

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 Reviewer

Page 1 of 6 *Resource Name or #: (Assigned by recorder) 707 2nd Street

P1. Other Identifier: UC Davis Store

*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 Location: Not for Publication Unrestricted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 707 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 06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 707 2nd Street is a one-story brick and concrete commercial building situated on the north side of 2nd Street between G Street (east) and F Street (west) The building's west elevation abuts the neighboring building at 703-705 2nd Street to the west. The east elevation faces a mid-block alley. The building shares a mansard canopy with the neighboring building at 703-705 2nd Street, a feature added in 1975 (P5a.) The exterior features beige brick columns separating storefronts that contain anodized-aluminum-framed storefront systems. Entrance doors for the storefronts are similar anodized aluminum with plate glass. The east elevation is visible from a mid-block alley and features stucco covering over concrete block. A formed concrete pilaster detail is visible at the southeast corner of the east elevation and appears to be an Art Deco style feature from the building's pre-1975 design (Figure 1). At northeast corner of the building, concrete blocks and windows in-filled with such blocks are visible from the alley (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:**

Primary (south) facade viewed from 2nd Street, facing north.

May 15, 2019.

***P6. Date Constructed/Age and Source:** Estimated ca. 1940. Historic Photograph.

Historic Prehistoric Both

***P7. Owner and Address:**

Chan Wei-Tzih & Pei Leng
 1406 Orange Lane, 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: 707 2nd Street

Page 2 of 3



Figure 1. East, alley facing elevation. Red arrow points to formed concrete Art Deco detail at corner. Looking south.



Figure 2. Rear of building viewed from alley. Concrete block and window openings infilled with concrete block are visible at this corner of the building, looking southwest.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 707 2nd Street *NRHP Status Code 6Z

Page 3 of 6

B1. Historic Name: 707-709 2nd Street

B2. Common Name: 707 2nd Street

B3. Original Use: Post Office and Doctor's Office B4. Present Use: Restaurant

*B5. Architectural Style: Vernacular Commercial

*B6. Construction History: The subject building was constructed ca. 1940 as a one-story brick and concrete commercial building containing a post office and an office for Dr. Leo Cronon in separate units. The building was recorded on the 1945 Sanborn map of Davis and was captured in several historic photographs taken ca. 1947-1960s. When originally completed, the building's west elevation abutted or shared a party wall with the neighboring building at 703-705 2nd Street. The building's storefronts featured rectangular plate glass windows set on concrete or stucco bulkheads. Concrete piers with fluting and arrow details separated each storefront. Streamlined canopies were mounted to the facade above each entrance. Entrances appear to have featured wood doors with tall upper lites and transoms above. The east elevation was more utilitarian, with rectangular windows set into a brick wall. Two additional side entrances were visible along the east elevation (Figure 3 and Figure 4).¹

(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

Review of available Sanborn maps and aerial photographs show the subject site was occupied by a residence two ancillary buildings ca. 1921- ca. 1939, but was replaced by two commercial buildings, each situated on a separate parcel, by ca. 1940. These buildings were first recorded on the 1945 Sanborn map and included: a one-story commercial building containing three stores addressed 204 F Street/703-705 2nd Street; a one-story concrete block post office with a store unit addressed 707-709 2nd Street (subject building) which was first occupied by a post office and an office for Dr. Leo Cronon. By 1953, when an updated Sanborn map was published, the post office use was discontinued and a different office use occupied the building addressed 707-709 2nd Street.

