

4.3 HISTORIC RESOURCES

INTRODUCTION

This section of the EIR describes the historic resources identified within the project area and the potential impacts on these resources that may occur as a result of the project. Information in this section draws from the report *Historic Research and Cultural Resources Evaluation for the B and 3rd Street Visioning Project Area Report*¹ (available for review in a separately bound volume entitled *Technical Appendices* available through the Community Development Department). In the report, each of the pre-1945 properties within the project area was inventoried and evaluated using State of California and City of Davis criteria for resource evaluation. Physical descriptions, significance and status codes for each of the properties are included in the report and are available for reference.

SETTING

Description of Regional Environment

Yolo County is located in the rich agricultural regions of California's Central Valley and Sacramento River Delta. It is directly west, across the Sacramento River from the State Capital of Sacramento and north and east, respectively, of the Bay Area counties of Solano and Napa. Yolo County was one of the original 27 counties created when California became a state in 1850. Yolo County was originally comprised of the towns of Fremont, Knights Landing, Washington, Cacheville (Yolo), Clarksburg, Winters, Esparto, Capay, Guinda, and Davisville (Davis).

Agriculture is the county's primary industry. The eastern two-thirds of the County consists of nearly level alluvial fans, flat plains, and basins, while the western third is largely composed of rolling terraces and steep uplands used for dry-farmed grain and range.

Today, Yolo County has a population of over 150,000 people. Nearly 85 percent of the population lives in the County's four incorporated cities (Davis, West Sacramento, Woodland, and Winters)²

Description of Local Environment

Davis is generally characterized as that of a small-scale University city situated within a larger agricultural area. Downtown Davis and the traditional residential neighborhoods to the north, east and west of the Downtown have a compact, grid street pattern.

The project area falls within the historic context of the University/Rice Lane Neighborhood that is largely bound by A Street, B Street, 1st Street and Russell Boulevard. The area is adjacent to the eastern limits of the University of California Davis campus.

¹ Historic Research and Cultural Resources Evaluation for the B and 3rd Street Visioning Project Area, Circa: Historic Property Development, January 2006, for the City of Davis.

² <http://www.yolocountygeneralplan.org/proj-desc.html>

Project Location and Site Context

The project area is comprised of the west side blocks of B Street between 2nd Street and 4th Street (odd numbered addresses in the 200 through 300 range) and the east and west side of 3rd Street between B Street and University Avenue (odd and even numbered addresses in the 200 range). The project area also includes two properties on 2nd Street, (255 and 239 2nd Street) and one property on 4th Street (246 4th Street) (see Figure 4.3-1).

The 300 block of B Street is notable particularly for the Central Park bordering the east side of B Street, the deep set-back of the residences, front yards and a canopy of mature trees that line B Street. The residences along B Street are primarily single story ranging from circa 1894 to 1935 and retain a high level of integrity, thereby creating a distinctive sense of place. The integrity of a structure refers to its ability to convey its historic significance.

Third Street and 4th Street are narrower in width in this area than on the other side of Central Park helping to concentrate pedestrian activities occurring between the project area and the University. The alleys are underutilized and poorly maintained. However, they are an important character-defining feature of the project area and help to identify the area as an early 20th century neighborhood.

The architectural styles of the residences are primarily Craftsman Style bungalows, Revival styles and Minimal Tradition styles popular at the first half of the twentieth century. Two late nineteenth century farmhouses are also located in the project area. These properties demonstrate the historical development patterns of the project area that were greatly affected by the construction of the University in 1908, and the students and employees of such. This evolution continued with the development of the existing multi-story complexes and adaptive-use projects along the 200 block of B Street, as well as the large apartment complex at 4th Street and B Street that differ notably in scale and context from other portions of this traditional, university-oriented neighborhood.

Project History

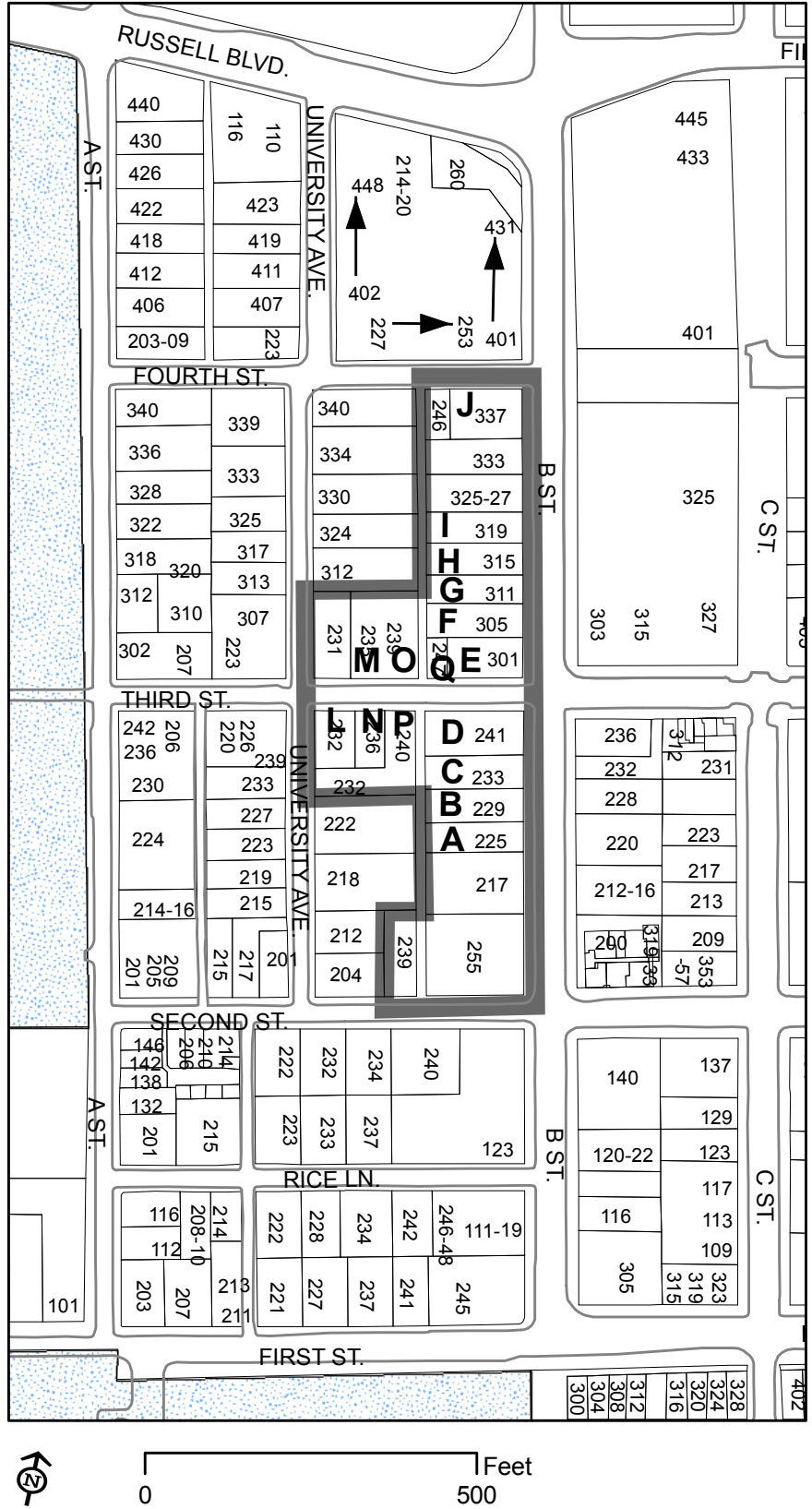
In 1906, the University of California chose a 780-acre farm belonging to Jerome Davis to establish a university farm to serve as part of the College of Agriculture (University Farm School). Before the University, the project area was orchard land known as the Davisville Orchard, originally planted in 1870, and continued as such until 1879. This area was annexed into the City in 1888 and remained primarily agricultural with large tracts of land belonging to a few property owners.³ The campus itself grew rapidly in the first decades with additional buildings and additional land. By 1930, the campus had grown to 1,000 acres, and by 1951 it had expanded to 3,000 acres.

