

**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 3 *Resource Name or #: (Assigned by recorder) 102 E Street

P1. Other Identifier: Placer Title Company

*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 Location: Not for Publication Unrestricted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 102 E 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 070 243 05

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
102 E Street is a one-and-a-half-story, wood-frame, commercial building originally used as a residence, situated on the east side of E Street, between 2nd Street (north) and 1st Street (south); at the northwest corner of E and 1st streets (P5a.). The building has an L-shaped plan comprised a one-story south wing and perpendicular, two-story north wing. The building sits on a concrete foundation and is capped by a cross-gabled roof covered with wood shingles. The exterior is covered with painted stucco. Fenestration appears to consist entirely of wood window types including: one-over-one, double-hung; six-over-one, and fixed-single-lite. The roof above the second story of the north wing has a wide dormer projection containing three similar sliding sash windows. Window material was unable to be confirmed from the public right-of-way. The north elevation, adjacent to the driveway, features three-over-one, wood-sash windows with one example of a single, paired, and tripartite arrangement along the elevation. A ca. 1960s carport is located immediately north of the north elevation. The carport has a simple flat roof with metal structural posts (Figure 1 to Figure 3).

*P3b. Resource Attributes: HP6. 1-3 story commercial building. HP39. Carport structure

P5a. Photograph or Drawing



***P4. Resources Present:**

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

***P5b. Description of Photo:**

Primary (west) facade viewed from E Street, looking east.
March 14, 2019.

***P6. Date Constructed/Age and**

Source: 1926. Yolo County Assessor's Office.

Historic Prehistoric Both

***P7. Owner and Address:**

Patel Living Trust/102 E LLC
1111 Richards Boulevard
Davis, CA 95616-1752

***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: 102 E Street

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Figure 1. View toward main entrance, looking northeast.



Figure 2. North elevation adjacent to driveway, looking southeast.



Figure 3. View of smaller typical smaller fixed wood windows at west elevation.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 102 E Street *NRHP Status Code 6Z

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B1. Historic Name: 106 E Street

B2. Common Name: 102 E Street Placer Tile Company

B3. Original Use: Residential B4. Present Use: Commercial/Office

*B5. Architectural Style: Craftsman/Vernacular

*B6. Construction History: The building at 102 E Street appears to have been built in 1926 by Davis-based contractors Jensen & McGuire, and was recorded on the 1933 Sanborn map of Davis as a one-story, wood-frame dwelling with a detached one-story automobile garage (non-extant) to its immediate north. The 1945 and 1953 Sanborn maps recorded similar conditions at the site. The existing carport was built at some point between 1953 and 1964 at the former location of the garage, as an "existing carport" was noted on a 1964 permit.¹ The building began to be utilized as a residence with a first floor office for H&R Block by 1968. Alterations related to this use appear to have been limited to interior remodeling. Between 1971 and 1977, property owner and attorney, Thomas H. Frankel, commissioned additional interior alterations to accommodate a law office use throughout the building. In 1977, permits and plans were completed for the existing entrance ramp. Beyond these alterations, not other major alterations were confirmed through permit and plan research.

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

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Jensen & McGuire

*B10. Significance: Theme _____ Area Davis

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

The commercial building at 102 E Street was constructed in ca. 1922-1926 as a residence for Warren Pugh and Aleva Pugh. Warren Pugh's name was listed as W.R. Pugh in E.S. McBride's "Little Black Book" as having contracted with builder Jensen & McGuire in 1922.² The Yolo County Assessor data lists 1926 as the year built for the property. Thus, the construction of the residence occurred between 1922 and 1926. Pugh and his wife Aleva were listed as occupants of the residence in the 1930 U.S. Census. Following Aleva's death in 1935, Warren retained ownership of the property through at least 1940, based upon the Official Map of the City of Davis recorded in 1940.

The property, however, was not recorded in the 1940 Census, and Pugh by that year relocated 301 B Street in Davis. By 1968, the building was partially converted to serve a commercial use for H&R Block. In 1970, university student, Dave Warshauer, occupied an apartment within the building according to the Davis City Directory. The directory did not list any commercial occupants of the building. By 1968, Tom Frankel, and attorney owned the property. In 1968, Frankel applied for a permit to rezone the property for commercial use.

(See Continuation Sheet)

B11. Additional Resource Attributes: HP6, 1-3 story commercial building, HP39. Carport structure

*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).

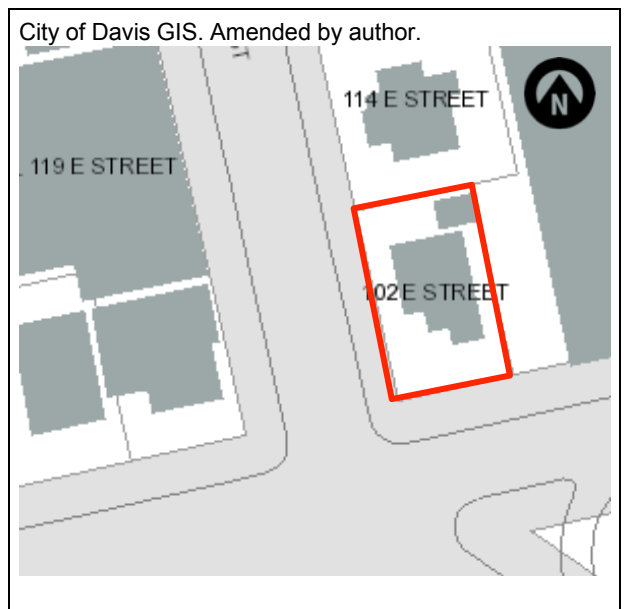
Historic Environment Consultants, *Cultural Resources Inventory: Final Report*, (Davis, CA: June 1980). Proquest Digital Sanborn Maps, online. John Lofland and Phyllis Haig, *Images of America: Davis, California: 1910s-1940s*, (Charleston, SC: Arcadia Publishing, 2000). John Lofland, *Images of Modern 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 Building Permit Records provided by City of Davis Planning Department.

² On file at Hattie Webber Museum, Davis, CA.

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Property Name: 102 E Street

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*B10. Significance (Continued):

102 E. Street was developed within a decade of the incorporation of Davis in 1917. As described in the Central Davis Historic Conservation District, Historical Resources Survey:

The development of urban residential blocks in Davis was characterized by a slow process of in-fill as multiple lot holdings were divided and sold off decade by decade. This pattern of land development gives the Downtown Conservation District neighborhoods a mixed architectural character with a few scattered Victorians, and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another.³

During the 1920s, commercial enterprises began moving westward from the area of G and 2nd streets, the towns earliest commercial district. The block containing the subject property was not immediately impacted by this trend and remained comprised of residential properties into the 1950s based upon Sanborn maps. This residential area "became denser and more urban in form with each passing decade, however, and eventually gave way to the introduction of commercial uses by the late 1960s, as evidenced by the conversion of the subject building from a residence, to a commercial building with an apartment ca. 1968, and eventually the apparent total conversion of the property to commercial use.

Warren R. (1877-1945) and Aleva Pugh (-1945), Original Owner-Occupants

Warren R. Pugh (1877-1965) was born in California to Davis H. and Alida Pugh in 1877. By 1880, the Pughs resided in North Putah, Yolo County on a farm property. The Pughs relocated to California from New York State by the time Warren was born. Aleva Pugh (nee Scott) (1885-1935) was born to Henry and Katherine Scott of Yolo County in 1885. In 1903, Warren and Aleva were married in Sacramento. By 1910, Warren and Aleva resided with Aleva's parents in Putah Township, Yolo County, and Warren listed his occupation as a self-employed barber.⁴

By the early 1920s, the Pughs resided in Davis, at a property on F Street, but soon relocated to the subject building, which was constructed ca. 1922-1926. Over the next decade the Pughs continued to resided at 102 E Street, and Warren listed his occupation as a farmer; Aleva did not list an occupation in any censuses. In 1935, Aleva died at 50 and Warren continued to own 102 E Street. By 1942, Pugh relocated to another Davis residence. Warren Pugh died in Alameda, CA in 1965.

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. 102 E Street was built in 1922-1926 as a single-family residential property for farmer Warren R. Pugh. The property was one of several similar properties in its vicinity that was built during the early 20th century, but does not stand out within that context for having a particularly strong association or for being the location of a significant historic event.

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 building does not appear to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR or the local register. The building was constructed in 1922-1926 by Davis-based builder Jensen & McGuire and is designed in a vernacular style reminiscent of a Craftsman bungalow typology. The building, however, does not embody distinct characteristics of a Craftsman style residence or any other particular style. Although the building retains many historic features, it does not stand out among the many houses constructed in Davis during the 1920s, or for providing a significant example of a particular method of construction. The building does not possess high artistic values. Jensen & McGuire appear to have been among the most prominent builders in Davis between ca. 1911 and 1938, based upon E.S. McBride's "Little Black Book," which recorded builders, clients, and the year of construction for a property. Although constructed by a prominent builder, research did not find evidence that the subject building bears particularly strong association or importance within the builder's body of work.

³ Central Davis Historic Conservation District, Historical Resources Survey, August 2003, 12.

⁴ Information for Warren R. and Aleva Pugh was researched through U.S. Census, State marriage, and California Death Index records available at Ancestry.com.

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Property Name: 102 E Street

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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.

