

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 7 *Resource Name or #: (Assigned by recorder) 703 2nd Street

P1. Other Identifier: _____

*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 Location: Not for Publication Unrestricted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 703 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 070 251 07

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 703 2nd Street is a one-story commercial building situated at the northeast corner of 2nd and F Streets (**P5a.**) The building appears to be built to the property lines of its rectangular lot has a flat roof with a prominent mansard canopy overhanging the sidewalk below. Originally built ca. 1940, the building's current design reflects alterations undertaken in 1976. Overall the building is categorized as a vernacular commercial building. The exterior features beige brick columns separating storefronts at the west and south (street-facing) elevations. Each storefront is fenestrated with an anodized, aluminum-framed storefront system. Storefronts along the west elevation have full-length plate glass windows, and storefronts along the south elevation feature an opaque panel at the base and tall plate glass windows above. One bay on the south elevation features a concrete bulkhead at the base of the storefront (**Figure 1**). Entrance doors for the storefronts are similar anodized, aluminum-frame with plate glass.
 (See continuation sheet)

*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:
 703 2nd Street from intersection of 2nd and F streets, looking north.
 March 14, 2019.

*P6. Date Constructed/Age and Source: Estimated 1954. Davis Historic Resource Management Commission.
 Historic Prehistoric Both

*P7. Owner and Address:
 Freewheeler Bicycle Center
 703 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: 703-707 2nd Street

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Figure 1. Storefronts along south elevation with opaque base panels (left), and one storefront with a stucco-covered bulkhead (right), looking northwest.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 703-705 2nd Street *NRHP Status Code 6Z

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B1. Historic Name: 204 F Street/703-705 2nd Street
B2. Common Name: Free Wheeler Bike Store/703-705 2nd Street
B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Vernacular Commercial

*B6. Construction History: The subject building appears is a one-story commercial building constructed in 1940 with major alterations undertaken in 1975. The building was originally designed for use as the State Market with design by Davis-born architect Silvio Bavaretto.¹ The building's east elevation abutted or shared a party wall with another commercial building at 707-709 2nd Street, which contained separate storefronts and spaces for a post office and an office occupied by Dr. Leo Cronon (Figure 2).² The building was recorded on the 1945 Sanborn map of Davis and is captured in several historic photographs. Available historic photographs show the building ca. 1947 and ca. 1960s (Figure 2 through Figure 4). The building had large storefront display bays with bulkheads and plate glass windows. "State Market" signage appeared above the storefronts on the facade.

(See continuation sheet)

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

*B8. Related Features: N/A

B9a. Architect: Silvio Bavaretto b. Builder: Unknown

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

Review of available Sanborn maps and aerial photographs and historic documentation shows the subject site was occupied by a residence and two ancillary buildings ca. 1921- ca. 1939, but was redeveloped with two commercial buildings, each situated on a separate parcel, by ca. 1940. These buildings were first recorded on the 1945 Sanborn map and included: the subject, one-story commercial building containing the State Market and potentially other retail businesses addressed 204 F Street/703-705 2nd Street; a neighboring one-story concrete block post office with an adjacent store unit addressed 707-709 2nd Street. By 1953, when an updated Sanborn map was published, stores within the subject building were addressed 701, 703, and 705 2nd Street. A historic photograph from 1951 shows the building's south elevation had been altered and Wulff's, a dry cleaning business occupied the western most storefront. An original entrance was replaced by a corner building entrance that was surmounted by a curved canopy. By ca. 1963, the subject building was occupied by a dry cleaning/laundry business, and Styler's, a store selling clothing for infants and children.³ Also by ca. 1963, minor alterations to the exterior of the building included installation of shade canopies and awnings along the facade and installation of signage for each of the building's occupants.

