

**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) 706 2nd Street

P1. Other Identifier: Sleep Center Davis

\*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 Location:     Not for Publication     Unrestricted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 706 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 070 254 01

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
706 2nd Street is a one-story commercial building located at the southeast corner of 2nd and F streets (P5a.). The building has a rectangular footprint and is capped by a flat roof with flat parapet. A metal covered perimeter canopy wraps around the building above the first story at the north and west elevations. The canopy overhangs the sidewalk below. Along the north elevation overlooking 2nd Street, the exterior walls are formed by aluminum-framed plate glass storefronts set on brick bulkheads, interspersed with stucco covered concrete wall sections (Figure 1). The west elevation, facing F Street, features a smaller bank of aluminum-framed storefront windows and solid wall with a painted mural. The east elevation abuts the neighboring one-story commercial building to the east. The south elevation is not fenestrated. The south elevation appears to be formed by concrete masonry units (CMU) covered with stucco. Concrete or CMU piers project from the elevation.

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

\*P4. Resources Present:

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

\*P5b. Description of Photo:

Primary (north) elevation viewed from  
2nd Street looking south.  
March 14, 2019.

\*P6. Date Constructed/Age and

Source: 1958. Davis HRMC.

Historic     Prehistoric     Both

\*P7. Owner and Address:

Silverspark LLC  
44531 S. El Macero Drive  
El Macero, CA 95618-1031

\*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.

**P5a. Photograph or Drawing**



\*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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Property Name: 703 2nd Street

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Figure 1. Storefronts along north elevation, looking east.

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 706 2nd Street \*NRHP Status Code 6Z

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B1. Historic Name: 706 2nd Street/Zaeske Stationery Store/Carousel Stationery and Gifts Inc.

B2. Common Name: 706 2nd Street/Sleep Center Davis

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

\*B5. Architectural Style: Vernacular Commercial

\*B6. Construction History: 706 2nd Street was built in 1958 as a one-story commercial building. The building was originally designed with angled storefront bays set beneath an overhanging canopy. Signage related to the original use, Miller's Stationery was mounted to the facade above the canopy. Based upon aerial photographs, the building appears to have been built to the property lines, and originally abutted the neighboring building to the east. In the late 1960s, the ownership of the building changed to Roy E. Kanoff, and the building began to house Carousel Stationery. In 1975, Kanoff commissioned a major remodel of the storefronts along the north and west elevations. This resulted in the replacement of original storefront with aluminum-frame plate glass storefronts set above brick bulkheads. A portion of the facade at the east of the building was realigned to be coplanar with the remainder of the north elevation. In 1983, the existing mansard/canopy was added to the north and west elevations, and several storefront windows were replaced. In 1984, the building's north elevation underwent repair following an automobile collision.<sup>1</sup>

(See Continuation Sheet)

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

\*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area Davis

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

706 2nd Street was constructed in 1958 at the southeast corner of 2nd and F streets in downtown Davis. It appears that the building was originally designed to house a stationery store. A historic photograph shows signage for Miller's Stationery. Research of Miller's Stationery did not find information relating to the business or owners. It appears that the business was replaced by Zaeske's Stationery by 1967, according to building permit records. The business Zaeske's was sold or changed name to Carousel Stationery between 1967 and 1969. The photograph also shows the building originally featured storefronts with angled bay windows set beneath a simple overhang (Figure 2). Review of Sanborn maps and available online information indicates that the rectangular lot that the building stands on was the location of the Varsity Theater between 1921 and 1949, when a modern theater was constructed along the 600 block of 2nd Street, one block west.<sup>2</sup> The subject site remained vacant between the demolition of the original Varsity Theatre building ca. 1949 until the subject building's construction in 1958.

(See Continuation Sheet)

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

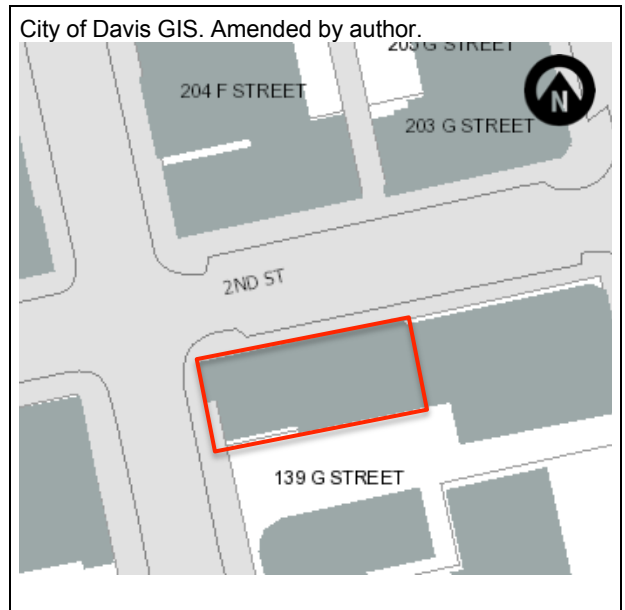
\*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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

<sup>2</sup> "History," Varsity Theatre, website. Accessed May 20, 2019. <https://www.davisvarsity.net/history/>

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### \*B6. Construction History (Continued):



**Figure 2.** 1960 Photograph of buildings along the south side G Street, taken from 2nd Street looking west. Red arrow points to subject building. (UC Davis Special Collections, Eastman Collection. Amended by author)

### \*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.<sup>3</sup>

<sup>3</sup> 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.

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Roy E. and Edith E. Kanoff

Roy Elmer Kanoff (1924-2008) and Edith Estelle Kanoff (1925-2015) were married in 1947 following Edith's graduation from UC Berkeley. Edith was born in New York in 1925 and moved to California with her parents in the late 1920s. Edith grew up in Berkeley and San Francisco. In the 1960s, Edith returned to university to obtain teaching certification, and taught elementary school for a few years. In 1969, Edith and Roy relocated to Davis with their daughters and established Carousel Stationery within the building at 706 2nd Street.<sup>4</sup> Roy and Edith owned the business for 25 years before selling it to long time managers Gary and Liz Newton, who later sold the business 2008.<sup>5</sup>

### 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 1958, the subject property was among the latest commercial properties developed during the World War II/Postwar period. Between 1958 and 2008, the building housed several stationery businesses. 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. Archival and online research of city directories, genealogical records, and secondary sources found limited information related to the life and career of long time owners Roy E. and Edith E. Kanoff. Thus, the building does not appear be significant for association to the Kanoffs, based upon limited available 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 and or the local register. The subject building was constructed in 1958 and appears to have been designed in a vernacular, mid-century, modern commercial style. 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. Research did not find documentation related to the original builder or designer of the building. The building does not appear to possess high artistic value. The alteration to the building completed in the 1970s and early 1980s further remove the building from embodying distinct aspects of a mid-century modern commercial building and do not stand out as significant design aspects in their own right.

#### *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.

<sup>4</sup> "Edith Estelle Kanoff," *Davis Enterprise*, January 26, 2016. Accessed online, May 20, 2019. <https://www.davisenterprise.com/obits/edith-estelle-kanoff/>.

<sup>5</sup> "Carousel Stationery and Gifts Inc." DavisWiki, website. Accessed online, May 20, 2019.