

Introduction, Part 2: Build-Out & Property Owners

compiled by John Lofland

Part 2 of the Introduction describes the “E-5-00s” from **three** vantage points:

The first is the **pace** at which the 16 main homes were built over four decades;

The second is the **time-space clusters** of the 16 homes.

And the third is **ownership of properties** as shown on City-issued maps.

I. PACE.

The term “pace” refers to the rate at which the 16 main houses were constructed decade-by-decade.

This topic is of interest because of its sharp contrast with the pace of housing construction in neighborhoods in more recent times. More recently, all the houses on a single block go up pretty much at the same time. In that way, housing tracts are rather like mushrooms patches. Nothing is there one day, but there is a patch the next day.

The 16 main E-500 homes were constructed in four different decades, the 1910s, ‘20s, ‘30s, and ‘40s. No homes were there about 1910. (Three enumerated in 1905 do not appear in later records and likely burned down.) and none were built after 1950 (after 1946, to be exact).

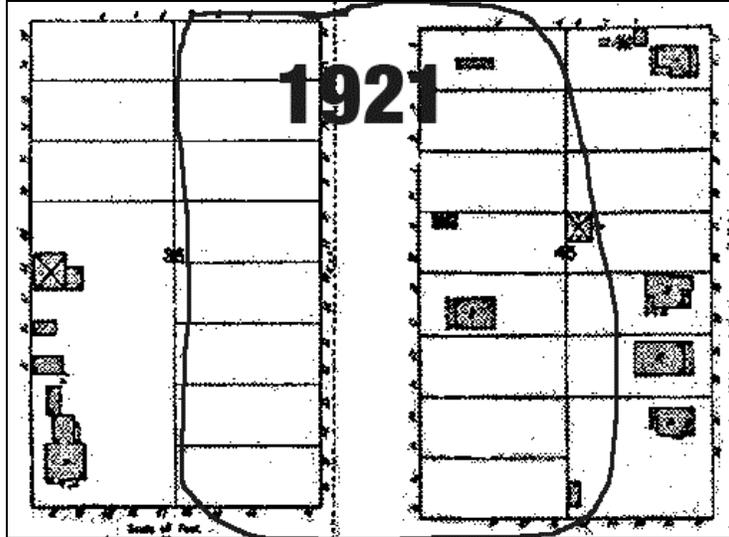
The 16 were not, though, built at an even pace across the four decades (i.e., four a decade). Instead, there was a slow start (one built in the 1910s), a small rise in the 1920s (four built), a rapid rise in the 1930s (ten built), and “build out” in the 1940s (one built).

Here are the details of which houses were built when.

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One Home in the 1910s.

The Davis Sanborn fire insurance map for 1921 shows only one house as late as 1921. This is a “Peddler Bungalow” at 516 E.



Four in the 1920s.

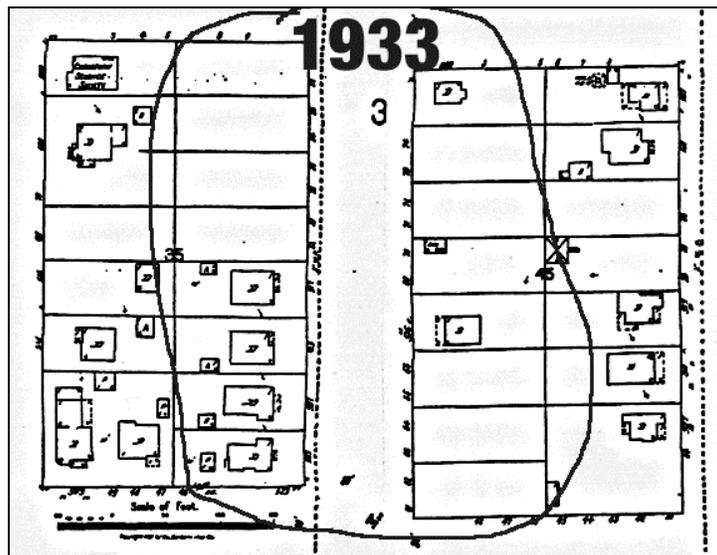
The 1933 Sanborn map seen below shows six houses on the face-block. Four of these are in the southwest corner:

503 built 1923

507 built c. 1922

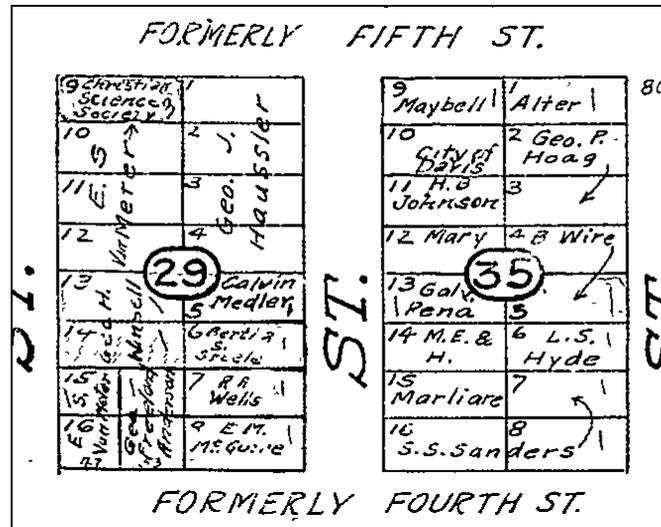
513 built c. 1923, and,

517 built c. 1924



One of the reasons for this pronounced clustering might be the unwillingness of owners of other lots to sell them either individually or collectively.

For example, the earliest property owner map of the E-500s I have seen is 1925 and it shows multiple lots owned by individuals who may not have wanted to sell them off one-at-a-time. Here is that map:



The multiple ownership of George Hausler is especially visible.

Ten in the 1930s.

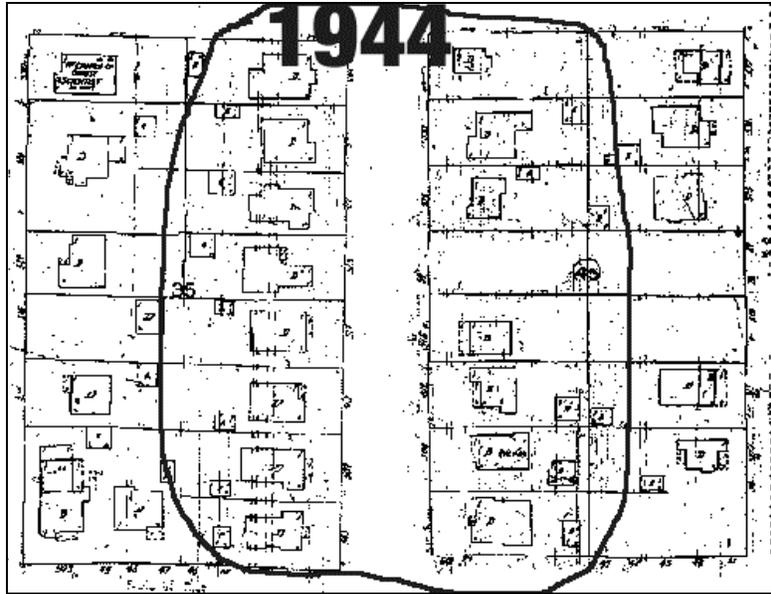
But the multiple ownership dam broke in the later 1930s and ten homes were built from 1933 through 1939. Actually, nine were built in the four years of 1936-39.

These ten were:

- 600 6th in **1933**
- 508 in **1936**
- 502, 524 and 527 in **1937**
- 522 and 533 in **1938**
- 523, 530, and 539 in **1939**