³ Larkey, Joann. *Davisville '68: The History and Heritage of the City of Davis, Yolo County, California* (Davis: The Printer, 1969) p. 61.

Figure 4.3-1.
Location Map

B and 3rd Streets
Vision Process

Project Area



On early Sanborn Maps a small farm at what is now 232 3rd Street contained a single story dwelling, water tank, windmill, and a stable and chicken house. The farm included an almond orchard and extended from 3rd Street south to, approximately, what is now 218 University Avenue. The property belonged to Lucy Eggleston who was actively involved in various community organizations.

The second significant property holding in the project area included the home now located at 337 B Street. The original landholding covered the entire block from B Street to A Street (formerly Beech Street) between 3rd Street and 4th Street, except for the parcel at the southwest corner of the block that belonged to Alice Haines. This property contained a single story dwelling, a small single story building with an open porch or trellis, and a garage at the northeast corner of the parcel. The property belonged to the McDonald family from about 1894. In addition, Mary McDonald co-owned properties with Alice Haines and Alice Dodge in and outside the project area. Documentation to date has not uncovered if Alice Haines and Alice Dodge were one and the same.

The Central Park that today borders the east side of B Street was historically two separate blocks with 4th Street dividing the land. The northern block was residential and the southern block was occupied with an elementary school. Between 1933 and 1945 the residences were removed for the city park. The elementary school was removed after 1953 and the two blocks were later combined to enlarge the Central Park.

During the 1910s and 1920s subdivision of properties occurred and the construction of residences and an alley were concentrated on the 200 block of B Street. This area was identified as the Farmview subdivision. It consisted of seven 43-foot by 150-foot lots on the north half of the block, six 50-foot by 129-foot lots along 2nd Street and one 70-foot by 150-foot lot at the northeast parcel. A 13-foot wide alley ran north and south bisecting the parcel. University Avenue was installed between the blocks that originally extended from B Street to A Street. However, it did not cut through the McDonald land until sometime between 1925 and 1927, leaving no road access between 3rd and 4th Street on University Avenue for approximately fifteen years. McDonald continued to own the property west of University Avenue.

The University Farm significantly affected the property uses in this area. Boarding houses, rooms-to-let, and fraternity houses were predominately located on the 200 blocks of B Street and 3rd Street, but were more concentrated along the 200 block of University Avenue. Three properties along B Street were identified as rental properties in 1931.

Between 1921 and 1933 the lots along the 200 block of B Street were developed and a fraternity was housed at 241 B Street. Along 3rd Street, lots at 235 and 247 were added with 232 3rd Street remaining the same. Lots at 301, 305 and 311 B Street were developed with an alley that ran along the rear of the properties north from 3rd Street.

Between 1933 and 1940 the alley behind the 300 block of B Street cut through to 4th Street and McDonald sold her lots west of the alley. The house at 241 B Street was again identified as a single-family dwelling. Also between 1933 and 1940 McDonald sold two of the southern most lots (315 and 319 B Street) to Alice Dodge. John Ruane sold his double lot on 3rd Street, and 239 3rd Street was constructed next to 235 3rd Street.

Eggleston divided and sold her property on 3rd Street and two residences, 206 and 240 3rd Street were constructed. The residence at 246 4th Street was constructed on the McDonald farmhouse parcel sometime between 1940 and 1945. Sometime after 1945 but before 1953 a duplex was constructed at 325-327 B Street and a residence was constructed on 333 B Street on the same McDonald owned parcel.

Assessment of Integrity

In addition to identifying the physical descriptions of properties, each building built prior to 1945 was evaluated for integrity. Integrity is the measure by which properties are evaluated for their ability to convey or communicate history. To retain integrity a property must have most of the seven aspects of integrity as defined by the National Register Criteria for Evaluation. The seven aspects of integrity are a professional standard utilized for evaluating properties for local, state or national significance. The seven aspects of integrity as defined by the National Register Criteria for Evaluation are as follows:

- Location - Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design - Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting - Setting is the physical environment of the historic property.
- Materials - Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration form a historic property.
- Workmanship - Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling - Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association - "...is the direct link between an important historic event or person and a historic property."

California Register Criteria for Evaluation

The California Register of Historic Places is the official list of properties, structures, districts, and objects significant at the local, state or national level. Properties that are eligible for the National Register are automatically eligible for the California Register. Properties that do not meet the threshold for the National Register may meet the California Register criteria. California Register properties must have significance under one of the four following criteria:

1. Associated with events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;
2. Associated with the lives of persons important to the local, California or national history;

3. Embodies the distinctive characteristics of a design-type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value; or
4. Yields important information about prehistory or history of the local area, California or the nation.

Eligibility for the California Register does not assign any property to the register. To be listed on the California Register a formal application must be completed and sent to the State Historic Resources Commission (SHRC) for consideration. Anyone can apply for a structure to be included in the California Register. Consent of the property owner is not required for such a request, but a resource cannot be listed in the California Register if the owner objects.

California Register Status Codes

In addition to identifying the most applicable criteria to be used for evaluation a status code is assigned to each property that has been evaluated. The California Historical Resource Status Code identifies if the property is listed on the California Register, is eligible for listing on the register, might become eligible, is ineligible, or none of the above. Status codes range in number from one to seven to reflect different gradations of historic significance or value. Within each of these seven ranking categories are additional alphabetical and numeric codes denoting a further refinement of historic status for purposes of CEQA (see Appendix 7.5, California Historical Resource Status Codes). The Status Code is entered on the NRHP (National Register of Historic Places) Status Code field in the header of the Primary Record and Building, Structure and Object Record once an evaluation has been conducted using the Building, Structure and Object form. Status code identification is for informational purposes only.

