

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) 802 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 Location:     Not for Publication     Unrestricted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 802 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 070 252 06

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 802 2nd Street is a one-story commercial building comprised of a primary T-shaped volume capped by gabled roofs, one-story flat roof additions at the west and north elevations, and a one-story, gabled addition at the south elevation (**P5a.**). The building appears to have been originally designed as a one-story, gabled structure with a T-plan, but has been converted to commercial use, and expanded with several one-story volumes capped by flat or moderately pitched roofs. The structure of the building appears to be comprised of wood framing within the additions and concrete masonry units (CMU) within the T-plan volume. The exterior is clad with vertical, channeled wood siding and simple wood fascia along roof lines. Visible CMU is painted a similar color to the wood siding. Eaves of the gabled volumes overhang the building footprint where visible. The building is fenestrated with a variety of windows in a variety of dimensions forming storefronts; types include: single-lite plate glass, angled projecting bays with three windows set into wood frames, and larger single-lite rectangular display windows. Doors are paneled-wood with X-pattern lower panels and upper lites, or wood with full-length single lites (**Figure 1 through Figure 3**).

**\*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:**

West elevation viewed from G Street, looking east.  
 March 14, 2019.

**\*P6. Date Constructed/Age and Source:** Estimated 1957-1965 with later alterations. Sanborn maps and historic aerial documentation.

Historic     Prehistoric     Both

**\*P7. Owner and Address:**

Depot Investors LLC  
 429 F Street, Suite 7B  
 95616-415

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

# CONTINUATION SHEET

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**Figure 1.** Typical one-story storefront with contemporary paneled doors and rectangular sidelites, visible at the north and west elevations.



**Figure 2.** Overhanging roof eaves viewed from east side of F Street, looking north.



**Figure 3.** Rear of building is not fenestrated.

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 802 2nd Street \*NRHP Status Code 6Z

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B1. Historic Name: 802 2nd Street

B2. Common Name: 802 2nd Street

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

\*B5. Architectural Style: Vernacular Commercial

\*B6. Construction History: The property addressed 802 2nd Street was the site of a freight depot of the Southern Pacific Railroad between the late 1800s ca. 1953, based on available Sanborn maps of Davis. Between 1953 and 1965, it appears that the freight depot was replaced by a T-plan, one-story, concrete building that forms the primary volume of the existing building. Aerial photographs taken in 1957 and 1965 show the subject property underwent extensive change when the subject building was constructed. Freight rail lines were removed from their pre-existing location along the east property boundary, where they had run alongside the pre-existing depot building.

\*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

## Davis Rail Road Depot

Between April and August of 1868, the California Pacific Rail Road Co. laid tracks between Vallejo and Sacramento, with the rail line passing through Davisville, as Davis was then known. In 1868, a Stick style, two-story, Victorian era depot was constructed in Davisville, serving the first railroad station in Yolo County.<sup>1</sup> The depot was relocated 400 feet east of its original location in 1901, by Southern Pacific Railroad, owner of the line as of 1886, to accommodate a rail siding that enabled trains not stopping in Davisville to proceed without delay. In 1914, the Victorian-era depot was replaced by the existing Depot, with design by the Southern Pacific Architectural Bureau.<sup>2</sup> The establishment of the railroad was driven by agriculture in Yolo County and the transport of grain crops from fields to markets.<sup>3</sup> Having a railroad depot and connection to points north and south, was key to the establishment of a university agricultural school in Davisville in 1905, as Davisville and Berkeley to the south were served by rail, which enabled university staff and students to commute between Berkeley and Davisville efficiently.<sup>4</sup>  
(See Continuation Sheet)

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

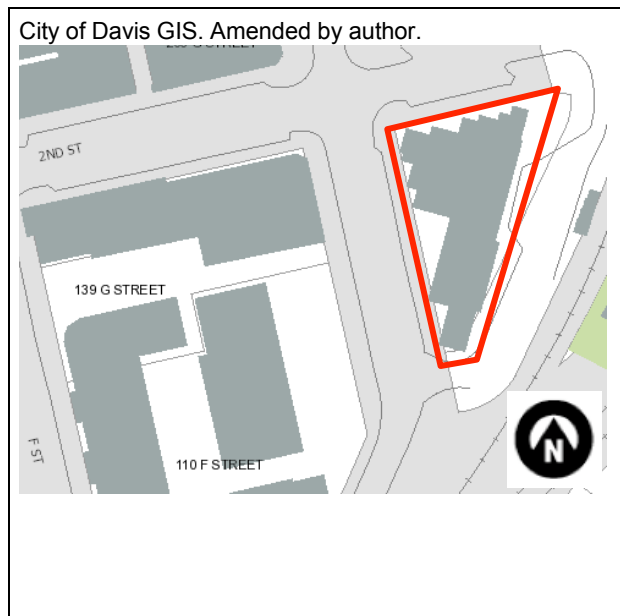
\*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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> "Station History," The Great American Stations website, accessed July 1, 2019. <http://www.greatamericanstations.com/stations/davis-ca-dav/>.  
<sup>2</sup> Ibid.  
<sup>3</sup> See, Rich Rifkin, "Railroad was Key in Davis' Early History," May 7, 2013, accessed online May 20, 2019.  
<sup>4</sup> Ibid.