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 DEPARTMENT OF PARKS AND RECREATION
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Primary #
 HRI #
 Trinomial
NRHP Status Code

Review Code Other Listings Date
 Reviewer

Page 1 of 6 *Resource Name or #: (Assigned by recorder) 205 G Street

P1. Other Identifier: The Artery

*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 205 G 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 09

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 205 G Street is a one-story, wood-frame commercial building situated on the west side of G Street between 2nd Street (north) and 1st Street (south). The building occupies the full width of its parcel and abuts neighboring commercial buildings to the north and south (P5a.). 205 G Street is a modern commercial building with an aluminum-frame storefront system designed with an angled recess. The storefront system has a low bulkhead covered with tongue-and-groove wood siding. The bulkhead has one taller section toward the south end of the facade. A boxed canopy is mounted to the facade above the storefront, and overhangs the sidewalk slightly. The canopy has a wood soffit with inset can lights. Above the canopy, a parapet covered with similar siding as the storefront bulkhead extends slightly above the roofline. The storefront system contains two entrances, each with aluminum-frame doors with full-length glass. One door has been partially blocked near its base by the storefront bulkhead, indicating a past alteration. The central door has a taller kickplate than the northernmost door.

*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 (east) facade viewed from G Street, looking northwest.
 March 14, 2019.

*P6. Date Constructed/Age and Source: ca. 1954-1957. Sanborn maps and historic photograph.

Historic Prehistoric Both

*P7. Owner and Address:

Alice C. Peters
 5821 20th Avenue
 Sacramento, CA 95820

*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 X Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 205 G Street *NRHP Status Code 6Z

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B1. Historic Name: 205-207 G Street
 B2. Common Name: The Artery and Davis Barber Shop
 B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern Commercial-Vernacular

*B6. Construction History: Built ca. 1957 as a one-story commercial building. Historic photo shows an aluminum-frame, angled (recessed) storefront and an streamlined canopy that projected over the sidewalk above the storefront. The building was not recorded on 1953 Sanborn map of Davis, but appears in a 1957 photograph. In 1981 sign installations were completed. In 1993, four storefront windows and one door were replaced. In 1999 a new awning was installed at the facade, which appears to be the existing box awning that projects over the sidewalk. In 2006 the building was re-roofed.

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

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

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

The following context for resources constructed during World War II and during the Post-war Era in Davis is excerpted from Brunzell Historical's *Davis, California: Citywide Survey and Historic Context Update*:

The limited construction that took place in Davis during and immediately after World War II largely conformed to development patterns established during the Great Depression. Projects were small in scale as one lot at a time was developed in and around old Downtown Davis. By the late 1940s, however, builders were subdividing new areas and development was picking up speed. [...] Commercial and institutional development, meanwhile, proceeded at an incremental rate. Industrial development had been sluggish since education began to replace agricultural processing as the primary local industry with the establishment of the University Farm shortly after the turn of the century. During this era, old industrial properties began gradually to be demolished or converted to commercial uses. After 1940, development of agricultural properties within modern Davis city limits also slowed, and there are no known agricultural-related resources that date from this period.¹

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:

(See continuation sheet)

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

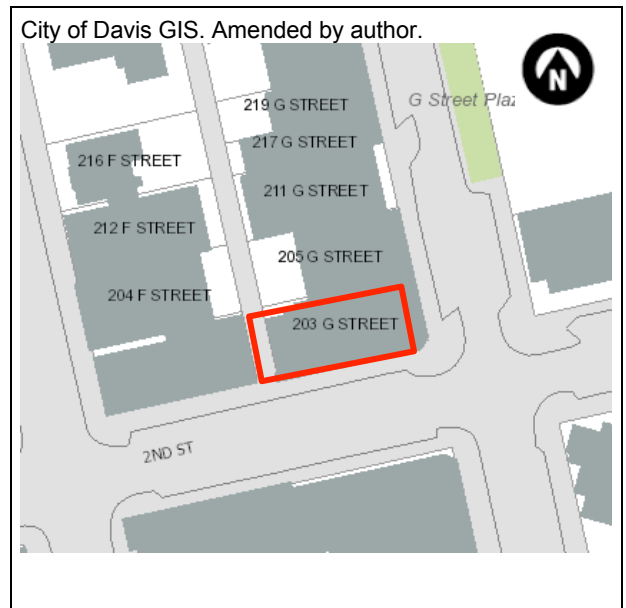
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 13-14.

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Property Name: 205 G Street

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***B10. Significance (Continued):**
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 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.²

205 G Street

205 G Street was constructed ca. 1957 during a period of gradual commercial development in downtown Davis following World War II (**Figure 1 and Figure 2**). The subject building was built on a site formerly occupied by the Etna Hotel based on review of 1921 and 1953 Sanborn maps of Davis. The building did not appear on the 1953 Sanborn map, but appears in a 1957 photograph depicting G Street looking northward from 2nd Street. The 1957 photograph shows the building's original storefront featured a similar angled recess, a storefront with nearly full-height glass set on a short bulkhead, and an overhanging canopy with a streamlined fascia. The canopy appears to have been replaced or encased by the existing boxed canopy in 1999 per available building permit records. A sign for Styler Jewelers was mounted to the parapet.



Figure 1. West side of 200 block of G Street photographed in 1951. Red arrow points to future location of subject building ((UC Davis Special Collections, Eastman Originals Collection)

² 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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Property Name: 205 G Street

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Figure 2. 205 G Street (indicated with red arrow) pictured in 1957 (UC Davis Special Collections, Eastman Originals Collection)

The building appears to have been first occupied by Styler Jewelers. The 1970 Davis City Directory listed Styler Jewelers as occupant of the building's 205 store unit, Schuetzle's Radio & TV Service as the occupant of the 207 address within the building, and Davis Barber Shop as the occupant of the 209 address within the building. Around 1975, existing occupant and artist cooperative, The Artery, began to occupy the 207 G Street address.³

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 the local register. The building at 229 G Street was constructed ca. 1957, during a period of gradual downtown growth in Davis. The subject building is not known to have been individually important for association to the trend of development during this period based upon available information related to its role in local commerce and commercial development.

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 does not appear to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR, but does appear to be eligible for listing in the local register as Merit Resource. The subject building was constructed ca. 1957 as a one-story, vernacular modern commercial building and embodied several features of mid-century modern architecture that were exhibited by commercial buildings constructed in the United States, including Davis, ca. 1940s through the 1950s. A 1957 photograph of the building shows it was originally designed with recessed, angled storefront, a projecting streamlined canopy, and modest scale typically of commercial buildings of its period in Davis. A builder or architect associated with the building's design has not been identified through archival research and review of permit records. Although the building's design does not appear to stand out on a statewide or national level in terms of architectural merit, locally, building appears to be among the few buildings of its period to retain many period features. Nonetheless, alterations have occurred and integrity must be evaluated. See the integrity section below.

³ "The Artery," Davis Local Wiki website, accessed July 1, 2019. https://localwiki.org/davis/The_Artery.

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Property Name: 205 G Street

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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 205 G 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.

Integrity

To determine if the subject building remain capable of expressing its apparent significance for embodying distinct characteristics of a modern style commercial building, 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.

Analysis of Integrity

Location. The subject property retains integrity of location. The subject building's location of original construction has been retained since ca. 1954-1957.

Design. The subject property does not retain integrity of design. Although the building retains its massing, height, and scale as originally designed, alterations to the building's facade have removed, replaced, or obscured many original materials providing authentic evidence of period workmanship. The building's storefront bulkhead, windows, and doors have been altered. The canopy overhanging the storefront is of more recent origin and does not reflect the streamlined canopy identified as an original feature of the building.

Setting. The subject property retains integrity of setting. 205 G Street remains situated in a commercial district along the 200 block of G Street in Downtown Davis. Although the east block face of this section of G Street has undergone extensive redevelopment since the 1950s, the west block face containing the subject building retains its sense of mid-century scale and the feeling of a commercial district. The subject building's site remains similar to its original setting, with the building's recessed facade and adjacency to a rear alley remaining consistent. The building also continues to abut neighboring commercial buildings.

Materials. The subject property does not retain integrity of materials. The building's original facade featured an aluminum-frame storefront with tall plate glass windows and doors with similar glass. The materials used for the window bulkheads is not known. The building also featured a smaller canopy with a streamlined fascia that appeared to be made of metal based on an available photograph. Although the building's storefront continues to feature aluminum and plate glass, the materials present do not date to the origination of the building and are ca. 1999 replacements. Further, the building's canopy has been replaced or fully-obscured from visibility by the existing, non-historic boxed canopy that appears to be built of wood and plaster. Overall, the building does not exhibit materiality that dates to ca. 1954-1957 when the building was originally constructed. Thus, integrity of materials has been impaired.

Workmanship. The subject property does not retain integrity of workmanship. Due to alterations to the building's storefront, particularly its bulkhead, glazing, and the loss of the original canopy and parapet above the storefront, the building does not exhibit strong evidence of workmanship reflecting construction ca. 1954-1957.

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Feeling. The subject property does not retain integrity of feeling. Although the building retains a similar if not identical height, the same scale and massing, and a recessed storefront similar to its original design, loss of integrity of materials and workmanship have impaired the building's sense of feeling of a mid-century, modern commercial building. Although its existing design is similar to its original appearance, the present features and material are not an authentic representation sufficient to retain integrity of feeling.

Association. The subject property does not retain integrity of association. The property's association to its original design, style, and period of construction has been impaired due to the replacement of original materials, features, and impaired integrity of period workmanship.

Overall, the property does not retain historic integrity.

Due to loss of historic integrity, the commercial building at 205 G Street does not meet the criteria for listing in the City of Davis Register (local register) as Merit Resource.

