

**State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD**

Primary #
HRI #
Trinomial
NRHP Status Code

Review Code Other Listings Date
 Reviewer

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 102 E Street

P1. Other Identifier: Placer Title Company

*P2. Location: Not for Publication Unrestricted

- *a. County Yolo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad Davis, CA Date 2018 T ; R ; of of Sec ; B.M.
- c. Address 102 E Street City Davis, CA Zip 95616
- d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
- e. Other Locational Data: APN 070 243 05

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
102 E Street is a one-and-a-half-story, wood-frame, commercial building originally used as a residence, situated on the east side of E Street, between 2nd Street (north) and 1st Street (south); at the northwest corner of E and 1st streets (P5a.). The building has an L-shaped plan comprised a one-story south wing and perpendicular, two-story north wing. The building sits on a concrete foundation and is capped by a cross-gabled roof covered with wood shingles. The exterior is covered with painted stucco. Fenestration appears to consist entirely of wood window types including: one-over-one, double-hung; six-over-one, and fixed-single-lite. The roof above the second story of the north wing has a wide dormer projection containing three similar sliding sash windows. Window material was unable to be confirmed from the public right-of-way. The north elevation, adjacent to the driveway, features three-over-one, wood-sash windows with one example of a single, paired, and tripartite arrangement along the elevation. A ca. 1960s carport is located immediately north of the north elevation. The carport has a simple flat roof with metal structural posts (Figure 1 to Figure 3).

*P3b. Resource Attributes: HP6. 1-3 story commercial building. HP39. Carport structure

P5a. Photograph or Drawing



***P4. Resources Present:**

X Building Structure Object Site
District Element of District Other
(Isolates, etc.)

***P5b. Description of Photo:**

Primary (west) facade viewed from E Street, looking east.
March 14, 2019.

***P6. Date Constructed/Age and**

Source: 1926. Yolo County Assessor's Office.

Historic Prehistoric Both

***P7. Owner and Address:**

Patel Living Trust/102 E LLC
1111 Richards Boulevard
Davis, CA 95616-1752

***P8. Recorded by:**

Garavaglia Architecture, Inc.
582 Market Street, Suite 1800
San Francisco, CA 94104

***P9. Date Recorded:**

March 14, 2019

***P10. Survey Type:**

Intensive survey for California Register, National Register, and Local eligibility.

*P11. Report Citation: N/A

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

CONTINUATION SHEET

Property Name: 102 E Street

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Figure 1. View toward main entrance, looking northeast.



Figure 2. North elevation adjacent to driveway, looking southeast.



Figure 3. View of smaller typical smaller fixed wood windows at west elevation.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 102 E Street *NRHP Status Code 6Z

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B1. Historic Name: 106 E Street

B2. Common Name: 102 E Street Placer Tile Company

B3. Original Use: Residential B4. Present Use: Commercial/Office

*B5. Architectural Style: Craftsman/Vernacular

*B6. Construction History: The building at 102 E Street appears to have been built in 1926 by Davis-based contractors Jensen & McGuire, and was recorded on the 1933 Sanborn map of Davis as a one-story, wood-frame dwelling with a detached one-story automobile garage (non-extant) to its immediate north. The 1945 and 1953 Sanborn maps recorded similar conditions at the site. The existing carport was built at some point between 1953 and 1964 at the former location of the garage, as an "existing carport" was noted on a 1964 permit.¹ The building began to be utilized as a residence with a first floor office for H&R Block by 1968. Alterations related to this use appear to have been limited to interior remodeling. Between 1971 and 1977, property owner and attorney, Thomas H. Frankel, commissioned additional interior alterations to accommodate a law office use throughout the building. In 1977, permits and plans were completed for the existing entrance ramp. Beyond these alterations, not other major alterations were confirmed through permit and plan research.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Jensen & McGuire

*B10. Significance: Theme _____ Area Davis
Period of Significance N/A Property Type Commercial Applicable Criteria _____

The commercial building at 102 E Street was constructed in ca. 1922-1926 as a residence for Warren Pugh and Aleva Pugh. Warren Pugh's name was listed as W.R. Pugh in E.S. McBride's "Little Black Book" as having contracted with builder Jensen & McGuire in 1922.² The Yolo County Assessor data lists 1926 as the year built for the property. Thus, the construction of the residence occurred between 1922 and 1926. Pugh and his wife Aleva were listed as occupants of the residence in the 1930 U.S. Census. Following Aleva's death in 1935, Warren retained ownership of the property through at least 1940, based upon the Official Map of the City of Davis recorded in 1940.

The property, however, was not recorded in the 1940 Census, and Pugh by that year relocated 301 B Street in Davis. By 1968, the building was partially converted to serve a commercial use for H&R Block. In 1970, university student, Dave Warshauer, occupied an apartment within the building according to the Davis City Directory. The directory did not list any commercial occupants of the building. By 1968, Tom Frankel, and attorney owned the property. In 1968, Frankel applied for a permit to rezone the property for commercial use.

