

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) 239 E Street

P1. Other Identifier: River City Bank and News Beat

*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 Location: Not for Publication Unrestricted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 239 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 070 241 12

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 239 E Street is a one-story, steel-frame commercial building situated at the southwest corner of 3rd and E streets. The building appears to be built to the property lines. The north elevation faces 3rd Street and the west faces E Street. The building has a rectangular footprint and is capped by flat roof with overhanging eaves that form a canopy over the first story and sidewalk below. The exterior walls are formed from aluminum-frame plate glass, interspersed with concrete block panels at the north and west elevations, and concrete panels at the east elevation, and solid concrete block at the south elevation. The roof fascia The west elevation has been altered by the insertion of an ATM surrounded by aluminum-framed, opaque spandrel panels. The north elevation has been altered at the primary entrance by replacement of plate glass with opaque spandrel panels and insertion of a non-original entrance in the westernmost storefront. The overhanging canopy surrounding the building retains original concrete and metal battens, but has been partially covered by a wood band that carries signage for building occupants.

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

P5a. Photograph or Drawing



***P4. Resources Present:**

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

***P5b. Description of Photo:**

Subject building viewed intersection of 3rd and E streets, looking southwest. March 14, 2019.

*P6. Date Constructed/Age and Source: 1967. Original building plans, Davis Planning Department.

Historic Prehistoric Both

***P7. Owner and Address:**

River City Bank/RCB Corp
 2485 Natomas Park Drive
 Sacramento, CA

***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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 239 E Street *NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: 239 E Street

B2. Common Name: 239 E Street/514 3rd Street

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: International Style

*B6. Construction History: The subject building was designed in 1967 by engineer Leo McGlade of Sacramento as a one-story, vernacular commercial building. The building's front elevation along E street featured plate glass storefronts with aluminum frames that were divided by concrete columns with scored concrete veneer panels at the exterior. The west bay featured an entrance with aluminum double doors, located toward the center of the facade. The east bay featured single aluminum door toward the east corner of the building. The west elevation contained a storefront with a single aluminum door toward adjacent to the northwest corner of the building and double-doors at the southwest corner. A "marble-crete" canopy with metal dividing strips wrapped around the building's west and south (front) elevations above the storefronts. The rear of the building was unadorned concrete block, and the east elevation was not fenestrated, and was finished with two varieties of concrete block veneer panels. In 1988-1989, the building's exterior was altered to accommodate a bank use, including insertion of an ATM at the center of the front elevation and replacement of pre-existing aluminum doors. Additional alterations include installation of wood panels along the face of the concrete canopy, insertion of a double-door entrance at the east storefront of the front of the building.¹

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

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Leo McGlade, Engineer

*B10. Significance: Theme _____ Area Davis

Period of Significance N/A Property Type Commercial Applicable Criteria N/A

The original owner of the subject property, upon construction of the subject building in 1967, was building contractor Don Gale. The 1970 Davis City Directory listed Suburban Yardage Dry Goods as occupant of 239 E Street. An occupant was not listed at 514 3rd Street, suggesting the dry goods business occupied the entire building. Around 1988, Bank of Woodland began to occupy the building as a branch location. Around 1998, River City Bank or a related entity acquired the property and began to occupy the building as a branch bank location.

(See Continuation Sheet)

B11. Additional Resource Attributes: HP6. 1-3 story commercial building

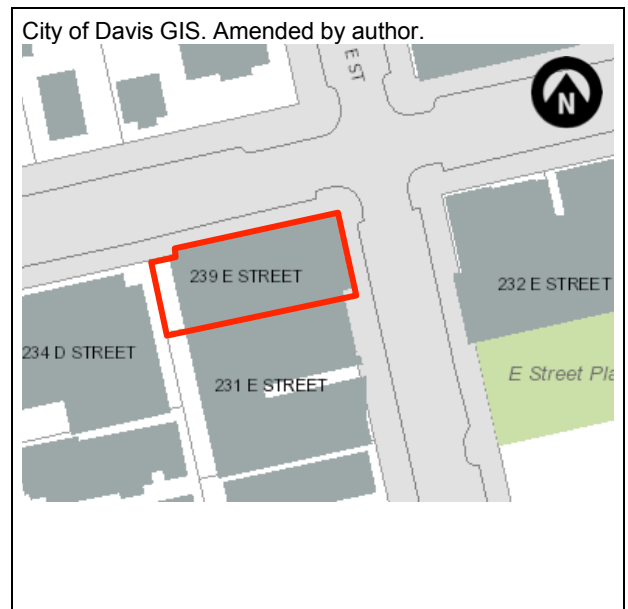
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 and plan records provided by the City of Davis Planning Department.