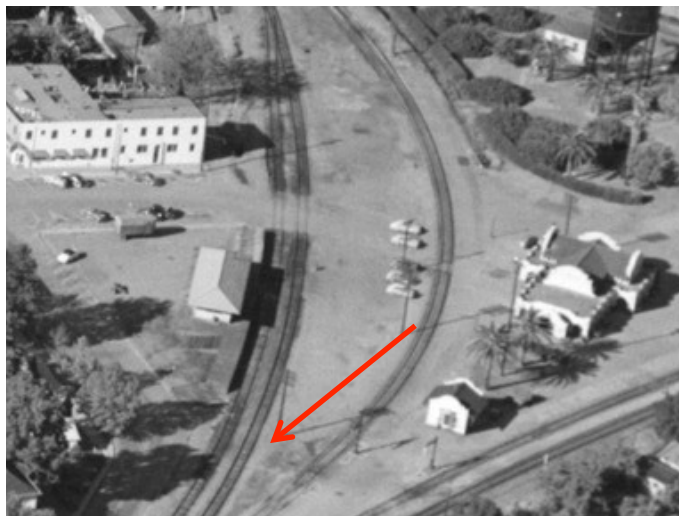
## CONTINUATION SHEET

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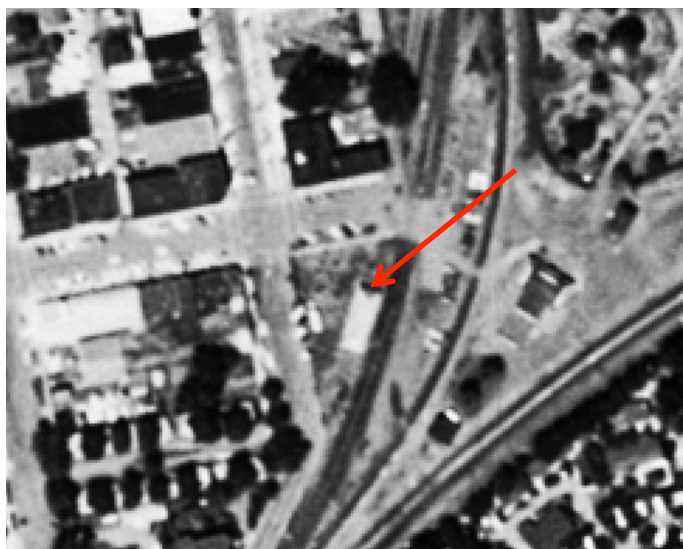
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### \*B10. Significance (Continued):

The subject building stands at the same approximate location as a Southern Pacific Railroad Freight Depot that appeared on Sanborn maps of Davis published between 1888 and 1953. As of 1946, the freight depot remained at the site. An aerial photograph shows the building had a rectangular plan, hipped roof, and an elongated platform extending adjacent to the curved freight tracks to the north and south of the building (**Figure 4**). Similar conditions were present as of 1957 (**Figure 5**). By 1965, however, the freight depot appears to have been heavily altered, if not replaced, by a building with a T-plan capped by hipped and gabled roofs. Freight tracks that ran to the east of the pre-existing depot appear to have been removed by 1965 as well (**Figure 6**). After 1965, the T-plan building was expanded with several one-story additions resulting in the current form of the existing building addressed 802 2nd Street. Neither the subject building, nor the pre-existing freight depot and platform were not described in the 1976 National Register Nomination for the Southern Pacific Depot at Davis.



**Figure 4.** 1946 aerial photograph of subject property and vicinity. Red arrow points to pre-existing freight depot. (UC Davis Special Collections, Eastman's Originals Collection, Photograph B4706)



**Figure 5.** 1957 aerial photograph of subject property and vicinity. Red arrow points to pre-existing freight depot. (UC Santa Barbara Library, Frame Finder, Cartwright Aerial Surveys, CAS 1957, Davis)



**Figure 6.** 1965 aerial photograph showing T-plan subject building without additions of more recent origin. (UC Santa Barbara Library, Frame Finder, Cartwright Aerial Surveys, CAS-65, 130, Frame 14-213)

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Property Name: 802 2nd Street

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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. 802 2nd Street was built ca. 1965 as a T-plan building to west of (opposite the rail road tracks) the Southern Pacific Depot in downtown Davis. The building was built during a period of rapid growth in Davis, driven by the upgrading of the University of California's Agricultural College to a full university, which brought increased enrollment and an influx of new residents and accelerated development the to the downtown. Evidence was not found to suggest the subject building played an important role within that context.

### *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 owners and occupants. Although the building has been occupied by several commercial businesses, the building does not bear a strong association with a particular person.

### *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 ca. 1965 and appears to have been designed in a vernacular style. Research did not find documentation related to the original builder or designer of the building based on available building permits and review of secondary sources. The building does not appear to possess high artistic value. Available historic documentation indicates the building was built ca. 1965 and replaced a pre-existing freight depot operated by Southern Pacific Railroad. The existing building's design does not reflect a particular style or type, and does not represent the pre-existing freight depot that stood at the site ca. 1880s to ca. 1965.

### *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.