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
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NRHP Status Code

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 Reviewer

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 211 G Street

P1. Other Identifier: Davis Beer Shoppe/Sushi Boat Buffet

*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 211 G 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 10

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 211 G Street is a one-story commercial building constructed of concrete masonry units (CMU) and designed in a vernacular commercial style (P5a.). The building is situated on the west side of G Street between 1st Street (south) and 2nd Street (north) on a rectangular lot that backs up to an alley at the rear of the property. The building occupies most of its site and abuts neighboring buildings to the north and south. The exterior is covered with painted stucco and is minimally adorned. The facade features an entrance with an anodized aluminum door and transom at the southernmost bay and similar banks of single-lite tripartite windows at the second to southernmost and northernmost bay. These bays are divided by a column near the center of the facade. A canopy with a sloped roof covered with roof tiles is visible above the storefront and overhangs the sidewalk below. The north storefront has an additional curved fabric awning mounted to the canopy. Above, the facade terminates with a parapet covered with painted stucco.

*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 viewed from G Street, looking northwest.
 March 14, 2019.

*P6. Date Constructed/Age and Source: ca. 1921. Estimated based on Sanborn maps and historic photographs.

Historic Prehistoric Both

*P7. Owner and Address:

Ramos Taylor
 P.O. Box 189394
 Sacramento, CA 95818

*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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 211 G Street *NRHP Status Code 6Z

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B1. Historic Name: 211 G Street

B2. Common Name: Davis Beer Shoppe/Sushi Boat Buffet

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

*B5. Architectural Style: Vernacular Commercial

*B6. Construction History: 1988-fascia awning at north storefront; 1999 construct 8 non-bearing walls for dressing rooms; 2003 built up roofing materials; 2011 Davis Beer Shoppe, TI, roofing materials, signage,

*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

211 G Street was originally built ca. 1888, but is more so reflective of building trends of the mid-twentieth century in Davis that saw pre-existing commercial and residential buildings be heavily altered, or in some cases demolished to make way for modern commercial development. The following context for resources constructed during World War II and during the Post-war Era in Davis is excerpted from Brunzell Historical's *Davis, California: Citywide Survey and Historic Context Update*:

The limited construction that took place in Davis during and immediately after World War II largely conformed to development patterns established during the Great Depression. Projects were small in scale as one lot at a time was developed in and around old Downtown Davis. By the late 1940s, however, builders were subdividing new areas and development was picking up speed. [...] Commercial and institutional development, meanwhile, proceeded at an incremental rate. Industrial development had been sluggish since education began to replace agricultural processing as the primary local industry with the establishment of the University Farm shortly after the turn of the century. During this era, old industrial properties began gradually to be demolished or converted to commercial uses. After 1940, development of agricultural properties within modern Davis city limits also slowed, and there are no known agricultural-related resources that date from this period. 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.

(See Continuation Sheet)

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

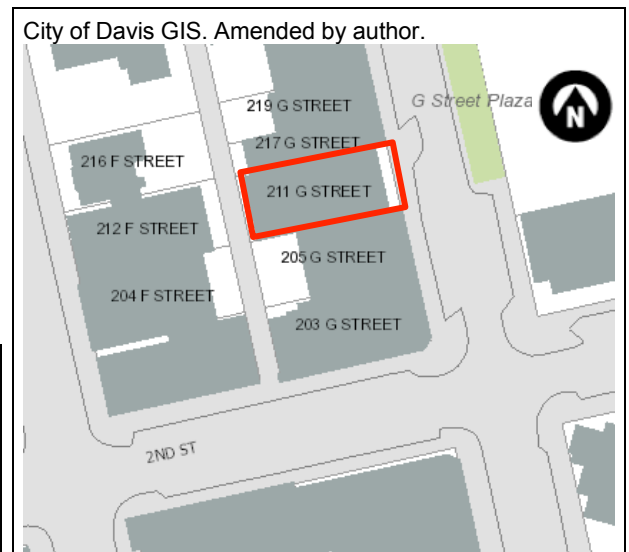
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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



CONTINUATION SHEET

Property Name: 211 G Street

Page 3 of 4

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 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.¹

211 G Street

211 G Street was built ca. 1888, as a two-story commercial building containing a store or shop at the first story and a hall at the second story that was occupied by the a lodge of the International Order of Odd Fellows. The building appears on all Sanborn maps of Davis through 1953, and in a 1951 photograph of G Street (**Figure 1**). The building appears to have been constructed of brick, with a storefront and transom at the first story, and a second story featuring three two-over-two windows; a parapet extension crowned the facade. The building was heavily altered between 1953 and 1957, based on review of the 1953 Sanborn map and a 1957 photograph, which indicates the second story was demolished. By the 1950s, the building's first story was occupied by a drug store, and the International Order of Odd Fellows relocated to a different, purpose-built lodge, which still stands at 415 2nd Street in downtown Davis. The 1957 photograph shows the building's original facade featured two storefronts, each with a transom above, and a canopy projecting over the sidewalk. Signs were mounted to the facade above the canopies. The building's parapet at the first story appears to was flat, in similarity to existing conditions.

The 1970 Davis City Directory listed The Smoking Lamp Pipes and Smoking Supplies (211) and The Daily Democrat Newspaper (213) as occupants of the building. Building permit records indicate the building was occupied by Uptown Fashions II by 1988, and the property was owned by Ching Chang of College Town Realty. Around 1995, the building was occupied by a Kinko's Copies store, and by 1999, the building was occupied by Lulu's Fashion. Chang continued to own the building through at least 1999. By 2011 the building was owned by T. Liu Yu.



Figure 1. West side of 200 block of G Street photographed in 1951. Red arrow points to future location of subject building ((UC Davis Special Collections, Eastman Originals Collection)

¹ 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.

CONTINUATION SHEET

Property Name: 211 G Street

Page 4 of 4



Figure 2. 211 G Street (indicated with red arrow) pictured in 1957 (UC Davis Special Collections, Eastman Originals Collection)

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 the local register. The building at 211 G Street was constructed ca. 1888, during the early development of commerce in Davisville, prior to the establishment of the University of California's farm and agricultural school in 1905. The building was occupied by a store and International Order of Odd Fellows lodge and appears to have survived the 1916 fire that impacted downtown Davis. By 1957, the building had been altered to accommodate modern commercial uses, and no longer reflected its original use or the pattern of early development in Davis during the late 19th century. The building does not appear to have been individually important to postwar development in Davis, despite being located on G Street, where downtown commerce was centered during the early 20th century. The property is not known to be associated with a singular historic event with local, statewide, or national significance.

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. The building was originally occupied by the International Order of Odd Fellows, but no longer contains a second story that would reflect that period of occupancy. Later owners and occupants do not appear to have made significant contributions to local, State, or national history based upon the limited amount of information available.

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. Although originally designed as a two-story commercial building based upon available documentation, the subject building's existing design as a one-story commercial building is reflective of extensive alteration in 1954-1957. The building's design is not highly representative of a particular style, but rather the alteration of a partially exant ca. 1888 building. The building's existing materials and features do not have high artistic value. No information was found to associate the building with a particular builder or design; thus, the building does not appear to be associated with a design professional considered to be a master.

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 211 G 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.

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 3 *Resource Name or #: (Assigned by recorder) 229 G Street

P1. Other Identifier: MT BBQ House

*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 229 G 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 14

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 229 G Street is a two-story, concrete/concrete masonry unit (CMU) commercial building situated on the west side of G Street between 2nd Street (north) and 1st Street (south) (P5a.). The building is not reflective of a particular architectural style and may be described as vernacular. The building's facade is built to the property line adjacent to the public sidewalk, and the building's north and south side elevations abut neighboring buildings. The rear elevation is visible from a mid-block alleyway. The facade is covered with painted stucco and lacks ornamentation. The first story has a recessed, angled entrance with anodized aluminum doors at the south, and a larger tripartite aluminum-frame window at north. A metal sign is mounted to the center of the facade just above the first story ceiling line. The facade terminates above the second story with a metal-capped cornice along the parapet line. The building appears to be in good condition.

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

*P4. Resources Present:

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

*P5b. Description of Photo:

229 G Street viewed from G Street, looking west.
 March 14, 2019.

*P6. Date Constructed/Age and Source: 1964. City permit and plan records

Historic Prehistoric Both

*P7. Owner and Address:

Sosnick Spousal Trust
 621 Elmwood Drive, Davis, 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.

