

**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 5      \*Resource Name or #: (Assigned by recorder) 604 3rd Street

**P1. Other Identifier:** Chamber of Commerce

**\*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 Location:**    Not for Publication       Unrestricted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** 604 3rd 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 070 242 01

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
604 3rd Street is a two-story, reinforced-concrete commercial building located at the southeast corner of 3rd and E Streets. The building has a generally rectangular plan, a concrete foundation, and is capped by a flat roof with a shallow parapet. The building appears to occupy the entire area of its lot. **(P5a.)** The facade overlooking 3rd Street is divided into east and west halves, each containing a recessed storefront with an off-center entrance at the first story, and a bank of six (6) wood-framed, plate-glass windows at the second story. A concrete spandrel with recessed panel detail and an attached wood pergola divide the first and second stories horizontally, wrapping around the facade and west elevation. Windows have a wood mullion that runs horizontally, creating a continuous band across the adjacent windows and facade. The mullion divides the windows such that the upper lite is roughly two-thirds of the full window height and the lower lite is roughly one-third the window height. Doors are wood with full-height plate-glass and a transom above, with adjacent sidelites. Additional features include a safe deposit box located at the west end of the east storefront, concrete or "slumpstone"/faux adobe planters adjacent to the east storefront entrance, and a parapet with recessed panel detail similar to that of the spandrel between the first and second story **(Figure 1 and Figure 2).**

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

**P5a. Photograph or Drawing**



**\*P4. Resources Present:**

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

**\*P5b. Description of Photo:**

Facade (north) viewed from 3rd Street, looking south.  
March 14, 2019.

**\*P6. Date Constructed/Age and Source:** Estimated 1972. Building plans on file at Davis Planning Department.

Historic    Prehistoric    Both

**\*P7. Owner and Address:**  
Davis Chamber of Commerce  
604 3rd Stree, Davis, CA 95618  
Frank J. and Pamela D. Pinker Family Trust-27024 Country Club Court, Davis, CA 95618

**\*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): \_\_\_\_\_

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Figure 1. East storefront and adjacent planters, looking west.



Figure 2. Deposit box at west end of east storefront, looking south.

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 604 3rd Street \*NRHP Status Code 6Z

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B1. Historic Name: 604 3rd Street

B2. Common Name: Davis Chamber of Commerce

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

\*B5. Architectural Style: Late Modern

\*B6. Construction History: Based upon available building permit records, the subject building was designed by the Sacramento-based firm of Barovetto, Corissimi, and Rourer Architects and Planners, Inc. (BCR) between 1971 and 1972, through remodeling of an existing ca. 1961 medical office building at 604 3rd Street. The building was commissioned by Davis-based dentist Dr. Charles Bernard Caldwell as Caldwell's office location, with additional medical office space for tenants. Based upon available building plans, it appears the pre-existing ca. 1961 building was one-story in height and was expanded vertically and altered at the exterior with new fenestration in 1971-1972. Available plans only show the building's first story, and available permits and plans from later years do not note a second story addition to the building. Therefore, it appears the original plans prepared by BCR were likely amended to provide a second story with similar exterior appearance to that of the first story.

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

\*B8. Related Features: N/A

B9a. Architect: Barovetto, Corissimi, and Rourer Architects and Planners, Inc. b. Builder: Unknown

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

The subject building was constructed between 1971 and 1972 in downtown Davis, toward the end of a period of explosive downtown growth that spanned the years 1959 to 1971.<sup>1</sup> 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 building appears to have been completed in ca. 1972, at the commencement of a period of managed growth, which saw less frequent new construction of commercial buildings relative to more frequent alteration of existing commercial buildings. Originally designed to house a dental office for Davis-based dentist and commercial property owner Dr. Charles B. Caldwell the subject building currently houses the Davis Chamber of Commerce. Available building permit records indicate that the subject building replaced a pre-existing building owned and occupied by Caldwell ca. 1961 for a similar purpose.