To be eligible for listing in the California Register a property would need to receive a status code of one through 4. City of Davis Landmark properties fall into this range. To be eligible for the local City Register as a Merit Resource, a property would need to receive a status code of 5, meaning it is significant at the local level, but not at a State or National Level. Structures receiving a status code of six through seven are not eligible for designation as a historic resource under the local or State register.

City of Davis Criteria for Evaluation

Historic Resources Management Ordinance

The City of Davis is a Certified Local Government (CLG) designated by the State Historic Office of Preservation. The CLG program is designed to "...encourage the direct participation of local governments in the identification, evaluation, registration, and preservation of historic properties within their jurisdiction and promote the integration of local preservation interests and concerns into local planning and decision-making processes." To this end, the City has adopted a Historic Resources Management Ordinance (Zoning Section 40.23). This ordinance was established to "identify, designate, protect and enhance resources within the City... that reflect special elements

of the city's historical, architectural, archaeological, cultural, or aesthetic heritage.” The ordinance establishes:

- designation criteria and process for historic resources to be placed on the Davis Register of Historical Resources;
- a Historical Resource Management Commission;
- requirement for demolition certificate and public review process for demolition of any structure constructed prior to 1945;
- authority to request greater evaluation of a potential historic resource prior to demolition;
- design review, determination of compatibility and certificate of appropriateness for alterations to a designated historic resource or replacement structures; and
- advisory review of new construction, significant renovation projects, and demolitions within 300 feet of designated individual Landmarks and Merit Resources and within adopted conservation overlay districts;

The Historical Resources Management Ordinance (Zoning Section 40.23.060) outlines the Davis Register of Historical Resources designation criteria for evaluating properties in the City of Davis. There are two types of historic resources identified: "Landmark" and "Merit Resources." Other possible designations for structures built before 1945 include "Historic District Contributor" and "Historic District Non-Contributor." The concept of historic integrity is used when considering historic resources.

The City defines a "Landmark" as:

"...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 Davis " and "...so important to the historical and architectural fabric of the community that its loss would be deemed a major loss to the community."

The City defines a "Merit Resource" as:

"...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 Davis." ⁴

Landmark properties are considered eligible for the California Register on the national, state, or local level. Merit Resources are not considered eligible for the California Register, but are considered to be of importance to the community.

⁴ City of Davis Designated Historical Resources: The Davis Register.

The code is quoted as follows:

Landmarks. Upon the recommendation of the Historical Resources 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 represents the work of a master designer; or that possesses 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.

Merit Resources. Upon the recommendation of the Historical Resources 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.

The City's Historic Resources Management Ordinance defines a Conservation District, Historic District and Historic District Contributor as shown below. Currently the City does not have any identified Historic Districts. The project area is within a Conservation District which differs from a Historic District (see further discussion later in this section):

“Conservation Overlay Zoning District” Conservation overlay districts support planning policy stipulating that new development and renovation of existing buildings should respect the traditional scale and character found within a defined area. Conservation Overlay Districts are designated under the Davis Zoning Code and are not included in the Davis Register of Historical Resources. However, individual buildings within a Conservation Overlay District may be designated Landmarks or Merit Resources.”

“Historic District” means a significant concentration, linkage, or continuity of sited, 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.”

"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 a 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.”

The code is quoted as follows:

Historic Districts. Upon recommendation of the Historical Resource Management 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; 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.

Any application for designation of a historic district is to include a list and map of proposed historic district contributors and non-contributors, the proposed historic district boundary and a historic district management plan. Final Council action to designate a historic district would include recognition of the “historic district contributors” to the district (Zoning Section 40.23.070 (b), and (i) Designation Process).

Historic Resources in Project Area

B Street from 2nd Street to 3rd Street

The 200 block of the west side of B Street (including 239 2nd Street) has six principal structures, four of which are single story bungalows built before 1945. The remaining two structures include a single story commercial structure surrounded by parking (Baker’s Square) and a three-story 1960’s era apartment building. All properties use the alley for vehicle access. The single family residential structures use garages located off the alley. Three properties also have access from B Street.

Development across the street on the east side of B Street is a similar mix, including one designated historic structure, three older bungalows, one multi-story apartment structure and a two-story commercial structure.

Though two of the pre-1945 structures (225 and 229 B Street), individually, are considered to retain a high level of integrity and to be contributors to a potential historic district, the surrounding new construction and alterations have interrupted the continuity of scale, massing, set-back, and materials that are associated with this early 20th century neighborhood and as a result have compromised the historic setting. One structure (233 B Street) was previously determined to be not eligible for historic designation, but was considered to be a Contributor. One structure has been significantly altered (241 B Street) and is not considered a Contributor.

B Street from 3rd Street to 4th Street

The 300 block of the west side of B Street is located opposite Central Park. This block contains nine residential structures, seven of which were built before 1945. One two-story structure has been converted to a commercial use (301 B Street), and one structure previously used as an office (315 B Street), has been converted back to residential use.

Four of seven pre-1945 structures are considered important contributors to the area but do not meet the criteria sufficient to be identified as Merit Resources (305, 315, 319 B Street and 246 4th Street). The structure at 311 B Street is considered to meet the criteria for a Merit Resource and the structure at 337 B Street was previously recognized as a Merit Resource. Both properties retain a high level of integrity. The structure at 301 B Street is also individually significant as a historic resource and potentially eligible as a Landmark.

The continuity of scale, massing, set-back, and materials that are associated with this early twentieth century neighborhood retain a high level of integrity. Even the remaining structures on the 300 block of B Street, (325-327 and 333 B Street) while not considered historic individually, do not diminish the historic integrity of the entire block. Other important aspects contributing to the traditional feeling of the street are the spatial relationship between the buildings, and the relationship of the front yards to B Street itself. The 300 block of B Street is featured in a 1944 photograph in the Eastman collection at the University of California at Davis. The early twentieth century grouping of residential-type properties represents the subdivision and transition of the McDonald farm tract to University-influenced housing development.

3rd Street from University Avenue to B Street

The 200 block of 3rd Street within the project area consists of six parcels containing eight principal structures. Five of these structures (235, 239, 247, 236 and 240 3rd Street) are considered to retain a high level of integrity and function as important contributors to the neighborhood. The structure at 232 3rd Street was previously recognized as a Merit Resource. Two structures (232 University Avenue and 231 3rd Street) were built after 1945. While more modest than the properties on B Street, the 3rd Street properties contribute to the continuity of scale, massing, and materials that are associated with this

early twentieth century neighborhood. The early twentieth century grouping of residential-type properties represents the subdivision and transition of two small farm tracts (Eggleston and McDonald) to University-influenced housing development.

Summary

The project area is comprised of 22 parcels with 23 principal structures. Six of these structures were built after 1945 and are not considered potential historic resources. Sixteen of the 17 principal structures constructed prior to 1945 are considered to retain historic integrity, while one (241 B Street) has been altered and is not considered to retain historic integrity. Twelve of the 16 structures with integrity (including one that was previously deemed not eligible for designation) are considered contributors to a historic district, if such a district existed. Two of these 16 structures are already recognized as Merit Resources (337 B Street and 232 3rd Street). One structure (315 B Street) has been recently identified as eligible for designation as a Merit Resource. Another structure (301 B Street) has been identified as eligible for designation as a Landmark. Table 4.3-1 provides a list of the 17 pre-1945 structures in the project area, their California Register Status Code, year built and priority for retention or relocation based on the level of their historic integrity.