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 229 G Street *NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: 229 G Street

B2. Common Name: Mnt BBQ House

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

*B5. Architectural Style: Vernacular Commercial (heavily altered)

*B6. Construction History: Built in 1964 as a one-story commercial building with intension of expanding to two-story height.¹ The building was originally designed for retail use and was later modified to accommodate restaurant uses.² The existing facade design dates to 1976 (angled and recessed entrance) and 2004 (windows), based on available building permit records. The interior has been heavily altered to accommodate various retail and restaurant uses since the 1960s, based on available building permit records. See continuation sheet)

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

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Samuel A. Hart

*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 1971.³ 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 was largely driven by University expansion and rapid population growth during the 1960s. The building appears to have been completed in ca. 1964. Original building plans list the building's name as the Golden Cue Building, with a date of October 1964 and the name S.A. Hart. 229 G Street appears to have been commissioned by owner Gale Sosnick, who continued to own the property until ca. 2000s. A building permit application from 2018 listed a relative of Sosnick as the building's owner. Gale Sosnick (b. 1924) appears to have been the first owner of the subject building, based on building permit records. Sosnick's husband, Stephen H. Sosnick (1930-2014), was Professor Emeritus of Agricultural Economics at UC Davis.⁴

(See continuation sheet)

B11. Additional Resource Attributes:

HP6. 1-3 story commercial building

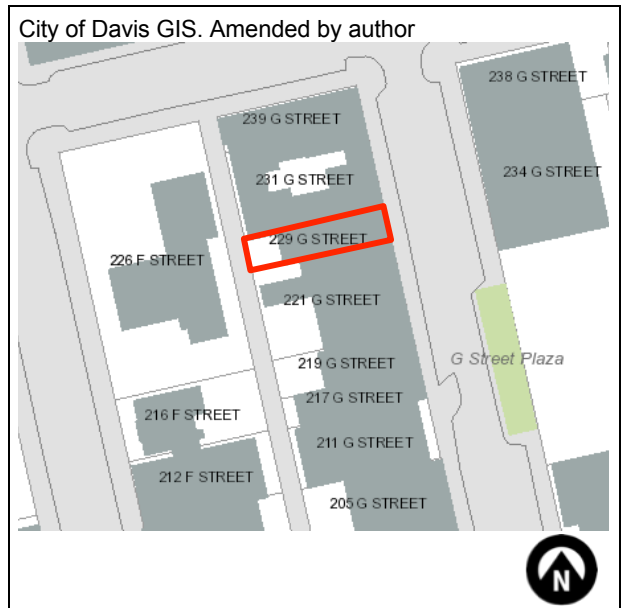
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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

² Building Permit 456, December 1, 1964, City of Davis Planning Department.

³ Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 31.

⁴ "Stephen H. Sosnick," *Davis Enterprise*, online. Accessed April 17, 2019. <https://www.davisenterprise.com/obits/stephen-h-sosnick/>

CONTINUATION SHEET

Property Name: 229 G Street

Page 3 of 3

*B6. Construction History (Continued):

229 G Street was built in 1964 and appears to have been designed by Samuel A. Hart, a builder or potentially professional architect. Research did not find additional information related to Hart's career or training.

*B10. Significance (Continued):

During the course of Sosnick's ownership of the building its occupants included: 1965, an Italian restaurant; 1970, The Abbey Restaurant; 1976 Buster Buns/The Stuffed Bun; 1998, House of China restaurant; 2004 Sunrise Restaurant. Mt. BBQ House appears to have occupied the building since 2018.⁵ In 2018, the building suffered fire damage during a construction project related to the new use as Mt. BBQ House.⁶

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 the local register. The building at 229 G Street was constructed in 1964, during a period of rapid growth in Davis. The subject building is not known to have been individually important within the downtown during this period based upon available information related to its role in local commerce and commercial development of the period.

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 building appears to have been owned by UC Davis professor Stephen Sosnick and/or relatives of Sosnick, his association with the subject building does not relate directly to his academic career. Research did not find evidence that Galya Sosnick or any known occupants of the building made significant contributions to local, State, or national history that are directly associated with the subject building.

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 1964 as a one-story, vernacular modern commercial building that was designed for future expansion to two-story height. The building's original designer appears to be Samuel A. Hart a builder who was potentially a trained architect. Research did not find extensive scholarship related to Hart's career. Relative to other examples of period architecture in Davis, the building does not stand out as an important example from its period, or of a particular type or style.

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 229 G 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.

⁵ Occupancy history compiled from 1970 Davis City Directory, and review of available building permit records.

⁶ Fire Damages Under-Construction G Street Restaurant," *Davis Enterprise*, online, August 17, 2018. Accessed April 17, 2019. <https://www.davisenterprise.com/local-news/fire-damages-under-construction-g-street-restaurant/>.

**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 5 *Resource Name or #: (Assigned by recorder) 237 1st Street

P1. Other Identifier: Katherine Esau House

*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 237 1st 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 070 067 08

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
237 1st Street is a one-and-a-half-story, Minimal Traditional style residence with a detached one-story, wood-frame garage, located on the north side of 1st Street, between B Street (east) and University Avenue (west). The house is set back roughly 30 feet from the north side of 1st Street on a rectangular lot. The residence has a rectangular plan with a gabled projecting bay at the west half of the facade, which contains the main entrance. The building is set on a concrete foundation, and is capped by cross-gabled roof covered with asphalt shingles. A wide dormer projects from the side-gabled roof at the north (rear) side. The exterior is covered with asbestos siding and features modest wood trim along eave ends. Fenestration primarily consists of vinyl-sash, one-over-one windows with flat wood surrounds. Additional windows include a wood-sash, half-circle, divided-lite gable window at the facade and a divided-lite porthole window to the immediate east of the main entrance (facing east) (P5a.). The detached automobile garage is located toward the northeast corner of the site, and is square in plan with a gabled roof and wood, vertical plank doors. The garage has similar modest wood trim to that of the residence. The site features a front yard with grass and a central concrete pathway, on axis with the main entrance. A driveway placed on axis with the detached garage occupies the easternmost portion of the site. Additional yard space is located to the north (rear) of the residence.

*P3b. Resource Attributes: HP2. Single family property, HP4. Ancillary building.

*P4. Resources Present:

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

*P5b. Description of Photo:

237 1st Street viewed from 1st Street, looking north.

March 14, 2019.

*P6. Date Constructed/Age and

Source: 1938. Davis HRMC.

Historic Prehistoric Both

*P7. Owner and Address:

DDD DTP

P.O. Box 75000, Davis, CA 95617

*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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 237 1st Street *NRHP Status Code 5S3

Page 2 of 5

B1. Historic Name: 237 1st Street
B2. Common Name: 237 1st Street
B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: This residence was built for UC Davis professor, Katherine Esau in 1938 and was first recorded on the 1945 Sanborn map of Davis. The 1945 Sanborn recorded the dwelling as one-story, with a similar rectangular footprint to the existing, featuring a projecting west bay at the facade. The map also noted asbestos/cement siding on the residence. A detached, one-story, wood-frame auto garage was recorded at the rear of the site, indicating the existing garage was constructed contemporaneously to the residence. Double-hung windows have been replaced with vinyl-sash at an unknown date. No additional major alterations are apparent.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 Residential Architecture Area Davis
Period of Significance N/A Property Type Residential Applicable Criteria B

The subject property was constructed ca. 1938 as a single-family residence on within the southernmost block of the University Avenue/Rice Lane neighborhood, which is located immediately east of the UC Davis campus. The building was constructed in the later years of the Great Depression and was first occupied by the family of UC Davis employee and noted botanist Katherine Esau. The immediate vicinity of the subject property does not appear to have been subdivided and developed with many residential properties prior to the 1930s when subdivision occurred lot-by-lot, reflecting the general patterns of residential development in Davis. The University Avenue/Rice Lane neighborhood, which the property is located in, however, did experience earlier development as a result of the opening of the University Farm in 1908, which led to the construction of housing for staff and boarding houses and fraternal houses for students earlier in the twentieth century.² Within the broader Downtown Conservation District, which spans the area of the original town plan, neighborhoods of mixed character developed with "a few scattered Victorians, and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another..." as the City's 2003 Historic Conservation District survey notes.³ This pattern is evident in the blocks to the immediate north and northwest of the subject property. (See Continuation Sheet)

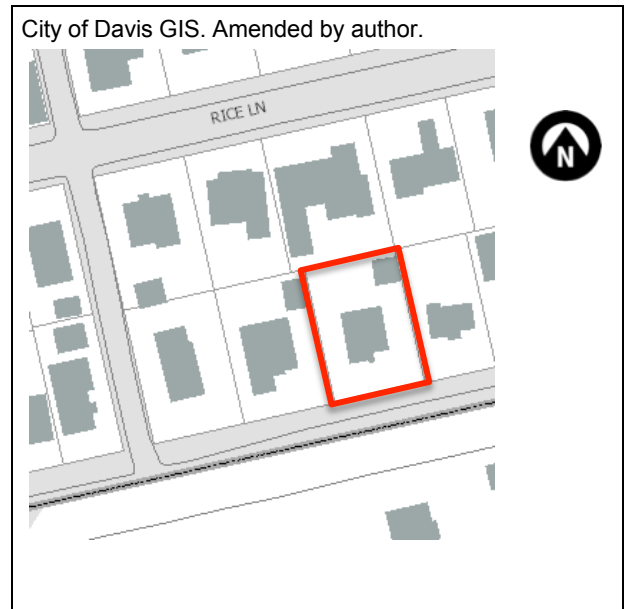
*B11. Additional Resource Attributes: HP2. Single family property, HP4. Ancillary Building (Detached garage)

*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. UC Davis Special Collections, City of Davis property ownership maps 1928-1940.
B13. Remarks:

*B14. Evaluator: Garavaglia Architecture, Inc.

*Date of Evaluation: August 12, 2019

(This space reserved for official comments.)



¹ Permits for the subject property, on file at the Davis Planning Department-Building Division, were provided to Garavaglia Architecture for review in April 2019. Date of construction confirmed in E.S. McBride, "Little Black Book," on file at Hattie Webber Museum, Davis, CA.

² Central Davis Historic Conservation District, Historical Resources Survey, August 2003, 12. Accessed online May 13, 2019.

³ Central Davis Historic Conservation District, Historical Resources Survey, August 2003, 12. Accessed online May 13, 2019.

CONTINUATION SHEET

Property Name: 237 1st Street

Page 3 of 5

*B10. Significance (Continued):

By the mid-1950s, the block containing the subject property and blocks immediate north and northwest in the neighborhood filled out with residential properties, based on review of available Sanborn maps.