CONTINUATION SHEET

Property Name: 239 E Street

Page 3 of 3

*B10. Significance (Continued):

The subject building was constructed in 1967 during a period of explosive downtown growth that spanned the years 1959 to 1971.² This period was marked by expansion of the town through numerous residential subdivisions, and construction of commercial and institutional buildings on formerly residential parcels downtown. Growth of commerce was largely driven by University expansion and rapid population growth during the 1960s. The subject building was built on a rectangular lot occupied by a residential building prior to construction of the subject building in 1967.

Leo R. McGlade, Engineer/Designer

Original plans for 239 E Street listed Sacramento-based Leo McGlade (1925-1996), Engineer as designer. McGlade was in practice as an engineer and designer of commercial buildings by the early 1960s, with an office at 2011 Arden Way, Sacramento, California in 1967. McGlade designed numerous commercial buildings ca. 1960s. In 1965, McGlade, architect Richard L. Parsell, and architect James A. Snell of Snell and Associates of San Francisco served as advisors of development and construction of Cove Town Houses in Meadowglen/Tahoe for Dillingham Corporation.³ In 1966, McGlade designed the Toledo Sales Corp.'s Sacramento regional sales office and the Towne International Theatre with owner E.B. Warrick.⁴ Two years after design and construction of the subject property, McGlade was engineer and designer of a one-story commercial building for Lincoln Pharmacy in Lincoln, California.⁵ In 1970, McGlade served as engineer and designer for the Arnold Palmer Golf Academy in Folsom, California.

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 for its association with commercial development in downtown Davis during the period 1960-1971, identified as a period of rapid development in Davis during the mid-twentieth century. Built in 1967, the subject property was among several formerly residential properties in Davis to be redeveloped for commercial use as the commercial area of downtown extended westward during a period of increased university enrollment and population growth in Davis. Research did not find evidence to support that the building was individually important within that context, such as starting off a major construction trend, or for its association with a particular pattern of events. Research did not find evidence that the building was the location of any singular events of historic importance.

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 property does not appear to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR and or the local register. The subject building was constructed in 1967 and was designed in a vernacular modern commercial style by Sacramento-based engineer and designer Leo R. McGlade. Although the building was constructed in a form that embodied common aspects of a mid-century modern commercial building, such as one-story height, a flat roof, and a sidewalk shade canopy, the building does not stand out among other local examples for embodying most aspects of commercial buildings of the period, and was built toward the end of the period of popularity for such buildings. Research did not find documentation related to the original builder or designer of the building that would indicate McGlade was a master engineer or designer. Although McGlade received several commissions for commercial buildings in the Sacramento region in the 1960s, the subject building does not stand out as a notable commission, and evidence was not found that it was a particularly important building in terms of its style, type, period, or method of construction. The building does not appear to possess high artistic value.

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.

² Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 31.

³ "Dillingham Names Cove Architect," *San Francisco Examiner*, June 27, 1965.

⁴ "Photo Record 1983/001/SBPM02591, Center for Sacramento History, website. Accessed June 3, 2019.

<https://sacramento.pastperfectonline.com/photo/9D82ABC5-37DB-4305-B2B9-524013555481>; and, "Photo Record 1983/001/SBPM02604, Center for Sacramento History, website. Accessed June 3, 2019.

<https://sacramento.pastperfectonline.com/photo/1355B9BD-8417-468D-BED2-216080381708>

⁵ Advertisement, *Lincoln News Messenger*, May 8, 1969, B3.