hint of which is seen in the top photograph's caption.

Right-hand advertisements: Both appeared in the *Davis Enterprise* many times in the early months of 1913.

PAGE 3. Article published in the *Davis Enterprise*, September 26, 1997. Picture of C. W. Bowers reproduced from the original owned by his granddaughter Margaret Sweeley.

PAGE 4. Sanborn Fire Insurance maps are available in the map collections of many libraries, including the UC Davis Shields Library. A number are in the archives of the Hattie Weber Museum of Davis and in other City of Davis departments. In addition, the educational materials publisher Chadwyck-Healey has offered many of them on CD as TIFF scans.

PAGE 5. The photographs and terminology are reproduced from Appendix A, "Typical Architectural Styles and Property Types in Old North Davis," pages not numbered, in the Roland-Nawi survey of 2003 referenced in the far right hand column of this page.

PAGE 6. The photograph is scanned from a hard copy of the August 2, 1980 issue of the *Davis Enterprise*. It merits mentioning that the photograph's caption is incorrect. The picture shows D, not C Street. (630 D is on the left.)

The features of "traditional" neighborhoods enumerated on this page are summarized from chapter 1 of my book, *Old North Davis: Guide to Walking a Traditional Neighborhood* (Yolo County Historical Society, 1999). I did not make up these features up, of course. In that chapter I enumerate the several sources from which I take them.

PAGE 7. Davis area and population figures are from John Lofland, *Davis, Radical Changes, Deep Constants*, (Arcadia, 2004). The top plan map is excerpted from the map accompanying *Davis General Plan, Adopted March 24, 1958, Revised April 13, 1964*. The bottom map is excerpted from Livingston and Blayne City and Regional Planners, *Davis Core Area Plan*, 1961, p. 19.

PAGE 8. The statistics on demolition are from John Lofland, *Davis Heritage Buildings: How Many to Start With, How Many Left?* (Yolo County Historical Society, 2000) p. 7. The "great transformation" and "progressive era"

stories are told in Lofland, *Davis, Ibid.*, chapter 7. John Lofland, *Demolishing A Historic Hotel: A Sociology of Preservation Failures in Davis, California*, (Davis Research, 2003), provides a preservation-focused account of these "hard times," and "damage" followed by "turn around." The top quotation in the middle column is from City of Davis, *Zoning: Davis City Code Chapter 40, Codified December 31, 2000*, with 20 Amendments, including Ordinance #2147 adopted January 13, 2004, which "Establishes a Residential One and Two Family District R-2 CD adding 40.04 to the Davis Municipal Code." The bottom quotation in the middle column is from City of Davis, . . . *Guidelines, op cit.*, p. 6.

PAGE 9. Base map provided by the Davis Department of Community Development. This map appears in several of that department's publications, including *Guidelines, op.cit.*. A pdf version is downloadable from the files section of www.davishistoricalsociety.org. The information displayed in red comes from many sources, but especially from direct observation and conversations.

PAGE 10. The fact that these people are notable means that the information given on each of them is easily available in many public sources. Much appears in simple Google searches of their names. Many of them are profiled in the *Davis Enterprise's* book *Those Who Make Memories* (Davis Enterprise, 1998).

PAGE 11. Upper left graphic is a screen shot of the home page of the ONDNA web site. The upper middle and right hand graphics are scans from its leaflet. I took the group photo shown in the lower left. The page on the Old North heritage sign was assembled by Valerie Vann for presentation to the City of Davis Historical Resources Management Commission meeting of April 17, 2006.

Additional information on the Old North and on Davis history is available at these websites.



www.oldnorthdavishistory.org



www.davishistoricalsociety.org



www.davishistoryresearch.org

For information on obtaining additional hard copies of this booklet contact:

Davis Research
523 E Street
Davis, CA 96616
davisres@dcn.org
530-758-5258

Initially published electronically at www.oldnorthdavishistory.org in 2006, where it continues to be available.

First hard copy publication by Davis Research: 2007.