(See Continuation Sheet)

B11. Additional Resource Attributes: HP6, 1-3 story commercial building, HP39. Carport structure

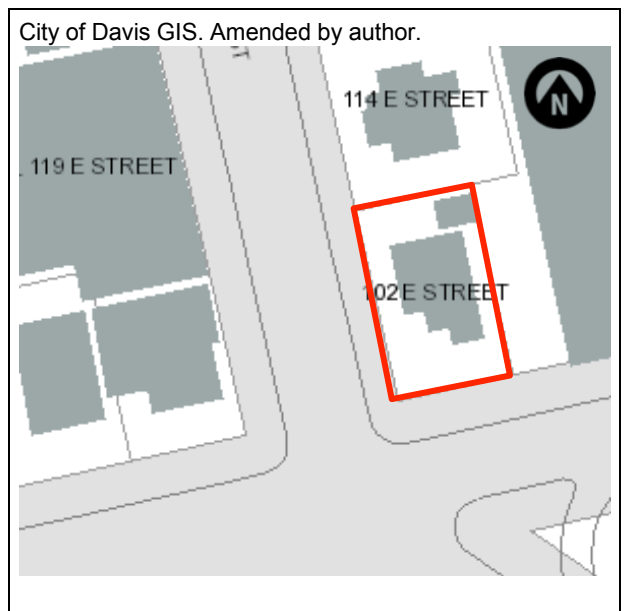
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *City of Davis Cultural Resources Inventory and Context Statement*, (Davis, CA: City of Davis Parks and Community Services Department, September 30, 1996). Historic Environment Consultants, *Cultural Resources Inventory: Final Report*, (Davis, CA: June 1980). Proquest Digital Sanborn Maps, online. John Lofland and Phyllis Haig, *Images of America: Davis, California: 1910s-1940s*, (Charleston, SC: Arcadia Publishing, 2000). John Lofland, *Images of Modern America: Davis Transformation*, (Charleston, SC: Arcadia Publishing, 2016). U.S. Census and City Directory data researched at Ancestry.com.

B13. Remarks:

*B14. Evaluator: Garavaglia Architecture, Inc.

*Date of Evaluation: August 12, 2019

(This space reserved for official comments.)



¹ Building Permit Records provided by City of Davis Planning Department.

² On file at Hattie Webber Museum, Davis, CA.

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*B10. Significance (Continued):

102 E. Street was developed within a decade of the incorporation of Davis in 1917. As described in the Central Davis Historic Conservation District, Historical Resources Survey:

The development of urban residential blocks in Davis was characterized by a slow process of in-fill as multiple lot holdings were divided and sold off decade by decade. This pattern of land development gives the Downtown Conservation District neighborhoods a mixed architectural character with a few scattered Victorians, and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another.³

During the 1920s, commercial enterprises began moving westward from the area of G and 2nd streets, the towns earliest commercial district. The block containing the subject property was not immediately impacted by this trend and remained comprised of residential properties into the 1950s based upon Sanborn maps. This residential area “became denser and more urban in form with each passing decade, however, and eventually gave way to the introduction of commercial uses by the late 1960s, as evidenced by the conversion of the subject building from a residence, to a commercial building with an apartment ca. 1968, and eventually the apparent total conversion of the property to commercial use.

Warren R. (1877-1945) and Aleva Pugh (-1945), Original Owner-Occupants

Warren R. Pugh (1877-1965) was born in California to Davis H. and Alida Pugh in 1877. By 1880, the Pughs resided in North Putah, Yolo County on a farm property. The Pughs relocated to California from New York State by the time Warren was born. Aleva Pugh (nee Scott) (1885-1935) was born to Henry and Katherine Scott of Yolo County in 1885. In 1903, Warren and Aleva were married in Sacramento. By 1910, Warren and Aleva resided with Aleva’s parents in Putah Township, Yolo County, and Warren listed his occupation as a self-employed barber.⁴

By the early 1920s, the Pughs resided in Davis, at a property on F Street, but soon relocated to the subject building, which was constructed ca. 1922-1926. Over the next decade the Pughs continued to resided at 102 E Street, and Warren listed his occupation as a farmer; Aleva did not list an occupation in any censuses. In 1935, Aleva died at 50 and Warren continued to own 102 E Street. By 1942, Pugh relocated to another Davis residence. Warren Pugh died in Alameda, CA in 1965.

Evaluation

Criterion A/1 (Events)

The subject property does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. 102 E Street was built in 1922-1926 as a single-family residential property for farmer Warren R. Pugh. The property was one of several similar properties in its vicinity that was built during the early 20th century, but does not stand out within that context for having a particularly strong association or for being the location of a significant historic event.

Criterion B/2 (Persons)

The subject building does not appear to be individually eligible under Criterion B/2 for listing in the NRHP/CRHR or local register. Historic information related to ownership and occupancy of the subject building was researched through available archival and online sources including U.S. Census, city directories, building permit records, and historic newspapers. These sources did not provide evidence that the subject building is significant for its association with a person or persons who made significant contributions to local, State, or national history.

Criterion C/3 (Architecture-Design)

The subject building does not appear to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR or the local register. The building was constructed in 1922-1926 by Davis-based builder Jensen & McGuire and is designed in a vernacular style reminiscent of a Craftsman bungalow typology. The building, however, does not embody distinct characteristics of a Craftsman style residence or any other particular style. Although the building retains many historic features, it does not stand out among the many houses constructed in Davis during the 1920s, or for providing a significant example of a particular method of construction. The building does not possess high artistic values. Jensen & McGuire appear to have been among the most prominent builders in Davis between ca. 1911 and 1938, based upon E.S. McBride’s “Little Black Book,” which recorded builders, clients, and the year of construction for a property. Although constructed by a prominent builder, research did not find evidence that the subject building bears particularly strong association or importance within the builder’s body of work.

³ Central Davis Historic Conservation District, Historical Resources Survey, August 2003, 12.

⁴ Information for Warren R. and Aleva Pugh was researched through U.S. Census, State marriage, and California Death Index records available at Ancestry.com.

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Criterion D/4 (Information Potential)

Archival research and physical investigation of the property focused on the above ground resource only. Therefore, no informed determination could be made regarding the property's eligibility for the NRHP, CRHR, or local register under Criterion D/4.