

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 8 *Resource Name or #: (Assigned by recorder) 415 2nd Street

P1. Other Identifier: Independent Order of Odd Fellows (IOOF), Davis Lodge No. 169

*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 Location: Not for Publication Unrestricted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 415 2nd 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 070 232 06

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 415 2nd Street is a two-story, reinforced-concrete building designed in the Late Moderne style, located on the north side of 2nd Street between D Street (east) and C Street (west)(P5a.). The building features a primary two-story rectangular block (IOOF Lodge) adjoined to a one-story, commercial building of similar aesthetic. The building has a flat roof covered in composition materials with a shallow parapet. The exterior is covered with stucco. Cast concrete columns frame bays along the street facing elevations. The first story features two entrances, each with replacement, aluminum-frame double doors at center. A non-historic canopy capped with standing seam metal overhangs the entrances. Above the canopy, the second story, which appears to be double-height, features two massive grids of replacement glass block windows, aligned over the first story entrances below. A non-historic neon-lit metal sign reading "IOOF" is attached to the central pier of the facade. An additional non-historic "IOOF" sign is located just above the second story floor line at the west end of the facade. The west elevation features a painted mural along its length and is fenestrated with steel-sash windows that have been painted over (Figure 1). The one-story commercial building features storefronts along its south elevation facing 2nd Street, which are comprised of aluminum-framed plate glass and aluminum-frame doors with plate glass and transoms (Figure 2). Similar storefronts are located along the east elevation facing D Street. Canopies above the commercial building's storefront feature similar, non-historic standing seam metal cladding to that of the IOOF lodge's entrance canopy (Figure 3).

***P3b. Resource Attributes:** HP13. Community center/social hall. HP6. 1-3 story commercial building. HP26. Monument/mural/gravestone (painted mural on west elevation).

P5a. Photograph or Drawing



- *P4. Resources Present:**
X Building Structure Object Site
District Element of District Other (Isolates, etc.)
- *P5b. Description of Photo:**
415 2nd Street viewed from 2nd Street, looking north.
March 14, 2019.
- *P6. Date Constructed/Age and Source:** 1955. Davis HRMC.
 Historic Prehistoric Both
- *P7. Owner and Address:**
Yolo Lodge No. 169
415 2nd Street, Davis, CA 95616
- *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: 415 2nd Street

Page 2 of 8



Figure 1. West elevation of 415 2nd Street viewed from 2nd street, looking north.



Figure 2. Storefronts in 427 2nd Street to immediate west of 415 2nd Street, looking northwest.



Figure 3. D Street storefronts, looking south.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 415 2nd Street *NRHP Status Code 6Z

Page 3 of 8

B1. Historic Name: Independent Order of Odd Fellows (IOOF), Yolo Lodge No. 169 (Davis Lodge No. 169 since 2006)

B2. Common Name: 415 2nd Street

B3. Original Use: Social Hall/Commercial B4. Present Use: Social Hall/Commercial

*B5. Architectural Style: Late Moderne

*B6. Construction History: The subject building was constructed in 1955, with design by Davis-based design professional Gene Riles, in the Late Moderne style. The building was originally designed as a two-story IOOF Lodge and an attached one-story commercial-office building, which contained a pharmacy (Bronson's Star Pharmacy) and a medical clinic at the rear.¹ In terms of massing, height, and exterior cladding, the building appears to have undergone minimal, if any, alteration. A 1957 photograph of the building shows the two-story building was originally fenestrated with plate glass windows separated by aluminum or similar metal mullions and did not feature an entrance canopy. Original windows have been replaced by grids of block glass at this area. The attached one-story commercial building's original fenestration consisted of a storefront system of aluminum-framed plate-glass windows and a central entrance at the the 2nd Street (**Figure 4**). Along the east elevation, the building had three bays with several storefronts and a bay with a solid wall that featured clerestory level windows. This condition has changed as of 2019, due to infilling of original clerestory windows and modification of the storefront systems at an unknown date. Canopies placed above the storefront's at the one-story south and east elevation have reduced visibility of the building's stucco covered parapet by roughly half, and appeared to have obscured, or potentially replaced the original streamlined canopy in full.