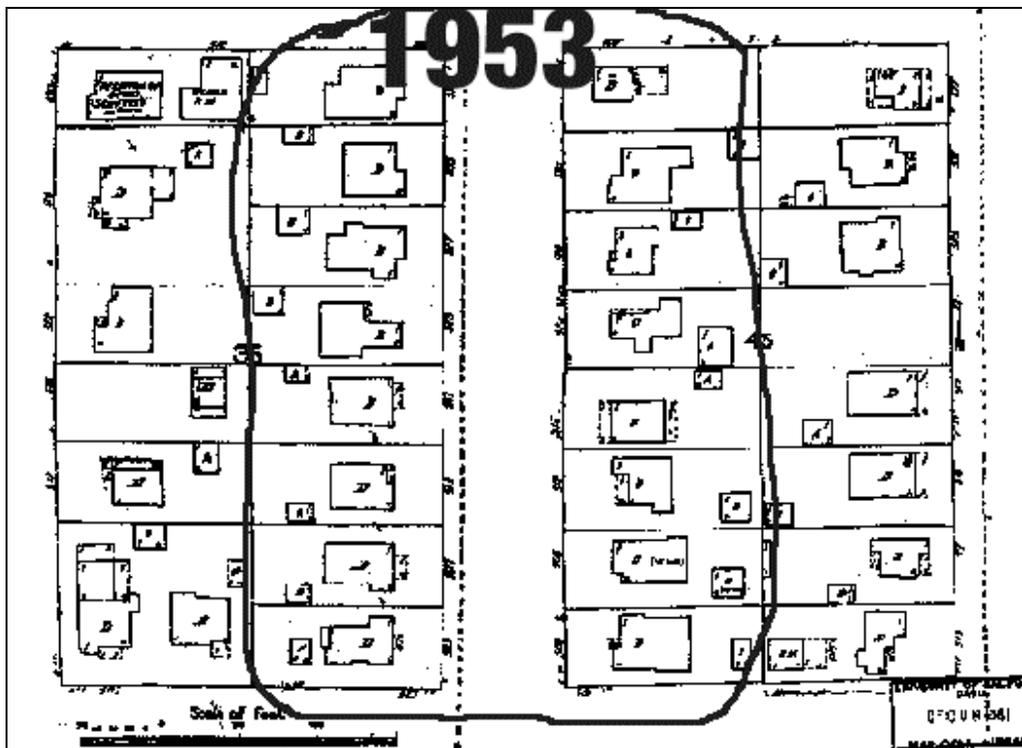
These additions are chronicled in the Sanborn of 1944:

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One in the 1940s.

The 1944 Sanborn shows but one empty lot, at 522 E. This was filled in 1946. We see it on the 1953 Sanborn map, the last revision of a Sanborn map done for Davis (and a year close to the time when the Sanborn Company stopped making fire insurance maps).



2. TIME-SPACE CLUSTERS

The above data on years built can also be visualized in terms of space combined with years. Like so:

House Numbers		
<u>Later '30s</u> 1939	539	600 6th
1938	533	530
1937	527	524
1939	523	522
<u>Earlier '20s</u> 1924	517	516
1923	513	512
1924	507	508
1923	503	502
		<u>'30s</u> 1933
		1939
		1937
		<u>First & Last Built</u> 1946
		1919
		<u>Later '30s</u> 1938
		1936
		1937

Presented in years-built, we see a “blip” of building in the earlier 1920s in the south-west corner of the face-block. There is then a long lull until a flurry of building in the later 1930s on most of the rest of the face-block. And, there is the anomaly of the first and last built houses were side-by-side mid-block in the separate decades of the 1910s and '40s.

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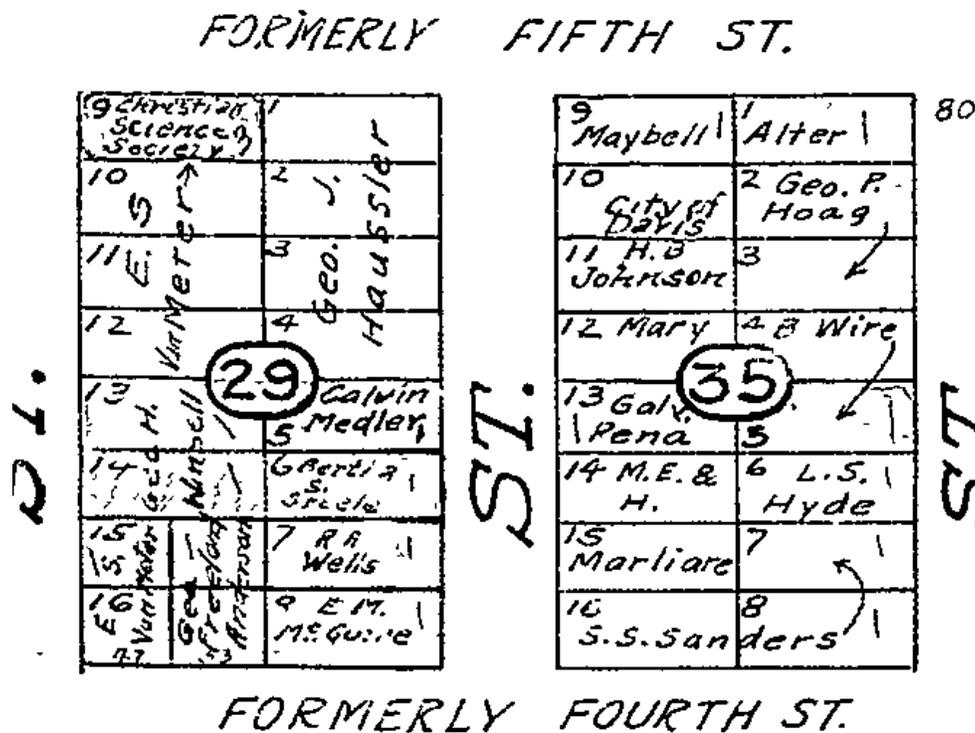
3. PROPERTY OWNER MAPS.