(See continuation sheet)

B11. Additional Resource Attributes:

HP6. 1-3 story commercial building

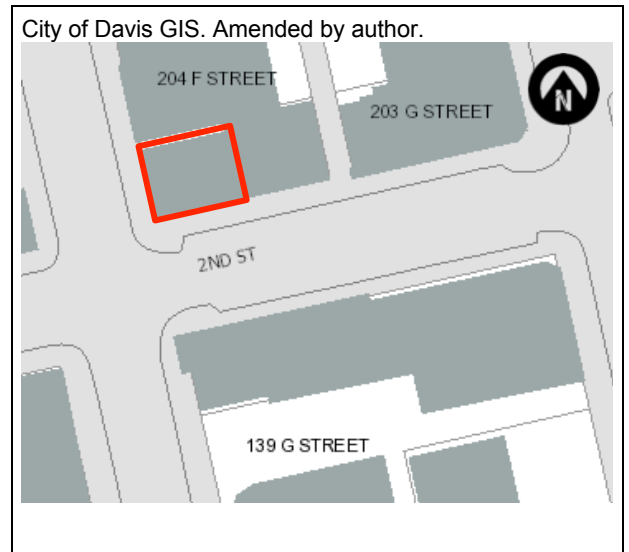
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 23.

² John Lofland and Phyllis Haig, *Images of America: Davis, California: 1910s-1940s*, (Charleston, SC: Arcadia Publishing, 2000), 41.

³ John Lofland, *Images of Modern America: Davis Transformation*, (Charleston, SC: Arcadia Publishing, 2016), 16.

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*B6. Construction History (Continued):



Figure 2. View of original commercial building (left-outlined in red) addressed 703-705 2nd Street is outlined with red. In 1975, each of the buildings pictured was altered to create the appearance of one building (Lofland and Haig, *Images of America: Davis 1910s-1940s*. Amended by author)



Figure 3. 703-705 2nd Street pictured at right, 1951. The south elevation of the subject building was altered by 1951 with a corner entrance and curved canopy, emphasizing the streamlined facade of the building. ((Lofland and Haig, *Images of America: Davis 1910s-1940s*. Amended by author)



Figure 4. View of 2nd Street from F Street in the 1960s. A red box outlines the subject building (John Lofland, *Davis: Transformation*. Amended by author)

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Permit records note storefront repair in 1967. In 1975, the subject building and the abutting commercial building to the south were remodeled concurrently to create a larger commercial property spread across two parcels that featured a cohesive architectural appearance. Alterations included: a mansard style roofline to consist of brown ribbed-aluminum with the ribs; columns or posts made of brick; glass storefront windows with anodized brown aluminum around the windows and doors; wood gate at the west side.⁴ Accordingly, both buildings were remodeled to feature a combination of light blue block, light green block, light brown block, and wood-framed storefronts facade, and the prominent mansard canopy that currently wraps around the street-facing elevations of the building.⁵ Thus, in 1975, the building's exterior appearance was heavily altered resulting in its present general appearance. In 2014, the building underwent reroofing.

*B10. Significance (Continued):

Regarding the construction of commercial buildings in downtown Davis during and after World War II, *Davis, California: Citywide Survey and Historic Context Update*, 2015 describes:

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 building 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. The State Market on Second Street [(subject building, extant with major alterations)] was designed by local architect Silvio Baretto and constructed in 1940, the Varsity Theater at 616 Second Street was built in 1950. Despite general conservatism of the era in regards to commercial architecture, at least one Contemporary-style building was constructed Downtown, the Pence Dentist office, which has since been drastically altered.⁶

Occupancy History

The subject building was first occupied by State Market. By 1963 it was occupied by a dry cleaning business and Styler's, a business selling clothing for infants and children. As of ca. 1970-1972 uses included Wulff's Cleaners (701), The Styler Children's Clothes (703), Campus Florist (705) and a shop called The Printer (707).⁷ In 1975, it appears that the subject building and the neighboring building at 707-709 2nd Street were under the ownership of Paul W. Garrison, when a permit application was filed to alter the exterior of the building, to achieve a cohesive architectural appearance as a single building, rather than two distinct commercial buildings. In 1975, the Freewheeler Bike Shop began operation within the building's 703-addressed unit, and remains an occupant as of 2019, now occupying additional space within the building.⁸ The building appears to have remained under ownership of Garrison or Garrison family members through at least 2014, based upon building permit records.