Consistency with Applicable Policies, Plans, and Regulations

The City of Davis has adopted the following policies, zoning and development standards directed at conserving its cultural and historic resources:

General Plan - Land Use and Growth Management/Infill

Goal LU2. Define the types, locations, pace and intensity of infill development consistent with neighborhood, agricultural and open space preservation policies.

Action LU 2.1h. Initiate a study of older apartment complexes that are currently blighted as well as underutilized or vacant residential parcels that could be developed and/or densified. The study should (1) give priority to adaptive reuse of older structures and historic preservation and (2) include consideration of a variety of innovative housing types including affordable housing, affordable senior housing, limited-equity co-op-housing, etc.

Map Key	Property Address	Status Code	Year Built	Relocation Priority
A	225 B	CR6L	1917	HP
B	229 B	CR6L	1925	HP
C	233 B	CR6L	c. 1920	LP
D	241 B	CR6Z	1920	LP
E	301 B	CR3CS	1922	RI
F	305 B	CR6L	1932	MP

G	311 B	CR5S2	1931	RI / HP**
H	315 B	Contributor (not eligible for designation)	c. 1935	RI / HP*
I	319 B	CR6L	1933-1940	RI / HP
J	337 B	Merit Resource	1894	RI
K	246 4th	CR6L	1933-1940	LP
L	232 3rd	Merit Resource	1870 est.	RI
M	235 3rd	CR6L	1922	MP
N	236 3rd	CR6L	1933-1940	MP
O	239 3rd	CR6L	1933-1940	LP
P	240 3rd	CR6L	1933-1940	LP
Q	247 3rd	CR6L	1932	LP
<p>Notes:</p> <p>RI = Retain In-place, removal will be a significant impact unless relocated to another site that allows the resource to retain its integrity</p> <p>RI/HP = Retain in-place or High Priority for relocation (including within project area)</p> <p>HP = High Priority for relocation</p> <p>MP = Medium Priority for relocation</p> <p>LP = Low Priority for relocation</p> <p>** The residence could be relocated to a parcel on B or other site in traditional residential neighborhood for a less-than-significant impact</p> <p>* The residence retains higher integrity than 305 or 319 B</p>				

Action LU 2.1i In order to assure the consistency of infill development (1) with historic and neighborhood preservation policies, (2) with policies calling for the adaptive reuse of existing structures, and (3) in order to avoid the blight associated with vacant parcels, adopt a demolition ordinance establishing a public review process which may, under certain circumstances/contexts, include a requirement that plans for a replacement structure be approved before a demolition can proceed. This ordinance should be integrated into/cross referenced with relevant infill guidelines upon their adoption. *(This action was completed by the adoption of the City's demolition ordinance.)*

Urban Design

Policy UD 2.1 Preserve and protect scenic resources and elements in and around Davis, including natural habitat and scenery and resources reflective of place and history.

Policy UD 2.3 Require an architectural "fit" with Davis' existing scale for new development projects.

Historic and Archaeological Resources

Goal HIS 1. Designate, preserve and protect the archaeological and historic resources within the Davis community.

Policy HIS 1.1 Maintain an inventory of archaeological and historic resources.

Policy HIS 1.2 Incorporate measures to protect and preserve historic and archaeological resources into all planning and development.

Standard HIS 1.2a The City shall review proposed alteration to City-designated historic resources and improvements within historic districts utilizing the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the State Historic Building Code.

Standard HIS 1.2b A cultural resources survey shall be required for development sites where cultural resource conditions are not known (as required by the Community Development Department). Resources within a project site that cannot be avoided should be evaluated. Additional research and test excavations, where appropriate, should be undertaken to determine whether the resource(s) meets CEQA and/or NRHP significance criteria. Impacts to significant resources that cannot be avoided will be mitigated in consultation with the lead agency for the project. Possible mitigation measures include:

- a data recovery program consisting of archaeological excavation to retrieve the important data from archaeological sites;
- development and implementation of public interpretation plans for both prehistoric and historic sites;
- preservation, rehabilitation, restoration, or reconstruction of historic structures according to Secretary of Interior Standards for Treatment of Historic Properties;
- construction of new structures in a manner consistent with the historic character of the region; and
- treatment of historic landscapes according to the Secretary of Interior Standards for Treatment of Historic Landscapes.

Policy HIS 1.3 Assist and encourage property owners and tenants to maintain the integrity and character of historic resources, and to restore and reuse historic resources in a manner compatible with their historic character.

Policy HIS 1.4 Preserve historic features of the core area and historic districts.

Goal HIS 2. Promote public awareness of the prehistoric and historic past of the Davis area.

Policy HIS 2.1 Add to the knowledge and understanding of Davis' past.

Core Area Specific Plan

2.6 Land Use Policies:

1. G Protect existing residential neighborhoods and their neighborhood character.

1.H. Where feasible, encourage the adaptive reuse, renovation and/or rehabilitation of existing residential facilities. (CASP, pg. 29.)

Downtown and Traditional Residential Neighborhood Overlay District

The project area is located within the Downtown and Traditional Residential Neighborhood Overlay District, a district established to define the intent, boundaries, and process for application of the Downtown and Traditional Residential Neighborhoods Design Guidelines (Zoning Code, Section 40.13A).

The conservation and preservation policies and standards referenced in this section do not mandate retention of all designated historic structures. The introduction to the Design Guidelines states the intent of the review process for creation of the Design Guidelines and Overlay District was to develop a Conservation District. A Conservation District was adopted rather than a Historic District in order to allow more flexibility in redevelopment standards while allowing compatible new construction. In this way new construction would reflect traditional building styles in terms of mass, scale, rhythm, and materials, without duplicating character defining features of historic resources thus avoiding the creation of a false sense of history.

A conservation district is typically a designation intended to ensure that new development and renovation are compatible and complementary to the traditional character of the existing neighborhood areas by identification of specific character defining features such as size, mass, scale, facade width, set backs, landscaping, lot coverage and rhythm."⁵

A conservation district is differentiated from a historic district by the fact that all property, including non-contributing properties within a designated historic district, whether local, state or national, must follow the Secretary of the Interior Standards for the Treatment of Historic Properties. However, non-contributing structures would follow these to a much lesser degree as they relate to scale and massing similar to any design review. While in the Davis Downtown and Traditional Residential Neighborhoods overlay district (as required by the City's Historic Resource Management Ordinance), only the designated Merit Resources and Landmarks are required to follow these standards. The purpose of the Davis Downtown and Traditional Residential Neighborhoods Overlay District and goals of the Design Guidelines are to:

- Conserve the traditional neighborhood character, fabric and setting while guiding future development, reuse, and reinvestment;
- Discourage the demolition of structures consistent with the district's historic character by providing incentives for reuse of non-designated contributing structures;
- Plan for new commercial and residential infill construction that is compatible and complementary to the character of existing neighborhood areas within the district;
- Foster reinvestment and economic development in the core that is consistent with historic conservation; and

⁵ *Davis Downtown and Traditional Residential Neighborhoods and Design Guidelines*, July 2001, p.2.