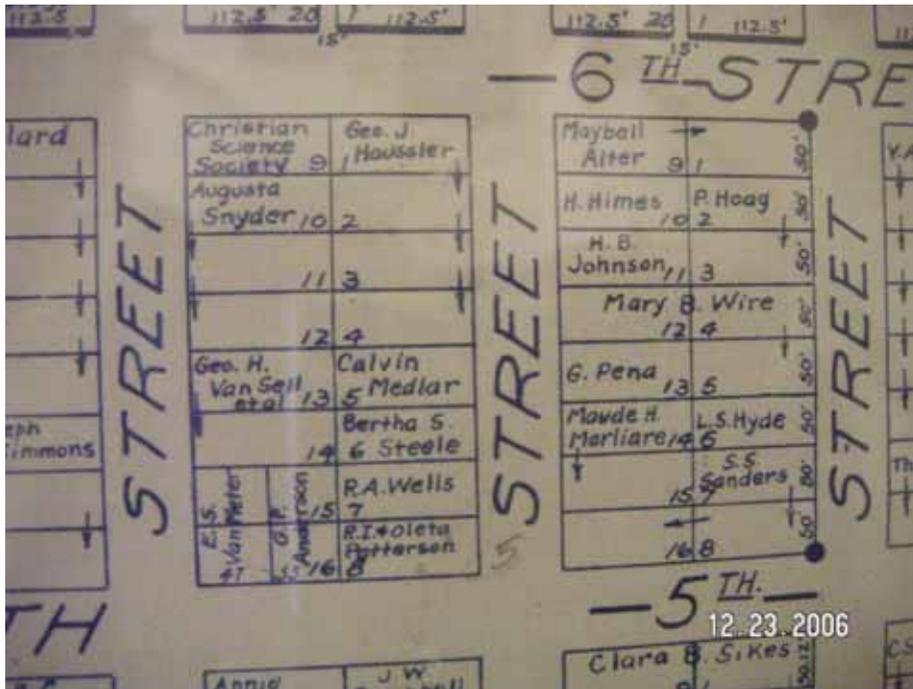
In the 1920s, '30s, and '40s the City of Davis from time to time created a wall map measuring about two by two feet showing the ownership of every lot in what we now call "the 1917" or the "original" City. (A original copy of the 1926 map is on public display in the stairwell to the second story offices of Ace Hardware in its housewares building in the 200 block of G Street.)

Each map was named for a year. No one knows if these maps were put out every year or only from time to time. We only know that at least eight of them have survived.