Exact dates for many alterations were not able to be confirmed through review of available building permits. However, alterations to the building including replacement of original entrance doors, painting of the mural on the west elevation, installation of existing IOOF signs, and major interior alterations, many of which were undertaken as a means of providing accessibility upgrades, occurred ca. 2006-2012, based upon available permits, plans, and information provided online.²

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

*B8. Related Features: N/A

B9a. Architect: Gene Riles b. Builder: Unknown

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

(See Continuation Sheet)

B11. Additional Resource Attributes:

HP13. Community center/social hall, HP6. 1-3 story commercial building, HP26. Monument/mural/gravestone (mural).

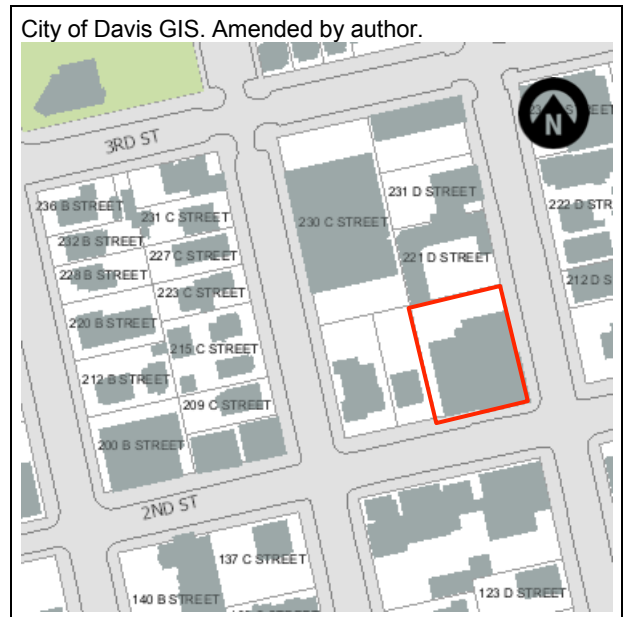
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Original building plans on file at City of Davis Planning Department-Building Division. Provided to Garavaglia Architecture for review, April 2019.

² "Odd Fellows Celebrate 146 Years with an Open House," *Davis Enterprise*, March 25, 2016.

<https://www.davisenterprise.com/local-news/odd-fellows-celebrate-146-years-with-an-open-house/>.

CONTINUATION SHEET

Property Name: 415 2nd Street

Page 4 of 8

*B6. Construction History (Continued):



Figure 4. Subject building and neighboring commercial building at 427 2nd Street photographed in 1957 (UC Davis Library, Eastman Originals Collection)

*B10. Significance (Continued):

City of Davis Postwar Development

The subject building was constructed in 1955 toward the end of a period of post-World War II transformation in downtown Davis. Regarding the construction of commercial and civic/institutional resources during the period, historian Kara Brunzell describes:

The limited construction that took place in Davis during and immediately after World War II largely conformed to the development patterns established during the Great Depression. Projects were small in scale as one lot at a time was developed in an around old Downtown Davis. By the late 1940s, projects began to increase in scale as Davis attempted to provide housing for its new citizens. Commercial and institutional development, meanwhile, proceeded at an incremental rate. [...]

Commercial Properties

With commercial development slow during and after World War II, Downtown Davis (and the formerly residential neighborhoods around it) were sufficient to contain almost all new retail construction of this period. One exception was the Davis Supermarket, constructed in the mid-1950s at the corner of Russell Boulevard and Anderson Road, which at the time was a residential neighborhood surrounded by farmland. Although city records indicate that at least a dozen commercial buildings were constructed during this period, most have either been demolished or so heavily altered that their original forms are unknown.

Most commercial buildings from this period appear to have been typical one-story mid-century retail buildings with large glass storefronts and shared side walls. These were similar in scale and massing to earlier storefront buildings, and generally occupied an entire parcel, but lacked the decorative detail of pre-war commercial buildings. Typical examples have flat roofs and flat canopies shading the sidewalk. In addition to the more straightforward retail-oriented buildings, a handful of buildings designed to make strong stylistic statements were constructed. These include two Streamline Moderne buildings, late examples of an architectural style that had been abandoned elsewhere. [...]