- Provide guidelines to clarify community expectations for the type and quality of development within the district.

These goals are implemented through a mandatory design review process for new development and determination of consistency with the design guidelines. The design process has three tiers of review that depend on the size or type of project. Projects exceeding three stories in the core commercial area or two stories in the residential and mixed-use areas, that merge two parcels or involve demolition of buildings 45 years of age or older, require review by the Planning Commission. Projects involving the alteration of designated historic resources or within 300 feet of a resource require review by the Historic Resources Management Commission and Planning Commission.

Davis Downtown and Traditional Residential Neighborhoods Design Guidelines

The Design Guidelines encourage adaptive reuse of existing historic resources or contributing structures where feasible, and call for new development to reflect and be compatible with the existing traditional residential neighborhood character as noted below:

Conservation: Buildings of historic value and other structures that contribute to the traditional character of Davis should be maintained in active service, whenever feasible (DG pg. 14).

Principle 6: Conserving Davis' Traditional Residential Neighborhoods. New investment in Davis' traditional residential neighborhoods should respect their distinct characteristics (DG pg. 28).

Zoning - Planned Development 2-86A

The purpose of Planned Development 2 -86 A is to:

Encourage the continued health and vitality of the neighborhood and the downtown. This zoning is intended to stabilize the existing mix of uses within the neighborhood by encouraging compatible reuse, maintenance and renovation. This neighborhood is largely residential in nature and character. The intent of this zoning district is the retention of neighborhood residential uses considered essential to balance the need for continued health and vitality of the neighborhood and the downtown (pg. 2).

This zoning district has four subareas. The project proposes amendments to two subareas of this zoning district and creation of a new subarea to facilitate higher density residential and mixed-use development on portions of B and 3rd Streets.

California Environmental Quality Act (CEQA)

For the purposes of CEQA, resources eligible for or listed in the California Register are, by definition "historical resources." Additionally, resources included in a local register of historical resources or deemed significant (i.e., given a Status Code of three through five in a survey meeting the applicable policy requirements from the State Office of Historic Preservation) are presumed to be historically or culturally significant for purposes of CEQA. CEQA uses an age of 50+ years as a reference point for determining the need to

evaluate potential impacts on historic resources (California Code of Regulations Chapter 14 s 4852).

Under CEQA, a project that results in a "substantial adverse change in the significance of a historical resource may have a significant adverse effect on the environment (Public Resources Code Section 21084.1). The PRC defines "substantial adverse change" as "demolition, destruction, relocation or alteration" activities that would impair the significance of a historical resource (PRC Section 5020.1(q) and CEQA Guidelines Section 15064.5 (b) (1).

CEQA Section 10564.5 (b) (2) also defines activities that would impair the significance of a historical resource (i.e. that alter the physical characteristics that justify or account for its inclusion in the California Register or a local register) as follows:

The significance of a historical resource is materially impaired when a project:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historic Resources; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historic resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA." (CEQA Guidelines Section 15064.5(b)(2)(A)(B)(C).

According to CEQA, "generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or The Secretary of the Interior's Standards for Rehabilitating Historic Buildings...shall be considered as mitigated to a level of less than a significant impact on the historical resource." (CEQA Guidelines Section 15064.5 (b) (3).

Historic Criteria Considerations

California Register - Moved buildings, Structures, or Objects.

The State Historical Resources Commission (SHRC) encourages the retention of historical resources on site and discourages the non-historic grouping of relocated historic buildings into parks or districts. However, it is recognized that moving a historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource.

A historical resource should retain its historic features and compatibility in orientation, setting, and general environment.

National Register Criteria Consideration B - Moved Properties

Evaluation criteria for the National Register limits the consideration of moved properties because their importance comes from settings and surroundings in addition to the actual structures. Moving a property disrupts the original context of the property, i.e. setting, historic features, historic events, and potential for archeological deposits (National Register Criteria Evaluation Bulletin #15).

According to the National Register Criteria Consideration B...“ A property removed from its original or historically significant location can be eligible if it is primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.” [National Register Bulletin 15]. A moved property may still be eligible for the National Register if the mitigation avoids or minimizes adverse impacts. Properties must retain their integrity as historic structures. Criteria for consideration of moved historic properties include the following:

1. Architectural Value - A moved property significant under Criterion C must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association
2. Historic Associations - A moved property significant under Criterion A or B must be demonstrated to be the surviving property most importantly associated with a particular historic event or an important person's life. "Most importantly associated" means the single surviving property that is most closely associated with the event.
3. Setting and Environment - Moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location and that are compatible with the property's significance.
4. Association Dependent on the Site - For a property whose design values or historical associations are directly dependent on location any move from will cause the property to lose its integrity.
5. Artificially Created Groupings - An artificially created grouping of buildings, structures, or objects is not eligible unless it has achieved significance since the time of its assemblage. It cannot be considered as a reflection of the time period when the individual buildings were constructed.

IMPACTS AND MITIGATION MEASURES

Standards of Significance

A project is considered to have a significant impact on the environment if it would cause a substantial adverse change in the significance of a listed historic resource or resource eligible for listing such that the resource would lose its state or local designation or eligibility status. When evaluating the impacts of a project that affects a broader area it is necessary to consider the impacts on: individual resources, the immediate site context of individual resources, and the broader area context of groups of resources.

For the purposes of this EIR the following thresholds were used for determining significant impacts to cultural or historic resources.

For properties or districts designated or eligible to be designated as historic resources in the “City of Davis Designated Historical Resources: the Davis Register,” the following impacts would be considered significant:

- Demolition or relocation of an individual eligible or designated Landmark;
- Additions or alterations resulting in a substantial adverse change to the physical characteristics of an individual eligible or designated Landmark that would result in loss of its Landmark status;
- Substantial change to the physical characteristics of the immediate surroundings of an individual Landmark that would adversely affect the historic significance of the resource and result in loss of its Landmark status;
- Demolition or relocation of an individual Merit Resource with very high local historic value and integrity in both the structure and context of its immediate surroundings.
- Substantial alteration of an individual Merit Resource with very high local historic value and integrity in both the structure and context of its immediate surroundings that would result in loss of its Merit Resource status.
- Demolition, relocation, or substantial alteration of a group of pre-1945 “contributor” individual resources not eligible for designation as a local Merit Resource or Landmark, nor eligible for the California Register, but considered to have a potentially significant adverse cumulative impact on the integrity of the historic setting of a designated Merit Resource or Landmark.
- Substantial change to the physical characteristics of a historic district or area eligible to be designated a historic district that adversely affects the integrity of its historic setting to such degree that would preclude designation of a historic district.