Minimal Traditional Style

Minimal Traditional style residences were constructed in the United States between ca. 1935 and 1950. Such residences typically designed with small, rectangular footprints, and gabled roofs with low or intermediate pitches, with a one-story height. In rare instances, roofs featured dormer windows. Fenestration was typically accomplished with multi-pane or one-over-one double-hung windows. Exteriors were minimally ornamented.⁴ The subject building is representative of a side-gabled sub type of the style, sometimes referred to as a “Cape Cod”, as it resembles early house forms found in New England. Virginia McAlester notes, “Although many examples were symmetrical, in keeping with the original folk form, there was much experimentation with asymmetrical variations, including varied window placement and small porches or carports; some had an extra half-story finished under the roof.”⁵ McAlester additionally describes, “Minimal Traditional style homes often had a paneled front door (sometimes with a multi-pane window in the upper half), perhaps accompanied by shutters or a chimney. Occasionally, Minimal Traditionals [sic] have other bits of stylistic detailing added—such as elements of Tudor or Colonial Revival.”⁶

The subject building embodies the typical gabled massing and minimal ornamentation of the style. Variations of the style are embodied through the paneled entrance door, L-shaped plan, and asymmetrical facades.

Katherine Esau, Owner/Occupant, 1938—ca. 1963

The residence at 237 1st Street was built ca. 1938. By 1940, the property was owned and occupied by Dr. Katherine Esau (1898-1997), Professor of Agriculture at UC Davis, and Esau’s parents, John (1860-?) and Margareta (1872-?). Louise Wheeler (1894-1979), a librarian at UC Davis, was listed as a lodger. Available Davis permit records for the property indicate the property was acquired by Nancy J. Beland in 1952, however, records do not indicate a seller at that time. Beland retained ownership of the property through 1998. Additional permit records indicate the dwelling was utilized as a rental property ca. 1977. Permits filed between 1999 and 2015 related to plumbing, mechanical, and electrical work list Daniel K. Dowling as owner of the property.

Katherine Esau was born in Jekaterinoslaw, Russia (now Dnepropetrovsk, Ukraine) in 1898.⁷ As a talented botany student, Esau studied at the Golitsin Women’s Agricultural College in Moscow, prior to relocating to Germany with her family in 1917 during the Bolshevik Revolution. In Germany, Esau studied at the Berlin Landwirtschaftliche Hochschule (Agricultural College of Berlin), and participated in studies with geneticist Erwin Baur.⁸ Following her graduation, Esau and her parents immigrated to the United States in 1922, and settled in Reedley, CA. Esau soon gained employment with the Spreckels Sugar Company near Salinas, California, as a botanist tasked with developing a sugar beet resistant to the curly top virus. Through her work with Spreckels, in which a successful hybridization program was developed, Esau was recruited to the University of California at Davis in 1927, where her work for Spreckels continued. During this period Esau was registered as a graduate student at UC Berkeley, as UC Davis did not register graduate students contemporaneously. Esau and her family resided in Berkeley, California according to the 1930 Census, but Esau’s research was conducted at Davis, according to available biographical sources.

In 1931, Esau received her Ph. D in botany and began working as an instructor of botany and as a junior botanist in the Experimentation Station of the College of Agriculture at UC Davis.¹⁰ Esau successively taught Plant Anatomy, Systematic Botany, Morphology of Crop Plants, and Microtechnique, serving six years in each professorial rank until attaining full professorship in 1949. During this two-decade period, Esau’s research was based in a utilitarian campus building designed to serve as a garage, rather than a purpose-built laboratory. As described by Debra Cleveland in “Remembering Katherine Esau, Pioneer in Plant Biology”:

⁴ Virginia Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 587-589.

⁵ McAlester, 587

⁶ *Ibid.*, 588.

⁷ California, State Court Naturalization Records for Katherine Esau, accessed at Ancestry.com.

⁸ “Dr. Katherine Esau,” FindAGrave memorial website. Accessed March 18, 2019. <https://www.findagrave.com/memorial/33831749>.

⁹ Karen Freeman, “Katherine Esau is Dead at 99; A World Authority on Botany,” *New York Times*, June 18, 1997.

¹⁰ U.S. Federal Census data for 1940, accessed at Ancestry.com; and, “Dr. Katherine Esau,” FindAGrave memorial website. Accessed March 18, 2019. <https://www.findagrave.com/memorial/33831749>.

CONTINUATION SHEET

Property Name: 237 1st Street

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In the late 1940s, in a house that still stands at 237 First Street, Esau began to write a manuscript that became the 735-page, classic textbook *Plant Anatomy*. Ray Evert, a former graduate student of Esau's and now chair of the botany department at the University of Wisconsin, Madison, recalls the book's influence on him when it was first published in 1954: "Dr. Esau's *Plant Anatomy* took a dynamic, developmental approach designed to enhance one's understanding of plant structure. The book *Plant Anatomy* brought to life what previously had seemed to me to be a rather dull subject. I was not the only one so affected. *Plant Anatomy* had an enormous impact worldwide, literally bringing about a revivification of the discipline."¹¹

In 1953, Esau authored *Plant Anatomy*, published by John Wiley & Sons, with an update in 1965.¹² *The Anatomy of Seed Plants* followed in 1960, with an update in 1977. *Plant Anatomy* "was the leading text on plant structure in the nation and was widely adopted abroad," according to Evert.¹³ In 1957, Esau was named to the National Academy of Sciences, becoming the sixth woman to achieve such recognition.

In 1960, Esau's work shifted into UC Davis' Robbins Hall, where she began to pursue work with microscopy. In 1963, Esau left UC Davis to begin collaborative work with Dr. Vernon Cheadle at UC Santa Barbara. In 1989, she was awarded the National Medal of Science by President George Bush, who decreed:

For her distinguished service to the American community of plant biologists, and for the excellence of her pioneering research, both basic and applied, on plant structure and development, which has spanned more than six decades; for her superlative performance as an educator, in the classroom and through her books; for the encouragement and inspiration she has given to a legion of young, aspiring plant biologists; and for providing a special role model for women in science.¹⁴

Evaluation:

The following section provides evaluation of the subject property for eligibility for individual listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the Davis Register of Historical Resources (local register), which contains buildings identified as Landmarks and Merit resources. The CRHR bases its criteria on that of the NRHP, and the local register criteria are based on those of the NRHP/CRHR. Therefore, evaluation under all three registers is undertaken simultaneously.

Criterion A/1 (Events)

The subject building does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. Built in ca. 1938, the subject property was constructed beyond the early years of residential development following the opening of the University Farm in 1908, and was one of many residences constructed in Davis during interwar years. The building does not appear to be among the individually important properties within the context of the University Avenue/Rice Lane neighborhood's historic development. The subject building is not known to have been the location of a historic event of singular importance.

Criterion B/2 (Persons)

The subject building appears to be eligible as a Davis Register Merit Resource for its association with the life and career of noted botanist and UC Davis scholar/professor Katherine Esau. Further research is needed to determine if the property may be eligible for the NRHP/CRHR for association with Esau's career, particularly to provide a greater understanding of Esau's location(s) or work at the University of California at Davis, and if associated campus buildings are extant, as well as the work Esau completed at specific locations. Esau's research and publications in the field of botany are established as highly influential works. Available information indicates that Esau prepared drafts of her manuscript for the textbook, *Plant Anatomy*, in the subject building during the late 1940s; a period of ascendance during her career. The subject building was her primary residence between ca. 1938 and the late 1940s and potentially into the 1950s, based upon available occupancy information. Although Esau's scientific work would typically be more strongly associated and reflected by the laboratory or university building she conducted her work in—a converted garage—it appears

¹¹ Debra Cleveland, "Remembering Katherine Esau, Pioneer in Plant Biology," Katherine Esau Postdoctoral Fellowships, online. October 1997. Accessed March 18, 2019. <http://www-plb.ucdavis.edu/esau/about.htm>.

¹² Karen Freeman, "Katherine Esau is Dead at 99; A World Authority on Botany," *New York Times*, June 18, 1997.

¹³ Ibid.

¹⁴ "Dr. Katherine Esau," FindAGrave memorial website. Accessed March 18, 2019. <https://www.findagrave.com/memorial/33831749>; and, "The President's National Medal of Science: Recipient Details: Katherine Esau," National Science Foundation website, accessed March 18, 2019. https://www.nsf.gov/od/nms/recipient_details.jsp?recipient_id=120.

CONTINUATION SHEET

Property Name: 237 1st Street

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that building may no longer exist. Nonetheless, the subject building subject building remains an important location in the City of Davis associated with the Davis-based botanist's early career and thus appears to have historical value to the citizens of Davis.

Criterion C/3 (Architecture-Design)

The subject property appears to be eligible as a Davis Register Merit Resource for its embodying distinct characteristics of a Minimal Tradition style residence built in Davis ca. 1938. The building does not appear to be individually eligible for listing in the California Register or National Register as research did not find evidence that the building stands out as an individually important example of its style relative to the examples of the style across the State or nation. The subject building provides a very good local example of the Minimal Traditional Style, which was a predominating style of residential design and construction in the United States between the mid 1930s and late 1940s. These generally small, one-story residences typically featured side-gabled roofs, with minimal architectural detail, and were often clad with a single siding material. The subject building embodies distinct characteristics of this style through its side-gabled roof, uniform asbestos siding, cross-gabled projection at the facade, minimal architectural ornamentation, and roof eaves with little to no overhang. Although original windows have been replaced by vinyl-sash, the building's fenestration at prominent facades appears to have been unaltered otherwise, reflecting the original design of the building. The building is not known to be the work of an important or master design professional, and does not possess high artistic value.

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 as a Davis Merit Resource for its association with prominent botanist Katherine Esau as Esau's personal residence during her career at UC Davis, and for its embodiment of the Minimal Traditional style, 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.