Civic and Institutional Properties

Construction of public buildings was largely concentrated on the University campus during and after the war. The handful of exceptions to this quiescent period in institutional development were fairly modest projects. A Lutheran congregation constructed a small church building at 317 East Eighth Street just north of Downtown in the mid-1950s, and the Odd Fellows built a new two-story lodge Downtown in 1955.

CONTINUATION SHEET

Property Name: 415 2nd Street

Page 5 of 8

Although the buildings are extant, they have undergone alterations over the years, and are not strong examples of the architecture of the period.³

Independent Order of Odd Fellows in North America

The following historic context is excerpted from the Independent Order of Odd Fellows website:

Among the first records of the Order in America is that of five Brothers of the English Order who met in New York City in 1806, and formed Shakespeare Lodge No. 1.

The founders were three boat builders, a comedian and a vocalist - a group befitting the name "Odd Fellows," indeed. The lodge was self instituted, a common practice in those times. Their first candidate was a retired actor who was the keeper of the tavern where they met. Accounts state that lodge meetings were accompanied by merry making and mirth, and that the wares of the tavern were freely indulged in. This lodge was dissolved in 1813 due to poor attendance brought on by controversy over the War of 1812.

Another lodge of which little is known existed briefly in New York in 1816. In 1818, Shakespeare Lodge in New York was re-instituted, in the Red Cow tavern, operated by a former member who had in his keeping the books and papers of the former lodge. They claimed to have received a charter from the Manchester Unity which gave them authority over all other Odd Fellows Lodges in the United States, but this authority was not accepted by other lodges. Several more lodges were founded in the New York City area, and one in Philadelphia, due to the efforts of the Brothers of Shakespeare Lodge.

The Independent Order of Odd Fellows as we know it today began in Baltimore, Maryland, where five members of the Order from England founded Washington Lodge No. 1 on April 26, 1819, by self-institution. One of these Brothers was Thomas Wildey, the first Noble Grand and the man revered as the founder of Odd Fellowship in North America. A charter was received from Duke of York Lodge in Preston, England, in 1820, a year and a half after its self-institution.

A second lodge was formed in Baltimore in 1819, but these two lodges and those in New York were unaware of each others' existence for some time, communications being slow in those days, and there being no reason such information would travel from one city to another except by pure chance.

In 1821, the "Grand Lodge of Maryland and of the United States of America, of the Independent Order of Odd Fellows," was founded. Brother Wildey also served as the first Grand Master/Grand Sire of the first Grand Lodge, for a period of 12 years. Several more lodges were established, and in 1824, the "Grand Lodge of the United States" now termed "The Sovereign Grand Lodge," was separated from the Grand Lodge of Maryland. The Independent Order of Odd Fellows in North America (United States and Canada) became independent from the Order in England in 1834. [...]

On September 9, 1849, one year to the day before California was admitted to the Union as the 31st State, California Lodge No. 1 came into being, in the City of San Francisco, with Brother Smiley instituting the lodge.⁴

The social hall at 415 2nd Street was constructed in 1955 as a hall for Yolo Lodge No. 169 of the International Order of Odd Fellows. In 2007, the lodge's name was changed to Davis Lodge No. 169. The subject building is the second lodge for the fraternal organization to have been built in Davis.⁵ The first was located on G Street and was replaced by the subject building upon its completion. The subject building houses Davis Lodge No. 169, chartered in 1870 as the 169th IOOF lodge in California since 1849, and Davis Rebekah Lodge No. 253. According the Davis Lodge's website:

³ Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 21-23.

⁴ "History_California," Independent Order of Odd Fellows.org. Excerpted from Don R. Smith and Wayne Roberts, *The Three Link Fraternity—Odd Fellowship in California: History of Odd Fellowship*. Accessed online, April 2, 2019.

http://www.ioof.org/IOOF/About_Us/IOOF_History/history_California/IOOF/AboutUS/History_California.aspx?hkey=e103f4ba-d884-411d-893c-c64681a11837.