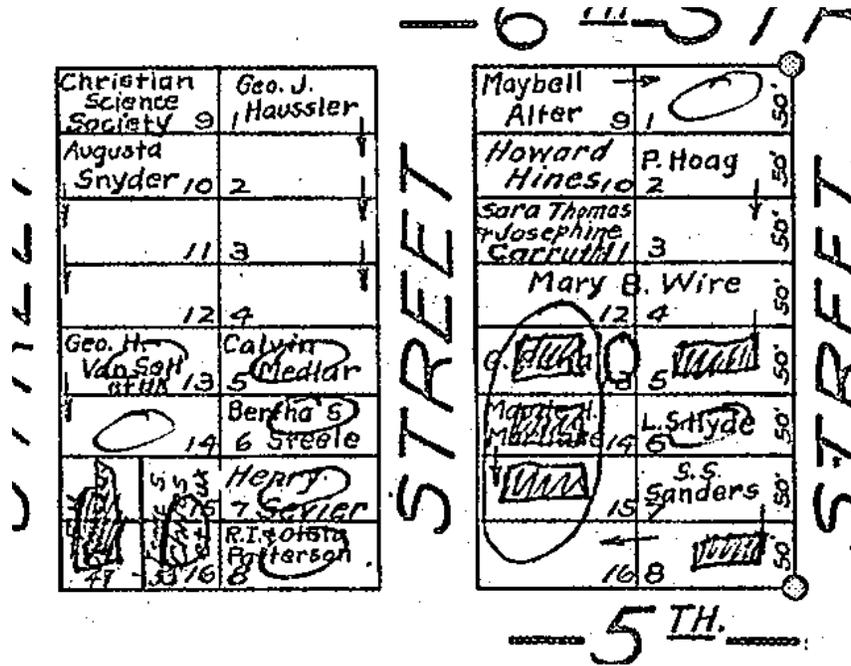
I have excerpted the E-500s portions of those eight and reproduce them here.

Please keep in mind that these maps show ownership and tell us nothing about what may or may not have been on the properties, if anything, or who lived there, if anyone. Indeed and as documented above, a great many were bare for many years.