Analysis of Integrity

Location. The subject property retains integrity of location. The subject building remains situated at the site of its original construction.

Design. The subject property retains integrity of design. The building's overall design has been retained through minimal alteration of the building's exterior. The building retains its side-gabled roof, original height, original cladding materials, and original fenestration pattern. Windows and doors appear to have been replaced within original openings.

Setting. The subject property retains integrity of setting. 237 1st Street retains the setting of a rectangular residential lot with a detached residence and detached garage. Spatial characteristics shared between the two buildings remain consistent with historic site conditions. The property continues to be situated within a primarily residential area at the south end of the University Avenue/Rice Lane neighborhood.

Materials. The subject property retains integrity of materials. The buildings original material palette and modest ornamentation has not been altered, resulting in retention of integrity of materials.

CONTINUATION SHEET

Property Name: 237 1st Street

Page 5 of 5

Workmanship. The subject property retains integrity of workmanship. Integrity of workmanship has been diminished due to the replacement of original windows and doors, but has not been lost entirely due to retention of additional original materials at the exterior.

Feeling. The subject property retains integrity of feeling. The building retains the feeling of a Minimal Traditional style residence and that of the ca. 1938 property as location, setting, and design have been retained. The residence's appearance in terms of massing, exterior materials, and form appears to reflect the appearance during the known period of ownership and occupancy of Katherine Esau.

Association. The subject property retains integrity of association. The property's association to Esau, and to its particular style, have been retained as the building's retention of all other aspects of integrity enables the building to express aspects of its style to a high degree, and to reflect the period during which Esau owned and occupied the building.

Overall, the property retains high historic integrity and is capable of expressing its apparent significance such that it remains eligible for listing as a City of Davis Merit Resource for its association with noted botanist and original property occupant, Katherine Esau and as an example of a Minimal Traditional residence in Davis.

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 3 *Resource Name or #: (Assigned by recorder) 239 E Street

P1. Other Identifier: River City Bank and News Beat

*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 239 E 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 070 241 12

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 239 E Street is a one-story, steel-frame commercial building situated at the southwest corner of 3rd and E streets. The building appears to be built to the property lines. The north elevation faces 3rd Street and the west faces E Street. The building has a rectangular footprint and is capped by flat roof with overhanging eaves that form a canopy over the first story and sidewalk below. The exterior walls are formed from aluminum-frame plate glass, interspersed with concrete block panels at the north and west elevations, and concrete panels at the east elevation, and solid concrete block at the south elevation. The roof fascia The west elevation has been altered by the insertion of an ATM surrounded by aluminum-framed, opaque spandrel panels. The north elevation has been altered at the primary entrance by replacement of plate glass with opaque spandrel panels and insertion of a non-original entrance in the westernmost storefront. The overhanging canopy surrounding the building retains original concrete and metal battens, but has been partially covered by a wood band that carries signage for building occupants.

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

P5a. Photograph or Drawing



***P4. Resources Present:**

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

***P5b. Description of Photo:**

Subject building viewed intersection of 3rd and E streets, looking southwest. March 14, 2019.

*P6. Date Constructed/Age and Source: 1967. Original building plans, Davis Planning Department.

Historic Prehistoric Both

***P7. Owner and Address:**

River City Bank/RCB Corp
 2485 Natomas Park Drive
 Sacramento, CA

*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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 239 E Street *NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: 239 E Street

B2. Common Name: 239 E Street/514 3rd Street

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

*B5. Architectural Style: International Style

*B6. Construction History: The subject building was designed in 1967 by engineer Leo McGlade of Sacramento as a one-story, vernacular commercial building. The building's front elevation along E street featured plate glass storefronts with aluminum frames that were divided by concrete columns with scored concrete veneer panels at the exterior. The west bay featured an entrance with aluminum double doors, located toward the center of the facade. The east bay featured single aluminum door toward the east corner of the building. The west elevation contained a storefront with a single aluminum door toward adjacent to the northwest corner of the building and double-doors at the southwest corner. A "marble-crete" canopy with metal dividing strips wrapped around the building's west and south (front) elevations above the storefronts. The rear of the building was unadorned concrete block, and the east elevation was not fenestrated, and was finished with two varieties of concrete block veneer panels. In 1988-1989, the building's exterior was altered to accommodate a bank use, including insertion of an ATM at the center of the front elevation and replacement of pre-existing aluminum doors. Additional alterations include installation of wood panels along the face of the concrete canopy, insertion of a double-door entrance at the east storefront of the front of the building.¹

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

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Leo McGlade, Engineer

*B10. Significance: Theme _____ Area Davis

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

The original owner of the subject property, upon construction of the subject building in 1967, was building contractor Don Gale. The 1970 Davis City Directory listed Suburban Yardage Dry Goods as occupant of 239 E Street. An occupant was not listed at 514 3rd Street, suggesting the dry goods business occupied the entire building. Around 1988, Bank of Woodland began to occupy the building as a branch location. Around 1998, River City Bank or a related entity acquired the property and began to occupy the building as a branch bank location.

(See Continuation Sheet)

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

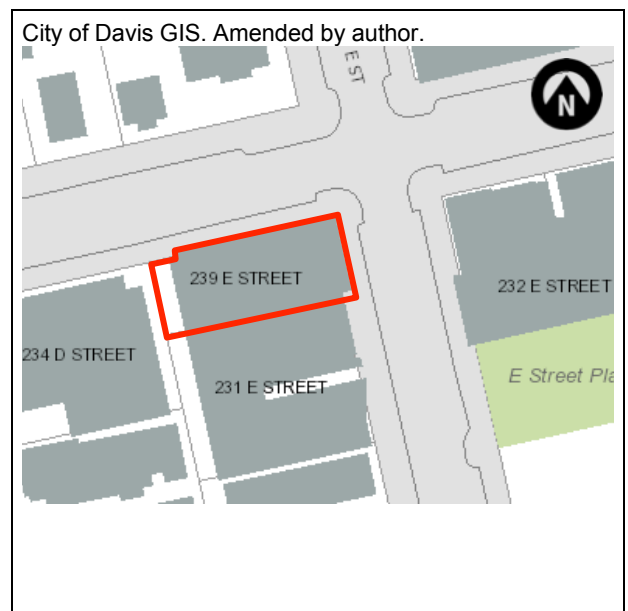
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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

CONTINUATION SHEET

Property Name: 239 E Street

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*B10. Significance (Continued):

The subject building was constructed in 1967 during a period of explosive downtown growth that spanned the years 1959 to 1971.² 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 subject building was built on a rectangular lot occupied by a residential building prior to construction of the subject building in 1967.

Leo R. McGlade, Engineer/Designer

Original plans for 239 E Street listed Sacramento-based Leo McGlade (1925-1996), Engineer as designer. McGlade was in practice as an engineer and designer of commercial buildings by the early 1960s, with an office at 2011 Arden Way, Sacramento, California in 1967. McGlade designed numerous commercial buildings ca. 1960s. In 1965, McGlade, architect Richard L. Parsell, and architect James A. Snell of Snell and Associates of San Francisco served as advisors of development and construction of Cove Town Houses in Meadowglen/Tahoe for Dillingham Corporation.³ In 1966, McGlade designed the Toledo Sales Corp.'s Sacramento regional sales office and the Towne International Theatre with owner E.B. Warrick.⁴ Two years after design and construction of the subject property, McGlade was engineer and designer of a one-story commercial building for Lincoln Pharmacy in Lincoln, California.⁵ In 1970, McGlade served as engineer and designer for the Arnold Palmer Golf Academy in Folsom, California.

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 1960-1971, identified as a period of rapid development in Davis during the mid-twentieth century. Built in 1967, the subject property was among several formerly residential properties in Davis to be redeveloped for commercial use as the commercial area of downtown extended westward during a period of increased university enrollment and population growth in Davis. 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.

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 1967 and was designed in a vernacular modern commercial style by Sacramento-based engineer and designer Leo R. McGlade. 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, and was built toward the end of the period of popularity for such buildings. Research did not find documentation related to the original builder or designer of the building that would indicate McGlade was a master engineer or designer. Although McGlade received several commissions for commercial buildings in the Sacramento region in the 1960s, the subject building does not stand out as a notable commission, and evidence was not found that it was a particularly important building in terms of its style, type, period, or method of construction. The building does not appear to possess high artistic value.

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.

² Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 31.

³ "Dillingham Names Cove Architect," *San Francisco Examiner*, June 27, 1965.

⁴ "Photo Record 1983/001/SBPM02591, Center for Sacramento History, website. Accessed June 3, 2019.

<https://sacramento.pastperfectonline.com/photo/9D82ABC5-37DB-4305-B2B9-524013555481>; and, "Photo Record 1983/001/SBPM02604, Center for Sacramento History, website. Accessed June 3, 2019.

<https://sacramento.pastperfectonline.com/photo/1355B9BD-8417-468D-BED2-216080381708>

⁵ Advertisement, *Lincoln News Messenger*, May 8, 1969, B3.

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 3 *Resource Name or #: (Assigned by recorder) 317 D 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 317 D 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 070 203 12

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 317 D Street a one-story, wood-frame, vernacular duplex residential building (P5a.) The duplex is situated on the west side of D Street between 3rd Street (south) and 4th Street (north), with a setback of roughly 15 feet from the west side of D Street. The building has a U-shaped plan, with the recess of the U facing south at the center of the building's footprint. The duplex is primarily one-story height, with hipped roofs covered with asphalt shingles. The rear (west) unit, however, has a two-story, gabled addition, with a prominent cross-gabled extension along its east wall, which transitions from the addition's roof to the hipped roof of the one-story portion of the building (Figure 1). The building is fenestrated with six-over-six, double-hung, wood-sash windows with storm screens. Windows are arranged in single, double, and tripartite groups as observed during the site visit. All elevations are clad with wood drop siding; the siding along the north elevation appears to have narrower channels than that of the other street-visible elevations, which may indicate residing at an unknown date.