Project-Specific Analysis

Impact 4.3-1

Future redevelopment may result in demolition or relocation of an individual resource designated or eligible to be designated locally as a Landmark. This is considered a *significant* impact.

The property at 301 B Street has been identified as eligible for designation as a Landmark on the City of Davis Register. The structure is considered to retain a high level of integrity based on its architectural development and its association with past civic leader (home of Judge Scott). A decision to allow demolition or relocation of the structure would be a significant impact.

Mitigation Measure 4.3-1(a): Retain the existing structure at 301 B Street on-site.

Implementation of this mitigation measure will reduce this impact to a less-than-significant level.

Impact 4.3-2

The project may result in additions or alterations resulting in a substantial adverse change to the physical characteristics of an individual resource designated or eligible to be designated locally as a Landmark that would result in loss of its Landmark status. This is considered a *significant* impact.

Future inappropriate or larger scale additions to the structure could have a significant impact on the physical characteristics of this eligible Landmark and affect its Landmark status. Specific alterations to the structure at 301 B Street could be accomplished in a manner consistent with the Secretary of Interior's Standards for Rehabilitation.

The historic setting of 301 B Street has already been altered by the conversion of the rear portion of this property and adjoining property at 305 B Street to a parking lot. The front and 3rd Street yards of 301 B Street and 247 3rd Street have also been modified to provide outdoor seating. No specific design proposal has been developed for the property at 301 B Street. As assumed under the project, 301 B Street may be merged with the adjoining parcels at 305 B Street and 247 3rd Street and be redeveloped together. The project assumes that the rear area of 301 B Street and these adjoining properties would be redeveloped with three-story structures. Though this is a larger scale than the existing resource, it would not necessarily be considered to have such an adverse impact that it would result in loss of the property's eligibility for designation as a Landmark. Thus compliance with the Secretary of Interior's Standards for Rehabilitation #9 to "...be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment..." would not be infeasible. This is because the Landmark eligibility status for 301 B Street is based on its prior use and the integrity of the structure itself; redevelopment of a parking lot will not significantly alter this status.

Mitigation Measure 4.3-2(a): Any modifications to a designated Landmark shall be developed and maintained in accordance "The Secretary of Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings." This requirement would be applied at the time of request for development approval.

Implementation of this mitigation measure would reduce this impact to a less-than-significant level.

Impact 4.3.3

The project may result in demolition or relocation of an individual resource designated or eligible to be designated locally as a Merit Resource that is

considered to have high local historic value and integrity in both the structure and context of its immediate surroundings. This is considered a *significant* impact.

The project area has two designated Merit Resource structures (337 B Street and 232 3rd Street) and a third structure located at 311 B Street that is considered eligible for designation. By definition a Merit Resource is not of such historical significance to be considered eligible to be placed on the California or National Historic registers. In most cases demolition of an individual Merit Resource would not be considered a significant impact under CEQA. However, the individual Merit Resources identified within the project area are considered to have high local historic value both in the structures themselves and the context of their immediate surroundings. The structures at 337 B Street and 232 3rd Street represent unique architectural styles for the neighborhood and are located on the two original farm sites that were later subdivided to create the neighborhood. Removal of either of these two particular Merit Resources would be considered a significant impact.

No redevelopment assumptions have been made for 337 B Street and under the project the structure is proposed to be retained on site. Relocation of this structure to an alternate location within the original farm parcel that would retain an equivalent street orientation and functionally benefit redevelopment options would be difficult to achieve without merging the site with other adjoining parcels. Though wider and a corner lot, this site has less depth and no alley access. The length of the existing structure and size and orientation of the lot do not readily support shifting the structure to a 4th Street orientation. In addition the need to provide parking access from 4th Street would further limit site redevelopment options. Relocation of the structure at 311 B Street to a suitable site in a traditional residential neighborhood is proposed, but may not be feasible. The structure at 232 3rd Street is proposed to be relocated to a site approximately 80 feet to the south on an adjoining property (232 University Avenue). The structure would be relocated in an orientation towards other pre-1945 structures located across University Avenue. The relocation of this structure to 232 University Avenue could meet the California Register criterion for relocated properties because the new location is on the same original farm parcel that was subdivided to create the neighborhood.

Mitigation Measure 4.3-3(a): Retain the structure at 337 B Street on site, or relocate to another site that allows the resource to retain its historic character defining features, setting and environment.—

Mitigation Measure 4.3-3(b): Retain the structure at 311 B Street on site or relocate to another site that allows the resource to retain its historic character defining features, setting and environment.

Mitigation Measure 4.3-3(c): Retain the structure at 232 3rd Street on site or relocate to another site that allows the resource to retain its historic, character defining features, setting, and environment.

Implementation of these mitigation measures would reduce this impact to a less-than-significant level.

Impact 4.3-4

The project may result in substantial alteration of an individual resource designated or eligible to be designated locally as a Merit Resource, considered to have high local historic value and integrity in both the structure and context of its immediate surroundings, that may result in loss of its Merit Resource status. This is considered a *significant* impact.

The owners of structures at 311 and 337 B Street and 232 3rd Street may choose to pursue additions or alterations to these structures that also may affect the buildings historic integrity. It is assumed for the purposes of this analysis that any proposed modifications to these Merit Resource structures could meet the Secretary of the Interior's Standards for Rehabilitation. However, the form of redevelopment proposed within their vicinity will not maintain an equivalent historic setting compared to existing conditions. Future larger scale additions on the rear portions of these properties could have a significant impact on the physical characteristics of the historic context of these Merit Resources.

The properties bordering 311 B Street, 337 B Street, and 232 University Avenue may be merged and redeveloped with three-story structures that are a larger scale than the existing resource. The project assumes the area from 311 to 333 B Street is redeveloped with two- and three-story townhomes. The parcels bordering 311 B Street and 232 University Avenue (the relocation site of the structure at 232 3rd Street) are assumed to be redeveloped with up to three-story-plus mixed-use development. Such new development would not generate adverse impacts on these Merit Resources to the degree that they would lose their eligibility for designation as Merit Resources. Thus compliance with the Secretary of Interior's Standards for Rehabilitation #9 to "...be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment..." would not be infeasible. New development around the Merit Resources would also be subject to a design review process directed at assuring compatibility of new development.

Requiring alterations to these Merit Resources to comply with the Secretary of Interior's Standards for Rehabilitation would reduce these impacts to a less-than-significant level.

Mitigation Measure 4.3-4(a): Any modifications to a designated Merit Resource shall be developed and maintained in accordance "The Secretary of Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings." This requirement would be applied at the time of request for development approval.

Implementation of these mitigation measures would reduce this impact to a less-than-significant level.

Impact 4.3-5

The project may result in the demolition or relocation of an individual pre-1945 Contributor resource not eligible for designation as a local Merit Resource or Landmark. This is considered a *less-than-significant* impact.