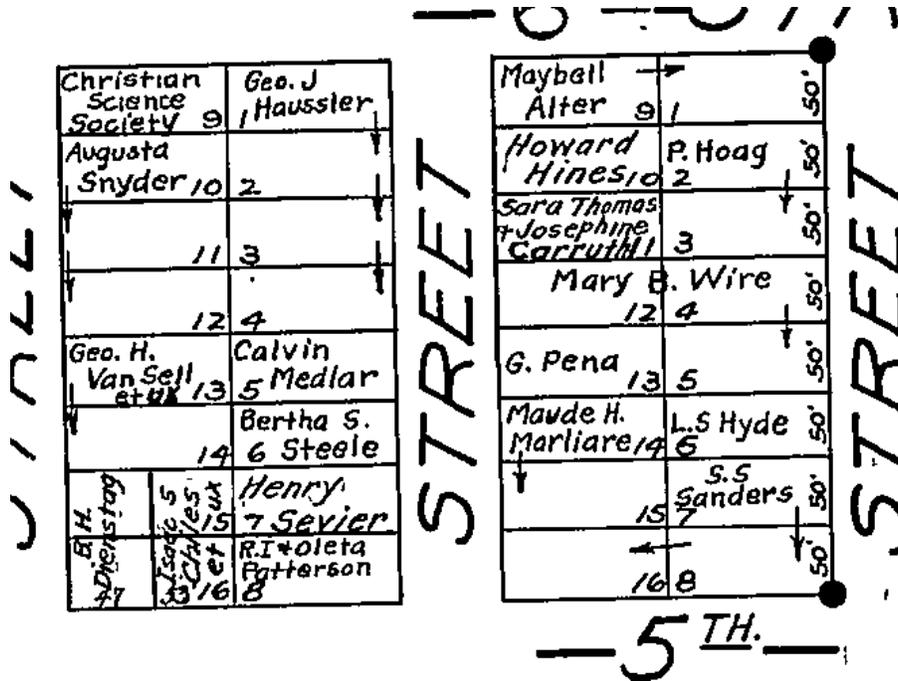


1926

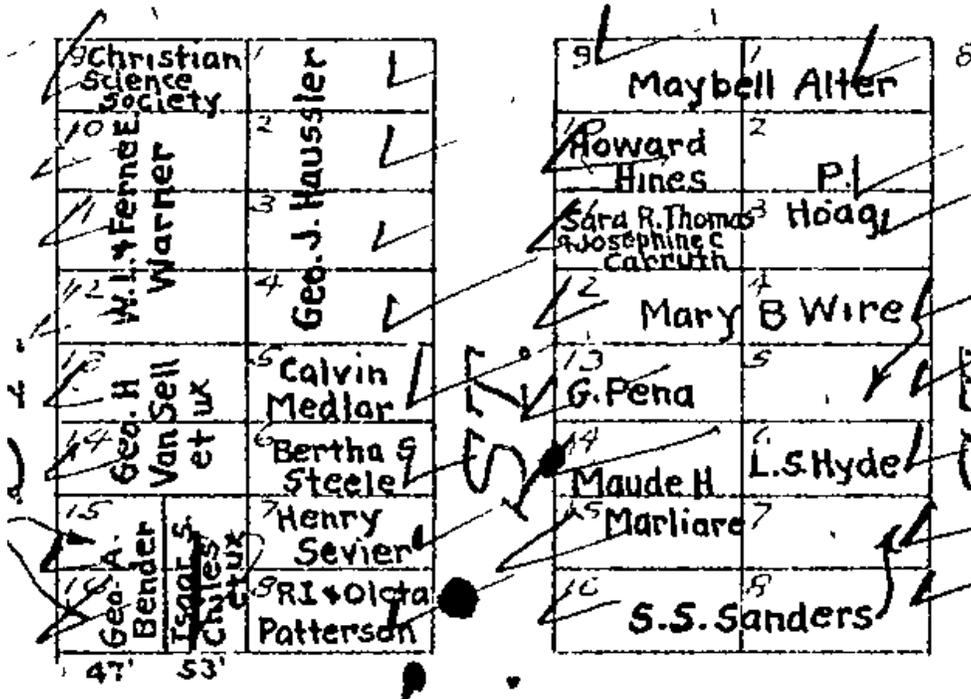


1927

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1928



1929

120.4' 91 Chris. Hall Science Society		120.4'
102 W.L. & Fernie E. Warner	102	George J. Haussler
	3	
124 W.L. & Fernie E. Warner	124	53
	133 Calvin Medlar	
135 Geo. H. Van Sell et ux.	135	Chas. D. Steele
	146 Henry Sevier	
170 J.V. Morse	137 Isaac Chiles et ux.	137 Henry Sevier
		148 R.I. & Oleta Patterson

120.4' 91 W.O. Williams		120.4'
102 Tile City of Davis	102	Maybelle Alter
	113 E.M. McGuire	
113 Sara Ross Thos. & Josephine C. Carruth	113	54
	124 Mary B. Wire	
131 G. Pena	131	L.S. Hyatt
	146 Maud H. Marjane	
157 S.S. Saunders	157	S.S. Saunders
	168	

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1933

120.4' 91 First Church of Christ Scientist		120.4'
102 W.L. & Fernie E. Warner	102	Paul T. Della Hamerick
	113 Francis J. & Bertha Meyer	
124 Dewey & Carol Holden	124	53
	135 Calvin Medlar	
135 Geo. H. Vansell et ux.	135	Howard D. & Effie Miller
	146 Annie Hansen	
167 J.V. Morse	15 Isaac Chiles	146 Annie Hansen
		157 V.S. & A.M. Asmundson
	158	

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120.4' 91 W.O. Williams		120.4'
102 Eugene W. & Harriette L. Stiles	102	Maybelle Alter
	113 Veterans Welfare Board	
113 O.C. & Ruth Borlard	113	54
	124 Mary B. Wire	
131 G. Pena	131	L.S. Hyatt
	146 T.M. & B. Self	
157 Veterans Welfare Board of St. of Cal.	157	S.S. Sanders
	168 E.M. McGuire	

STREET

1940

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9	Christian Science Society	L. A. & L. B. Cronan, Jr.	9	W. O. & F. Williams, Jr.	W. & M. D. Alter	1
10	W. L. & F. E. Warner	Frances Meyer	10	E. W. & H. L. Stiles	Vet. Welfare Board	2
11	↓	F. & D. E. Bagley	11	O. G. & B. Berlord, Jr.	F. L. Davies	3
12	L. M. & B. Laft, Jr.	↓	12	D. & H. Sumner, Jr.	F. L. & N. W. Davies	4
13	Geo. H. Vansell et al.	Wm. & Marie Guess, Jr.	13	G. Fred C. & E. E. Mudgett, Jr.	F. & H. Kopp, Jr.	5
14	↓	H. D. & F. Miller	14	J. F. & L. L. Wion	W. & L. Bentley	6
15	J. V. Morsen	I. N. Nelson	15	Vet. Welfare Board	E. Y. Yeh	7
	I. Schick S. W. F. E. M. S.	V. S. & A. M. Asmundsen	16	Geo. Tingus	G. O. & P. A. Olson, Jr.	8

STREET

194X

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