(See Continuation Sheet)

### B11. Additional Resource Attributes:

HP6. 1-3 story commercial building

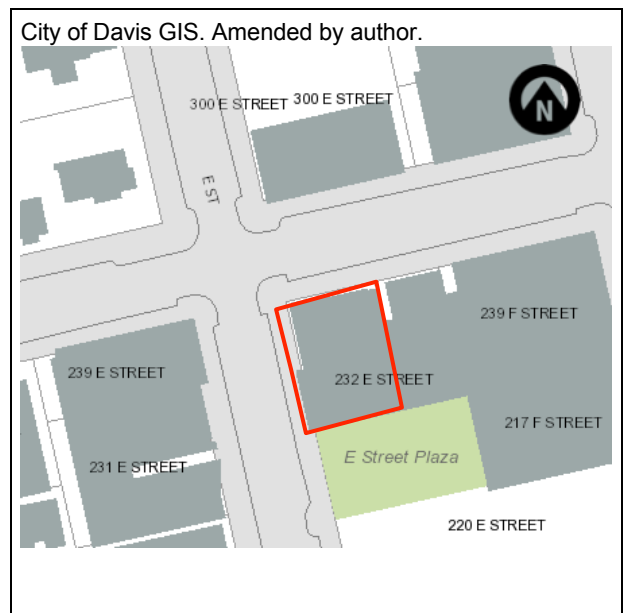
\*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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



<sup>1</sup> Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 31.

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**\*B10. Significance (Continued):**

Building permit records list Frank Pinker as the building's owner by 1983, and listed J. Frank/Pamela Pinker as owners in 2014, when the most recent building permit was filed.

Barovetto, Corissimi, and Rohrer Architects and Planners, Inc.

The Sacramento-based firm of Bavaretto, Carissimi, and Rohrer Architects and Planners, Inc. (known since 1994 as CRM Architects & Planners, Inc.), was established as Bavaretto & Thomas, by Silvio Barovetto and Al Thomas in 1946 in Sacramento, California. At the time of the subject building's construction, the firm's office was located in Sacramento at 718 Alhambra Boulevard, according to the American Directory of Architects.<sup>2</sup> The firm was led by principal architects Silvio Louis Barovetto (1908-1996), Ronald Joseph Carissimi (b. 1934), and Walter Wayne Rohrer (1930-2008); the latter two of the three principals joined the firm in 1967 and 1969, respectively. As of 1972,

By the early 1950s, the firm gained several commissions for campus buildings in Davis, and designed a 1956 master plan for the university. Historian Kara Brunzell notes:

It was in Davis in the 1960s that the firm made its greatest impact. Bavaretto & Thomas received the commission for nearly every public facility built within the city during the decade. These included Davis High School (19600; Holmes Junior High School (1966); the elementary schools of North Davis (1957), Birch Lane (1962), and Pioneer (1966); the Davis Branch of the Yolo County Library (1968); and the master plan for Davis Community Park.<sup>3</sup>

In 1967, Bavaretto formed Barvaretto & Carissimi, Architects & Planners, Inc. with recently licensed architect, Ronald Joseph Carissimi. In 1969, Walter Wayne Rohrer joined the practice forming BCR.<sup>4</sup> During the late 1960s and early 1970s the firm completed projects Bank of America Branch in Marysville, California (1968), elementary and high schools in Woodland, California (1970). The subject building was completed in around 1972 based upon available building plans.

Dr. Charles Bernard Caldwell, Original Owner and Occupant

The following biographical information is adapted from an obituary for Charles Bernard Caldwell, published in the *Woodland Daily Democrat* in 2009.<sup>5</sup>

Dr. Charles Bernard Caldwell was born in Hot Springs, Arkansas in 1915. During his youth, Caldwell's family relocated to Colorado, where he graduated from high school in 1932, immediately preceding his family's return to Arkansas in 1933, where Caldwell enrolled at the University of Arkansas.