Redevelopment in the project area will result in removal of individual Contributor structures over time. Retention of structures and adaptive reuse should still be encouraged. Relocation of structures proposed for demolition to another appropriate site in a traditional residential neighborhood site should also be encouraged. Removal of structures and redevelopment of such properties remain subject to the Design Review process. This process includes advisory review by the Historic Resources Management Commission for any new construction, significant renovation projects, or demolitions within 300 feet of designated Merit Resources or Landmarks (Zoning Code Section 40.23.050 (i) and (j)).

Mitigation Measure: None required.

Impact 4.3-6

The project may result in the substantial alteration of an individual pre-1945 Contributor not eligible for designation as a local Merit Resource or Landmark that may adjoin and have a potential adverse impact on the historic setting of a local Merit Resource or Landmark. This is considered a *less-than-significant* impact.

Individual Contributor buildings in the project area are likely to be removed or altered as part of future redevelopment proposals. Redevelopment of sites with Contributor structures are subject to a design review process. This process includes advisory review by the Historic Resources Management Commission for all new construction, significant renovation projects, or demolitions proposed within 300 feet of designated Merit Resources or Landmarks (Zoning Section 40.23.050 (i) and (j)).

All four designated or eligible to be designated Landmarks or Merit Resources in the project area have a high level of historic integrity. The change in setting due to larger scale development on parcels immediately adjacent to these resources would not generate adverse impacts to the degree that these resources would lose their designation status, and would therefore be considered a less-than-significant impact.

Mitigation Measure: None required.

Cumulative Impacts

This section discusses impacts on area historic resources and effects on potential designation of a historic district groups of buildings and redevelopment proposed as part of the project do occur. The information in this section is grouped by block face rather than the zoning sub-areas as used in the Land Use and Aesthetics Section. This is

because for the purposes of historic analysis it is important to examine the immediate physical context rather than zoning districts.

Impact 4.3-7

The project may result in demolition or relocation of a group of pre-1945 Contributor structures that may adversely impact on the integrity of the historic setting of a designated Merit Resource or Landmark. This is considered a *significant* impact.

The proposed project assumes the removal or demolition of all 17 pre-1945 Contributor structures, except 246 4th Street. Twelve of these properties have been identified as non-historic contributors to a historic district if one existed (6L Status Code properties), particularly in the 300 B Street cluster and the 200 3rd Street cluster. These properties should be carefully considered in the planning process. Extensive removal or inappropriate alterations to these contributor properties would diminish the integrity of the project area as they contribute to the setting of the identified Landmarks and Merit Resources. In addition, they contribute to the understanding of the historical development from the Eggleston and McDonald farm tracts to University-influenced housing development.

There is no current numerical basis for determining how many contributing structures could be removed before the cumulative effect of their removal would be considered a significant impact. This is because the historic value of their contribution to the historic context varies based on the integrity of the structures themselves combined with the integrity of their immediate setting and proximity (contribution) to other designated historic resources. Table 4.3-1 ranks the pre-1945 structures in the project area by priority for retention on-site or relocation to appropriate alternate locations. Note that contributing structures located at 225 and 229 B Street have a high priority for relocation because of the integrity of these structures, not their setting. Relocation of highest priority contributing structures could help to strengthen the historic integrity of alternate portions of the Conservation District and help to offset the lowered integrity within the project area.

Removal of the three contributing structures on B Street between 2nd Street and 3rd Street would be considered a less-than-significant impact because of the lower historic integrity of the context for properties on this block due to the presence of non-historic redevelopment. This block does not have any designated or eligible Landmarks or Merit Resources.

Removal of three of the four contributing structures on B Street between 3rd Street to 4th Street would be considered a significant impact because the context of this block is considered to have a higher historic integrity due to the presence of: three historic resources (one designated and two eligible to be designated), a larger number of contributing structures, and smaller scale of non-historic development. Setting is one of seven aspects of integrity.

Removal of the four contributing structures on the 3rd Street from B Street to University Avenue block would be considered a significant impact because this block is also

considered to have high historic integrity due to the presence of a Merit Resource, and higher number of contributing structures.

Relocation of the five Contributor structures considered a high priority for relocation would provide partial mitigation by preserving these structures and could help to strengthen other portions of the Conservation District. However, this action would not mitigate the resultant change in historic context of the project area. Relocation of these five structures would not be considered to reduce the impacts to a less-than-significant level and may not be feasible for all sites, but should be pursued. Consideration could be given to relocating one or more of these structures to a vacant parcel located in the Old East Traditional Residential neighborhood recently purchased by the City for the purposes of providing affordable housing. Despite successful relocations the cumulative impact of the project on the historic setting would remain a significant and unavoidable impact.

Mitigation Measure 4.3-7(a): Pursue relocation of the five contributor structures identified as a high priority for relocation to other appropriate sites within a traditional residential neighborhood located with the Conservation District.

Implementation of this mitigation measure would partially reduce the impacts of the project, but not to a less-than-significant level. This cumulative impact would remain significant and unavoidable.

Impact 4.3-8

The project may result in substantial alteration of a group of pre-1945 Contributor structures that may adversely impact on the integrity of the historic setting of a designated Merit Resource or Landmark. This is considered a *less-than-significant* impact.

The scale and form of new development on sites adjoining Merit Resources or Landmarks may have an adverse impact on their historic setting. The Secretary of Interior's Standards for Rehabilitation #9 and 10 state:

9. New additions, exterior alteration or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future the essential form and integrity of the historic property and its - environment would be unimpaired.

Compliance with Secretary of Interior's Standards for Rehabilitation is not required for contributor sites. However, the loss of setting around eligible or designated Merit Resources or Landmarks in the project area due to larger scale redevelopment would not be considered a significant impact (result in such structures becoming ineligible for designation) provided that the structures retain other aspects of integrity. This is because the setting of a historic resource is only one of the seven aspects of integrity. The eligible or designated Merit Resources and Landmarks in the project area have a high level of

historic integrity. The change in setting due to larger scale development on parcels immediately adjacent to Merit Resources or eligible Landmarks would not generate adverse impacts to the degree that these resources would lose their designation status. Such larger scale development would also not affect the bungalow character of development on University Avenue between 3rd and 4th Streets and other portions of the University Avenue/Rice Lane Neighborhood.

Mitigation Measure: None required.

Impact 4.3-9

The project will result in a cumulative substantial change to the physical characteristics of a portion of the Davis Downtown and Traditional Residential Neighborhood Conservation District that will adversely affect the integrity of the historic setting of this portion of the district. This is considered a *significant* impact.

The combination of site and building changes proposed as part of the project for sites with Landmark, Merit Resource, and Contributor structures will generate cumulative impacts on the historic setting within the Downtown and Traditional Residential Neighborhood Conservation area as a whole.

The relocation of historic resources to avoid demolition is allowed under the California Register; however, the individual and cumulative impacts that could result from removal or demolition of 17 structures (historic and non-historic) will alter the setting, environment, feeling, and association of the project area, particularly on the 300 block of B Street and the 200 block of 3rd Street. The two properties remaining in their original location (337 B Street and 301 B Street) will also be impacted as the relationship between these resources and the (existing) surrounding buildings would be eliminated.