⁵ "Odd Fellows," DavisWiki, online. Accessed March 21, 2019. https://localwiki.org/davis/Odd_Fellows

CONTINUATION SHEET

Property Name: 415 2nd Street

Page 6 of 8

The Davis Rebekah Lodge, along with the Davis Odd Fellows Lodge, owns the Odd Fellows Lodge Hall building and the surrounding property currently rented to Hunan Restaurant and Coldwell-Banker Doug Arnold Real Estate. [...]

the first Rebekah Lodge was founded in the 1850s by Schuyler Colfax, an Odd Fellow and Vice President of the United States to Ulysses S. Grant. The Rebekah Lodge was meant to be the “women’s Lodge” in conjunction with the Odd Fellows Lodge which was meant to be the “men’s lodge”. These distinctions have diminished when membership was opened to both sexes in both lodges. The David Odd Fellows Lodge is the oldest organization in the area, having been chartered in 1870, well before there was a city of Davis and before there was a [University of California at Davis]. The Davis Rebekah Lodge was chartered in 1901. Both lodges use the Odd Fellows Hall. [...] Both lodges moved to their present Lodge Hall [at] 415 Second Street in 1955.⁶

The building also serves as a rentable venue for various events such as performances and community group meetings.⁷

Evaluation

Criterion A/1 (Events)

The subject property appears to be *individually eligible* under Criterion A/1 for listing in the NRHP/CRHR or local register for its association with the period of post-World War II development in Downtown Davis. The period of significance for this criterion is 1955, the year the building was constructed. Built in 1955, the subject property was developed during a period of postwar construction in downtown Davis that saw the construction of several commercial and institutional properties, including the subject building which was designed as an institutional building with attached retail. The property’s commercial and institutional spaces housed within a large building comprised of one and two stories volumes designed to make a strong stylistic statement, appear to have stood out among more typical commercial buildings constructed during the period. The subject building, when constructed, was among the most prominent, modern-era structures in the downtown. See below for a discussion of historic integrity.

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. The subject building was originally designed to house a combination International Order of Odd Fellows (IOOF) hall and commercial-retail uses. The building has retained similar uses since its construction. With respect to the building’s association with individual members of the IOOF, the subject building does not represent the achievements of a particular individual. The subject building was constructed well after the establishment of the IOOF and does not associate with the establishment of the organization in California or in Davis, where the Davis [formerly Yolo] Odd Fellow Lodge was founded in 1870, and the Davis Rebekah Lodge chartered in 1901; both organizations utilizing a pre-existing building prior to 1955. Research did not find evidence to support that any commercial tenants of the building made significant contributions to local, State, or national history.

Criterion C/3 (Architecture-Design)

The subject property appears to be *individually eligible* under Criterion C/3 for listing in the NRHP/CRHR and local register as building that embodied the distinct characteristics of the Late Moderne Style commercial/institutional building in Davis (National Register local level of significance). The period of significance for this criterion in 1955, the year of the building’s original construction. 415 2nd Street was constructed in 1955 as a purpose-built social hall/commercial property housing Davis’ IOOF and Rebekah lodges, with design by architect George Riles. The building was designed in the Moderne style toward the end of that style’s period of popularity in the United States, but was among a relatively small number of examples executed in Davis during the mid-twentieth century. A distinct commercial/institutional building within downtown Davis upon its completion, 415 2nd Street embodied characteristics of its style and commercial typology, including: its one- and two-story scale and massing of rectangular volumes, fenestration with aluminum-framed storefronts and large second story plate glass windows, minimally-adorned concrete and stucco exterior, streamlined facade canopy, and flat roof with flat parapets.

The building’s designer, Gene Riles, was identified on original building plans on file at the City of Davis Planning Department. Research of available architect databases, secondary sources, and genealogical sources did not find additional information related to Riles’ life and career. Therefore, Riles does not appear to be a master designer based upon available scholarly information. The building does not possess high artistic value. See below for a discussion of the building’s historic integrity.