After pursuing work at a mill after his freshman year, Caldwell returned to university and graduated in 1938 with degrees in chemistry and mathematics. Soon after, he earned a master's degree in chemistry at Georgia Tech University and gained employment with the U.S. Food and Drug Administration in 1941. During World War II, Caldwell was drafted into the Army Chemical Warfare Service and was stationed in Spokane, Washington. Caldwell married his wife, Marie, in 1941. His military service ended in 1946 following deployment to Africa and India. Between 1946 and 1954, Caldwell owned the Caldwell Motor Company in Tarkio, Missouri. In 1954, Caldwell relocated with his family to San Francisco where he attended the Dental School of the University of California in San Francisco, from which he graduated in 1958. Following his graduation, Caldwell moved to Davis and began a dentistry practice. The 1970 Davis City Directory listed Caldwell's office at the subject property, 604 3rd Street.<sup>6</sup> Caldwell was considered a pioneer of design and use of dental implants, and owned numerous commercial properties including a majority share of the University Mall Shopping Center, and the subject property. Caldwell retired from dentistry in 1975.

<sup>2</sup> Edited by George S. Koyl, in *American Architects Directory*, (New York: R.R. Bowker Company under Sponsorship of American Institute of Architects, Third Edition 1970).

<sup>3</sup> Kara Brunzell, State of California Department of Parks and Recreation Primary Record and Building Structure and Object Record for 3820 Chiles Road, prepared for New Booth Neighborhood Context Report & District Nomination, November 21, 2013. Accessed at City of Davis website, May 7, 2019. <https://cityofdavis.org/home/showdocument?id=8159>.

<sup>4</sup> Information related to the firm's establishment was compiled from biographical information for each principal architect found in: Edited by George S. Koyl, in *American Architects Directory*, Third Edition 1970.

<sup>5</sup> "Charles Bernard Caldwell," *Woodland Daily Democrat*, February 4, 2009. Accessed online May 7, 2019. <https://www.dailydemocrat.com/2009/02/04/dr-charles-b-caldwell-dds/>.

<sup>6</sup> 1970 Davis City Directory. Accessed at Ancestry.com.

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### *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 the local register. The building at 604 3rd Street appears to have been constructed ca. 1971-1972 at the end of a period of explosive growth in Davis and the beginning of a period of managed growth. The building was commissioned by Dr. Charles Caldwell, who owned several properties in the City, but does not appear to stand out as an individually important building within either context based upon available information. Research did not find evidence of any significant events having occurred at the property.

### *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. Although the subject property is known to have been owned and occupied by Dr. Charles B. Caldwell, a noted Davis dentist and property owner, Caldwell's career does not appear to strongly associated with the building, which was constructed toward the end of Caldwell's career in dentistry. Although Caldwell is reported to have been an innovator of dental implants, sufficient information to determine the importance of Caldwell's work in dentistry was not able to be obtained through archival research and review of available biographical information.

### *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 or local register. The subject building was constructed in 1971-1972 and is designed in Late Modern style similar to the International style. The building's designer is believed to be the Sacramento-based firm of Bavaretto, Carissimi, and Rohrer Architects and Planners, Inc., which was established in 1946 as Bavaretto & Thomas, and was by 1971 led by prominent Davis-born architect Silvio Bavaretto. Bavaretto is recognized as one of the most important designers of civic and commercial buildings in Davis during the 1960s, and designed several other civic and commercial buildings in the Sacramento region during his career. The subject building does not appear to stand out among Bavaretto's most important works in Davis, and was completed beyond the prime of Bavaretto's period of greatest influence in Davis. The building's rectangular massing, minimally adorned exterior, and abundant glazing with tall plate glass windows is representative of modern commercial building design, but does not appear provide an individual important example of the Late Modern or International style compared to the most representative examples in local, State, and national contexts.

### *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.

The commercial building at 604 3rd Street does not appear to meet the criteria for individual listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHP), or the City of Davis Register (local register) as a Landmark or Merit Resource.