Removal of the three contributor structures on B Street between 2nd Street and 3rd Street would contribute to cumulative impacts on the integrity of the Conservation District. When combined with removal of a group of contributing structures on either B Street between 3rd Street and 4th Street, or on 3rd Street between B Street and University Avenue, this would be considered a significant cumulative impact.

Removal of all three contributing structures on B Street between 3rd Street and 4th Street, combined with the removal of the eligible Merit Resource at 311 B would add to cumulative impacts on the integrity of the conservation district. When combined with a removal of a group of contributing structures on either B Street between 2nd Street and 3rd Street, or on 3rd Street between B Street and University Avenue, this would be considered a significant cumulative impact.

Removal or significant alteration of the contributing structures on 3rd Street between B Street and University Avenue would add to cumulative impacts on the integrity of the Conservation District. When combined with a removal of a group of contributing structures on either B Street between 2nd Street and 3rd Street, or B Street between 3rd Street and 4th Street, this would be considered a significant cumulative impact.

Retaining a majority of the existing structures and incorporating them into smaller scale redevelopment projects (similar to what is proposed for B Street under Alternative 4) would result in less-than significant impacts on individual resources and street block face, and reduce impacts of increased scale on historic development. It would still change the context of the historic resources and would not fully mitigate impact on traditional form and yard patterns of the neighborhood. However, retention of all of the existing historic and most contributing structures would not allow for achievement of the project objectives.

This project is one of the first projects in the Downtown since the Core Area Specific Plan was adopted, that assumes redevelopment of a large group of contiguous parcels with higher intensity and scale of redevelopment and removal of a group of pre-1945 structures. It is the combination of these factors that contributes to the cumulative impacts of the project. Varying modifications to the height and scale and intensity of new development will lessen the magnitude of change, but still will not mitigate the greatest impact resulting from a new form of development occurring on a group of contiguous parcels.

A historic impact mitigation fee would help to address cumulative impacts on the integrity of the Conservation District by allowing a means to pursue partial mitigation from development projects over time that could be combined to greater effect. Execution of a historic impact mitigation fee could eventually be considered sufficient to reduce the impact of removal of individual structures within the broader context of the Conservation District to a less-than-significant level but consideration of such a process does not guarantee execution.

Mitigation Measure 4.3-9(a): All new development within the Conservation District will be subject to design review. All new development on eligible or designated historic resource sites or within 300 feet of such sites will also be reviewed by the Historic Resources Management Commission pursuant to Zoning Code Section 40.23.050 (i).

Mitigation Measure 4.3-9(b): Implement Mitigation Measure 4.4-5a.

Mitigation 4.3-9(c): Consider establishment of a Historic Impact Mitigation fee as compensation for demolition of designated historic resources or pre-1945 contributor structures with high integrity. Fees collected would be used for efforts or projects considered to strengthen the historic integrity of the Conservation District as a whole, such as: to facilitate relocation of historic structures to suitable sites; for purchase of historic properties and/or relocation sites; payment of full or partial relocation and rehabilitation costs; restoration or repair of historic resources; and payment for historic research and surveys. Such Historic Impact Fee would be based on a nexus between the fee amount and the relative historic value of the structure and its historic context.

Implementation of this mitigation measure would partially reduce the impacts of the project, but not to a less-than-significant level. This cumulative impact would remain significant and unavoidable.

Impact 4.3-10

Removal of a group of contributing structures will remove the potential for the project area to be designated or listed as a historic district, or as a portion of a historic district. This would be considered a *significant* impact.

Removal of the potential historic district contributors from the project area will eliminate the potential opportunity to create a historic district within the project area. Three potential historic districts were identified in the 1996 historic survey prepared for the City by Architectural Resources Group of San Francisco. These areas were College Park, (also identified in 1980 survey), Old North Davis, and an area along the route of the old Lincoln Highway. The specific portion of the highway to be included in such a district was not identified.

The Lincoln Highway extended approximately 5,000 miles from New York City to San Francisco. For a period of time (1917 to late 1940's) a portion of this highway passed through the City of Davis. It followed the present Olive Drive and turned left under the Richards Boulevard underpass, down 1st Street, north on B Street (then Ash), and west out Russell Boulevard. Contributing elements along the portion of highway in Davis included Slater's Court on Olive Drive, the Richards Boulevard underpass, the Boy Scout cabin, several Lincoln Highway markers (1st and E Streets, and B Street and Russell Boulevard), some residences from the period and the "Avenue of Trees" on Russell Boulevard. In the late 1940's a highway bypass was built around Davis.

A Special Resource Study/Environmental Assessment prepared for the Lincoln Highway by the United States Department of the Interior determined that it did not retain a high degree of integrity as a true, accurate, and relatively unspoiled example of a resource and did not meet all of the significance criteria to be included in the National Park System. The study found that less than ten percent of the road and its associated landscape retained integrity (p. 55-56). The redevelopment proposed under the project does not propose realignment of the road network and would not preclude local recognition of the importance of this highway to the City's history.

The 2003 City of Davis Cultural Resources Inventory discussion of historic districts for the University Avenue/Rice Lane neighborhood (p. 39) states:

Historic Districts

There is a distinctive concentration of Craftsman Bungalows, Revival Style and Vernacular residences along the University Avenue corridor, the upper 300 and 400 blocks of A Street and on Rice Lane. Unfortunately the coherency of the University corridor is interrupted by recent commercial buildings at the corner of 3rd Street, and apartment buildings that intervene between the two historic properties on the east side of the 200 block. While the street lacks the continuity and integrity of an eligible historic district the buildings here as well as Rice and A Street, are significant in establishing a characteristic scale and form of the neighborhood and in providing a historic association with the neighborhoods' origins as a University related enclave.

In addition, it should be noted that the Davis Townhouse Apartments are the first major multi-unit complex within the Downtown Historic Conservation District and it is significant as an indicator of the growth and influence of the University on the town in the late 1950's. It is also important as an

excellent example of the “garden apartment” idea – to provide multiple unit housing in an inviting park-like environment.

Determination of the basis for establishment of a historic district within portions of the larger University Avenue/Rice Lane traditional residential neighborhood was beyond the scope of this analysis. However, based on the preliminary analysis quoted above, the contributing structures within the project area could form part of a historic district that might include portions of University Avenue, A and B Streets from 3rd Street north to Russell Boulevard, and 3rd and 4th Streets between A and B Streets. Should creation of such a district meet the criteria standards for designation of a historic district, removal of large numbers of contributing structures within the project area along B Street and 3rd Street would preclude their potential for inclusion in such a district making the potential district smaller in size or considered no longer eligible for designation. Because retention of all or a majority of the contributing structures would not be feasible if project goals for redevelopment are to be achieved, this would be considered a significant and unavoidable cumulative impact.

Mitigation Measure: None available.

This cumulative impact would remain significant and unavoidable.