*P3b. Resource Attributes: HP3. Multiple family property.

P5a. Photograph or Drawing



***P4. Resources Present:**

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

***P5b. Description of Photo:**

West and south elevations of subject building viewed from D Street, looking northwest. March 14, 2019.

***P6. Date Constructed/Age and Source:** 1952. Yolo County Assessor's Office.

Historic Prehistoric Both

***P7. Owner and Address:**

Robin 2012 Exempt Qualified Marital Trust, 21 Locust Avenue, Suite 1 Mill Valley, CA 94941

***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: 317 D Street

Page 2 of 3



Figure 1. North elevation and rear, two-story addition, looking west.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 317-319 D Street *NRHP Status Code 6Z

Page 3 of 5

B1. Historic Name: 317-319 D Street

B2. Common Name: 317-319 D Street

B3. Original Use: Residential Duplex B4. Present Use: Residential Duplex

*B5. Architectural Style: Vernacular Duplex

*B6. Construction History: Built ca. 1945-1953 by an unidentified builder. The building did not appear on the 1945 Sanborn map of Davis. The subject building was first recorded on the 1953 Sanborn map of Davis as a one-story, wood-frame duplex residential building. The building's two residential units were divided at the center of the building footprint, and the building featured a recessed south elevation, which contained an entrance porch for each unit at east and west. A one-story automobile garage was recorded at the southwest corner of the site. These conditions remain similar as of 2019. Alterations to the building include the construction of a two-story, gabled addition above the west unit, installation of storm screens at visible window locations. A resale inspection form from 1978 noted removal of a tool shed and playhouse on the property was required.

*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 Residential Applicable Criteria N/A

317-319 D Street was constructed ca. 1945-1953, during of a period of post World War II residential development in Davis, during which time a pattern of industrialized residential construction in subdivisions occurred beyond the historic town core, and remaining vacant residential lots within the downtown were in-filled. The subject property falls within pattern of in-fill residential development within the period. By 1945, the subject block face had two remaining vacant lots including the subject property and the property immediately north. By 1953, only the property to the immediate north remained vacant. Historian Kara Brunzell notes:

“Development in the immediate postwar period was in transition from the traditional gradual expansion of neighborhoods to the industrial-scale housing construction that became the norm in the later decades of the twentieth century. [...]

After 1950 housing development in Davis accelerated markedly. Developers recorded 34 new subdivisions between 1950 and 1959, more than triple the number created in the previous two decades. [...]¹

B11. Additional Resource Attributes:

HP3. Multiple family property

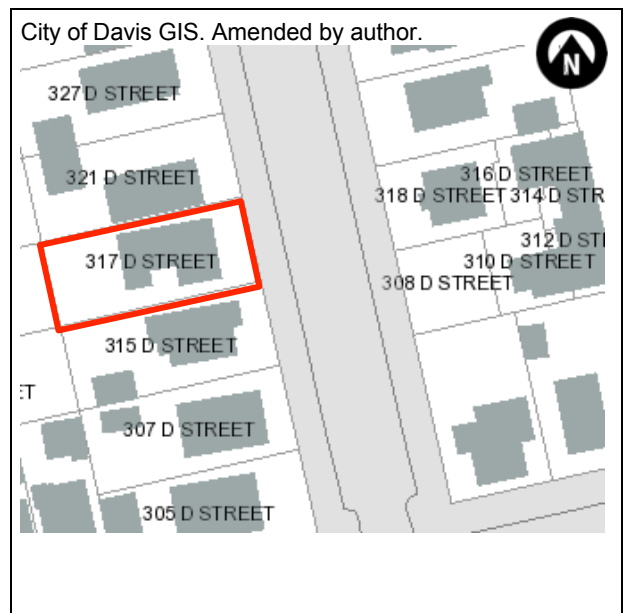
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Brunzell, 13-14.

CONTINUATION SHEET

Property Name: 317-319 D Street

Page 4 of 5

*B10. Significance (Continued):

Regarding residential development in Davis between 1940 and 1958, and characteristics of the Minimal Traditional architectural style, Brunzell describes:

The most widespread and important type of development between 1940 and 1958 was residential. Residential construction during the war and immediately afterward was functional, and usually architecturally straightforward. Most buildings were executed in simple, traditional materials according to standard plans, and new projects were built as infill in existing neighborhoods. During the 1940s, builders tended to construct one building at a time according to traditional methods. After 1950, Davis builders began using industrialized construction techniques, and the pace of residential construction increased. As had been the case before the war residential construction during this period of development focused on development of single-family homes and a small number of duplexes. The shortage of housing also led to the addition of multi-family buildings during the period, which was a new property type in Davis.²

Minimal Traditional Style

The Minimal Tradition style grew out of an attempt to building houses based on traditional forms during the difficult economic conditions imposed by the Great Depression. For small houses in Davis, the style was dominant through the end of the 1940s. Early examples display a fair amount of variation between parcels. During the early 1950s developers began utilizing industrialized building techniques and building houses based on virtually identical plans.

Minimal Traditional

- Medium pitched gabled or hipped roofs
- Minimal eave overhang
- Integral or detached single garage facing the street
- Linear or slightly L-shaped plan
- Stucco or wood cladding, occasionally with brick trim
- Steel casement or double-hung wood-frame windows
- Lack of ornamentation

Duplexes were constructed contemporaneously and employed the same architectural styles as modest single-family dwellings.

Limited information was found regarding ownership and occupancy of the building, particularly during its first two decades of existence, as U.S. Census data is not available after 1940. The 1970 Davis City Directory listed Sally J Tolles, student, as occupant of 317 D Street and Paul Swanton, student, as occupant of 319 D Street. Building permit records indicate the property was owned by Charlotte R. Anderson of Clayton, CA as of 1978, when Clayton sold the property to Malcolm B. Clark. By 1985, the property was sold to Michelle Praeger, who owned the property until 2005.

Evaluation

The following section provides evaluation of the subject property for eligibility for individual listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the Davis Register of Historical Resources (local register), which contains buildings identified as Landmarks and Merit resources. The CRHR bases its criteria on that of the NRHP, and the local register criteria are based on those of the NRHP/CRHR. Therefore, evaluation under all three registers is undertaken simultaneously.

Criterion A/1 (Events)

The subject building does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. Built in ca. 1945-1953, the subject property was constructed on a previously vacant lot, during a the early years of a period of rapid subdivision and industrialized residential construction as the City of Davis expanded to the north and west. The development of the subject property occurred as an in-fill of a vacant lot within a neighborhood that had experienced earlier development. Although lot-by-lot infill development has been identified as a pattern of residential development in Davis, the subject building does not stand out among the many buildings constructed during the postwar period. No historic events are known to have 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.

² Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 24.

CONTINUATION SHEET

Property Name: 317-319 D Street

Page 5 of 5

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. Occupancy information for the property is extremely limited, and did not find evidence to support that any past owners or occupants have made significant contributions to local, State, or national history.

Criterion C/3 (Architecture-Design)

The subject property does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. 317-319 D Street was built ca. 1945-1953 by an unidentified builder and is best categorized as a vernacular duplex. The building was constructed during transitional period when the Minimal Traditional style was constructed less often and subdivisions with contemporary tract homes were gaining popularity and being completed in succession in Davis. Although the building does exhibit wood cladding, a somewhat linear plan, and minimal ornamentation, it does not appear to provide a distinct representation of Minimal Traditional style duplex, and is not associated with a master builder based upon available information.

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.

**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) 318 D 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 318 D 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 070 212 11

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
318 D Street is a one-story, wood-frame, residence with a rectangular plan, set on a concrete foundation. The house is setback roughly 20 feet from the east side of D Street, providing space for a front yard with concrete pathway aligned to the entrance at the center of the facade. The building is capped by a side-gabled roof with jerkin heads at the north and south. A gabled portico supported by wood columns projects from the center of facade and covers a concrete entrance porch with concrete steps. All roof planes are covered with asphalt shingles. The exterior is clad with narrow, lapped wood siding. The building is primarily fenestrated with replacement, vinyl-sash windows with faux muntins. Such windows are set into wood frames with modest flat wood surrounds/casing at the exterior. The facade features a symmetrical arrangement of paired windows in each the north and south bay and the main entrance at center. The street-visible south elevation features a paired window at west, a smaller single window toward the center, and two fixed wood windows with single lites at the southeast corner of the building. Additional features include gable end vents with projecting wood sills and wood surrounds, modest wood eave trim, a divided-lite wood door at the main entrance, and a brick chimney stack that projects from the center of side-gabled roof (**P5a.**) A two-story wood-frame accessory dwelling is located on the property, to the rear of the subject building. Survey of accessory building was beyond the scope of survey for this property.