(See continuation Sheet)

*B11. Additional Resource Attributes:

HP6. 1-3 story commercial building

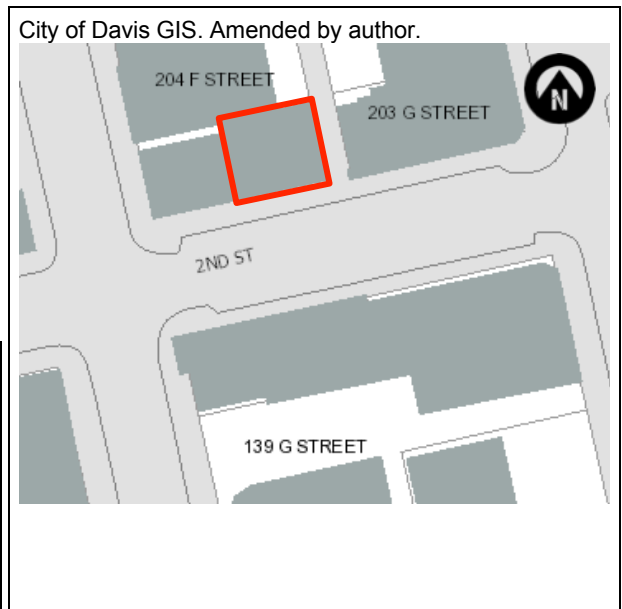
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 John Lofland and Phyllis Haig, *Images of America: Davis, California: 1910s-1940s*, (Charleston, SC: Arcadia Publishing, 2000), 41.

CONTINUATION SHEET

Property Name: 707 2nd Street

Page 4 of 6

*B6. Construction History (Continued):



Figure 3. View of original commercial building (right) addressed 707-709 2nd Street. 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 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)

Major alterations of to the exterior occurred in 1975 including: 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.² In 2014, the building underwent reroofing. Thus, in 1975, the building's exterior appearance was heavily altered resulting in its present general appearance. Features visible at the east elevation including formed concrete pilaster detail, concrete block walls, and window openings with concrete block infill, appear to date to the period prior to 1975.

*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:

² Ibid.

CONTINUATION SHEET

Property Name: 707 2nd Street

Page 5 of 6

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 Bavaretto 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.³

Occupancy History

As of 1972, Campus Florist (705) and a shop called The Printer (707) occupied the building.⁴ In 1975, it appears that both buildings 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.⁵ The building appears to have remained under ownership of Garrison or Garrison family members through at least 2014, based upon building permit records. In more recent years, the 707 address has been occupied by restaurant uses.

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. The site presently addressed 707-709 2nd Street was redeveloped from a residential use as a site containing a post office and doctor's office within the same one-story building. The building was the first Davis post office and appears to have only served as a location for such use for roughly a decade. By 1953, the original uses were replaced by commercial tenants including a gift shop and print shop.

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 appears to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR or local register as a building that embodies the distinct characteristics of a mid-century, modern commercial building designed with elements of the Streamlined Moderne style in Davis. The building's original design featured one-story height, a brick painted brick and stucco exterior with fluted concrete columns, and streamlined canopies that typified commercial building design ca. 1940. These features would enable the building to provide a distinct representation of a type and period of construction at the local level of significance. However, alterations to the building have impacted the building's eligibility under this criterion.

³ 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.

⁴ 1970 Davis City Directory and available building permit records.

⁵ "About Us, Freewheeler Bike Shop, website. Accessed May 3, 2019. <http://www.freewheelerbikes.com/about-us>.

CONTINUATION SHEET

Property Name: 707 2nd Street

Page 6 of 6

See below for a discussion of 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, its historic integrity must be analyzed. The seven aspects of historic integrity include:

- 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.

Analysis of Integrity

Location. The subject property retains integrity of location. The subject building's location of original construction has been retained since ca. 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. Although some evidence of the building's original exterior is visible at the east and rear elevation, most features representative of the building's original design have been removed or obscured.

Setting. The subject property retains integrity of setting. 707-709 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 concrete piers with fluting and arrow details, brick and stucco exterior, concrete or stucco bulkheads, and plate glass display windows. These features are no longer present in their original form due to alterations to the building that began in the 1950s and heavy alteration in 1975.

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 alterations that result in the building's representation a design that feels like a ca. 1970s commercial building.

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

Overall, the property does not retain historic integrity. The commercial building at 707-709 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.