⁶ “Davis Rebekah Lodge #253,” Davis Odd Fellows, website. Accessed April 2, 2019.
<http://davislodge.org/davis-odd-fellow-lodges/davis-rebekah-lodge-253/>

⁷ “Odd Fellows Celebrate 146 Years with an Open House,” *Davis Enterprise*, March 25, 2016.
<https://www.davisenterprise.com/local-news/odd-fellows-celebrate-146-years-with-an-open-house/>.

CONTINUATION SHEET

Property Name: 415 2nd Street

Page 7 of 8

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.

Historic Integrity

When evaluating a resource for the NHRP/CRHR, and the local register, one must evaluate and clearly state the significance of that resource to American history, architecture, archaeology, engineering, or culture. A resource may be considered individually eligible for listing in the NRHP or CRHR if it meets one or more of the above listed criteria for significance and it possesses historic integrity. Historic properties must retain sufficient historic integrity to convey their significance. The following seven aspects define historic integrity:

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

To retain historic integrity, a resource should possess several of the above-mentioned aspects. The retention of specific aspects of integrity is essential for a resource to convey its significance.

Location. The subject property retains integrity of location as it remains situated at its location of original construction.

Design. The subject property does not retain integrity of design. The subject building's historic design has been altered by the replacement of original second story windows of the facade with existing glass block, installation of standing seam canopies in place of original streamlined canopies above commercial storefronts, and alteration to several storefronts within the one-story commercial-retail portion of the building. Although the building's massing, flat roofs, and exterior materials appear to be consistent with historically documented materials, the building's design cannot be said to embody the Late Moderne style due to known alterations.

Setting. The subject property retains integrity of setting. The immediate setting has changed since the subject building's construction ca. 1955, as the downtown area underwent a rapid transformation in the 1960s as many pre-existing buildings were altered or replaced by contemporary structures. Although the surrounding area is defined by a mix of commercial buildings constructed ca. 1940-1970s, the subject building remains situated within a downtown setting.

Materials. The subject property retains integrity of materials. The subject retains many of the materials present at the time of its original construction including aluminum-frame windows and doors along its storefronts, exterior cladding materials and concrete columns that divided storefronts and the facade of the social hall. Although features such as the original storefront canopy and original plate glass at the second story of the social hall have been replaced, the buildings primary historic materials remain present including concrete, stucco, aluminum, and plate glass.

Workmanship. The subject property does not retain integrity of workmanship. The subject building does not exhibit sufficient physical evidence of crafts of a particular time. In this case, the building's original windows have been replaced at the second story of the facade, the streamlined canopy above the storefronts of the one-story volume has been obscured or fully replaced by the existing standing seam canopy of later period of construction. The building's evidence of period workmanship ca. 1955, has thus been impaired, resulting in loss of integrity of workmanship.

CONTINUATION SHEET

Property Name: 415 2nd Street

Page 8 of 8

Feeling. The subject property does not retain integrity of feeling. The subject property was originally designed as a two-story Late Moderne style social hall with an attached one-story volume containing commercial and office uses. Alterations to the building have impaired the building's expression of its original design, period of construction, and do reflect the building's original moderne appearance which was embodied by plate glass windows along the facade, minimal ornamentation, and streamlined canopies above storefronts.

Association. The subject property does not retain integrity of association. The property's association with its period of construction and contextual association with commercial and civic development in downtown Davis during World War II has been impaired by alterations to the building's exterior, including: replacement of original second story windows at the facade, replacement or obscuring of original streamlined canopy, alteration of storefront configurations, and reduction of visibility of the facade parapet. Although the building retains height, scale, and massing associated with its period of development and historic design, exterior alterations have impacted the building's ability to remain strongly associated with its period of development, and the ability of the building to provide a distinct example of the Late Moderne style. Overall, the subject property does not retain four out of seven aspects of historic integrity, which does not enable the building to remain eligible for individual listing in the NRHP/CRHP or for local historic designation.

The property at 415 2nd Street initially appeared to meet the criteria for individual listing in the NRHP/CRHP and Davis Local register as a Merit Resource. An analysis of the building's historic integrity, however, indicates the building does not retain sufficient integrity to support its eligibility for designation to local, State, and national registers.