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 1938-1959, identified as a period of gradual development between the later years of the Great Depression and post-World War II years. Built in 1940, the subject property was among the earliest commercial properties developed during the World War II/Postwar period. Between 1940 and 1975, the building housed several businesses including State Market, a dry cleaner and Styler's clothing for infants and children. Despite the building's construction during World War II years, research did not find evidence to support that the building was individually important within

⁴ Ibid.

⁵ Davis Design Review Commission Staff Report July 10, 1975: Revised Elevations for 701-707 Second Street, on file at Davis Planning Department.

⁶ Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 21-23. Note, this source notes that the State Market on 2nd Street, in this case the subject building, is no longer extant. Research for this evaluation determined the building is extant, but was heavily altered in 1975.

⁷ 1970 Davis City Directory and available building permit records.

⁸ "About Us, Freewheeler Bike Shop, website. Accessed May 3, 2019. <http://www.freewheelerbikes.com/about-us>.

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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. Freewheeler Bike Shop, a Davis-based bicycle repair and retail business has occupied the building since 1975, when the company was established. Since that year, when the business occupied one storefront, it has expanded to utilize more square footage within the building. Although the business appears to be the occupant of longest-tenure in the building's history, sufficient information relating to the company's impact on local history has not been found. Moreover, the building is not known to be strongly associated with a particular individual.

Criterion C/3 (Architecture-Design)

The subject property appears to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR and the local register as a mid-twentieth century, modern commercial building constructed in Davis in 1940, with design by prominent architect Silvio Baretto. The period of significance is 1940. The subject building was designed in 1940 by noted Davis-born, Sacramento-based architect, Silvio Baretto, for use by the State Market. Within Baretto's body of work, the subject building appears to be among the architect's early commissions in Davis; particularly as Baretto is strongly associated with commercial development in downtown Davis during the 1960s. Given Baretto's importance to commercial and civic design in Davis, the building's association with Baretto appears to place it among his formative works. The building's original design also appears to have embodied distinct characteristics of mid-century modern commercial buildings built in Davis, including: one-story height, storefront fenestration, minimal ornamentation, and shade canopy over the sidewalk. See below for an analysis of the building's historic integrity.

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.

Integrity

To determine if the subject building remain capable of expressing its apparent significance for embodying distinct characteristics of a mid-twentieth century building designed by architect Silvio Baretto, its historic integrity must be analyzed. The seven aspects of historic integrity include:

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.

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Analysis of Integrity

Location. The subject property retains integrity of location. The subject building's location of original construction has been retained since 1940.

Design. The subject property does not retain integrity of design. The building's design has been altered to the degree that its original appearance is no longer apparent. The building's storefronts, exterior materials, and canopies were altered in 1975, replacing original features while retaining the building's height and flat roof. Thus, the building's current design not reflect design by Silvio Bavarretto or characteristics of a ca. 1940 modern commercial building.

Setting. The subject property retains integrity of setting. 703-705 2nd Street retains the setting as it remains situated on a rectangular a lot and abuts an adjacent building to the immediate east. The building remains situated in a primarily commercial area, despite alteration to many nearby buildings that were constructed contemporaneously or in decades after 1940.

Materials. The subject property does not retain integrity of materials. The buildings original material palette consisting of a concrete or stucco exterior, concrete or stucco bulkheads, plate glass display windows has been altered by changes to the building's exterior in 1975. The building's stucco clad exterior and metal covered mansard associate with a period of alteration rather than the period of original construction.

Workmanship. The subject property does not retain integrity of workmanship due to replace of original materials. Materials installed in 1975 due not represent methods of workmanship ca. 1940.

Feeling. The subject property does not retain integrity of feeling. The building does not express the aesthetic or historic sense of a commercial building constructed ca. 1940 due to extensive alteration in 1975.

Association. The subject property does not retain integrity of association. The property's association to its original period of construction and to architect Silvio Bavarretto has been lost due to extensive exterior alteration.

Overall, the property does not retain historic integrity.

The commercial building at 703-707 2nd Street does not 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 due to loss of historic integrity.