***P3b. Resource Attributes:** HP2. Single family property. HP3. Multiple family property. HP4. Ancillary building.

P5a. Photograph or Drawing



***P4. Resources Present:**

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

***P5b. Description of Photo:**
318 D Street viewed from D Street, looking northeast.
March 14, 2019.

***P6. Date Constructed/Age and Source:** 1933. Sanborn Map.

Historic Prehistoric Both

***P7. Owner and Address:**
DDD Partnership
P.O. Box 75000
Davis, CA 95617

***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): _____

State of California The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 318 D Street *NRHP Status Code 5S3

Page 2 of 5

B1. Historic Name: 316-326 D Street

B2. Common Name: 318 D Street

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional/Colonial Revival

*B6. Construction History: 318 D Street was recorded on the 1933 Sanborn map of Davis as 316-326 D Street. The 1945 and 1953 Sanborn maps of Davis recorded the same conditions at the site. The map indicated the building was a one-story, wood-frame dwelling with a square plan and a porch/portico at the center of the facade. Original windows have been replaced by vinyl-sash windows at nearly all visible locations, with fixed wood-sash windows visible at the rear of the south elevation. An accessory dwelling was constructed within the rear portion of the site ca. 2004.

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

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential Architecture Area Davis
 Period of Significance N/A Property Type Residential Applicable Criteria Local (Architecture)

318 D Street was constructed 1933 based upon the building's recordation on the 1933 Sanborn Map of Davis. The first known occupants of the building are James C. Nicholson, his wife Merle B. Nicholson, and their daughter, Carol A. Nicholson. The Nicholsons were listed as tenants of the building in the 1940 Census, which also indicated the Nicholsons resided in Vacaville, California between 1930 and 1935, based upon U.S. Census data. John Nicholson worked as a self-employed plumber. The building was constructed on land that was owned by Albert J. Henle between ca. 1928 and 1940, as recorded on the Official Map of the City of Davis. Henle resided at 316 4th Street and 317 E Street per 1930 and 1940 U.S. Census data, respectively. The 1970 Davis City Directory listed Audrey S. Greenough as occupant of the property, but did not list Greenough's occupation. The subject building was constructed ca. 1933 during the period of the 1920s and 1930s, which has been identified as the most active period of residential construction in Davis, prior to the 1950s when multiple subdivisions were recorded and a trend of residential tract construction commenced. Within the broader Downtown Conservation District, which spans the area of the original town plan, neighborhoods of mixed character developed with "a few scattered Victorians, and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another..." as the City's 2003 Historic Conservation District survey notes.¹ This pattern is evident along the east face of the 300 block of D Street, where several residences were constructed during the period. Two predominant residential typologies from the period include Craftsman style bungalows and Period Revival style houses. Of these typologies, the subject building falls within the Period Revival style's Colonial Revival sub-type as it features a moderately pitched gabled roof with jerkin head gabled ends, lapped wood siding, and minimal exterior detail.² (See Continuation Sheet)

B11. Additional Resource Attributes: HP3. Multiple family property HP4. Ancillary Building.

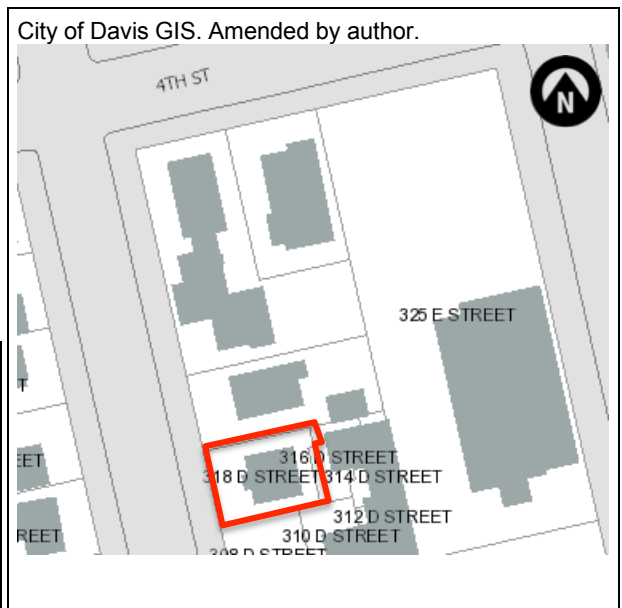
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Central Davis Historic Conservation District, Historical Resources Survey, August 2003, 12.

² Ibid., 21.

CONTINUATION SHEET

Property Name: 318 D Street

Page 3 of 5

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

Regarding the Minimal Traditional architectural style, historian Kara Brunzell describes:

Minimal Traditional Style

The Minimal Tradition style grew out of an attempt to building houses based on traditional forms during the difficult economic conditions imposed by the Great Depression. For small houses in Davis, the style was dominant through the end of the 1940s. Early examples display a fair amount of variation between parcels. During the early 1950s developers began utilizing industrialized building techniques and building houses based on virtually identical plans.

Minimal Traditional

- Medium pitched gabled or hipped roofs
- Minimal eave overhang
- Integral or detached single garage facing the street
- Linear or slightly L-shaped plan
- Stucco or wood cladding, occasionally with brick trim
- Steel casement or double-hung wood-frame windows
- Lack of ornamentation³

Albert J. Henle

The following biographical information for Albert J. Henle, Sr. is adapted from an obituary for an obituary for Henle's son, Albert J. Henle, Jr., published by the *Davis Enterprise*.

(1895-1989) Albert J. "Bud" Henle, Sr. was born in Davisville, California in 1895, representing the third generation of the Henle family, which settled in present day Yolo County in 1860. After attending Davisville Grammar School, he attended Heald's Business School in Sacramento for two years, and then served in World War I with the American Expeditionary Force in the 40th Infantry Division. Following the war, Albert worked as manager of Kyne's ranch in Perris Valley, California where he married Margaret Nellie Greene. In 1924, son Albert J. Henle, Jr. was born in Riverside. The Henles moved back to Davis shortly after. Alfred Sr. gained employment as the manager of the University Garage at the University of California Agricultural School. Henle's son became a noteworthy physical education teacher and athletic coach between the 1950s and 1980s in Davis.⁴

James C. and Merle B. Nicholson

James C. Nicholson (1906-1967) and Merle B. Nicholson (nee Tarr) (1910-2009) are the first recorded occupants of 318 D Street. James was born in Salinas, California in 1906 worked as a self-employed plumber in Vacaville, California during the 1930s before pursuing similar work in Davis beginning around 1940. James and Merle married in Sacramento, where Merle resided, in 1931.

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. The subject property was developed ca. 1933 during the early years of the Great Depression. The subject building was one of several residential properties constructed in Davis contemporaneously, but does not stand out as an individually significant property within the context of Depression-era residential development in Davis. Research did not find evidence that the property was the site of any important historic events.

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. James C. and Merle B. Nicholson appear to have been the property's earliest occupants, and rented the property from original owner, Albert J. Henle, a third-generation Davis resident and university employee. 318 D Street is not strongly associated with Henle's life and career as a mechanic. Further, research did not find that the tenants of the residence made significant contributions to history based on the very limited information available about their lives and careers.

³ Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 24.

⁴ "Obituary: Albert J. Henle, Jr., *Davis Enterprise*, April 12, 2012.

CONTINUATION SHEET

Property Name: 318 D Street

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Criterion C/3 (Architecture-Design)

The subject building does not appear to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR, but does appear to be eligible for the local register as a Merit Resource as a building that embodies distinct characteristics of the Minimal Traditional style. The period of significance is 1933, the building's estimated year of construction. 318 D Street was built in ca. 1933 during the emergence of the Minimal Traditional style as a popular typology for economical dwellings constructed during the years of the Great Depression. The building embodies common features of the style including a one-story height, linear footprint, lapped wood siding, and minimal exterior ornamentation. The building is also representative of the Colonial Revival subtype of the style given its central entrance portico and symmetrical facade fenestration. The building was likely constructed with wood-sash windows typical of the period, which have been replaced by vinyl, one-over-one windows within original openings.

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 Minimal Traditional style dwelling, 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.

Analysis of Integrity

Location. The subject property retains integrity of location. The subject building's location of original construction has been retained since its estimated construction date in 1933.

Design. The subject property retains integrity of design. The building's design does not appear to have undergone major alteration. The building may have received a rear porch addition at the southeast corner, but otherwise appears to retain its original height, scale, gabled massing, fenestration pattern, exterior cladding, and front portico. Thus, the building's design retains most aspects of its historic appearance, which represent the Minimal Traditional style.

Setting. The subject property does not retain integrity of setting. 318 D Street's setting has been diminished to a large extent due to construction of an ancillary dwelling at the rear of the original site, and similar construction of recent origin at the south neighboring property. Overall, these alterations to the setting of the subject building have impacted its representation of a single-detached dwelling on a rectangular lot in a neighborhood comprised of similar properties ca. 1933.

Materials. The subject property retains integrity of materials. The buildings original material palette consisting of an exterior clad with lapped wood siding, modest wood exterior details, wood windows and wood window surrounds has been diminished by the removal of original windows. However, despite replacement of wood sash with vinyl sash, the majority of the building's exterior materials have been retains. The building's siding, wood trim, and window surrounds are representative of Minimal Traditional design. Existing windows could be replaced (are a reversible alteration).

CONTINUATION SHEET

Property Name: 318 D Street

Page 5 of 5

Workmanship. The subject property retains integrity of workmanship due to replace of original materials. Replacement of wood-sash windows has diminished integrity of workmanship, but has not impaired workmanship entirely. Overall the integrity of workmanship has been retained as the building expresses construction ca. 1933 through its lapped wood siding, wood trim, and wood window surrounds, gabled roof with jerkin heads. These features evidencing workmanship reflect features associated with the Minimal Tradition style.

Feeling. The subject property retains integrity of feeling. The setting of the subject property has been impaired due to fairly recent construction of an accessory dwelling. The subject building, however, continues to embody distinct aspects of the Minimal Traditional style and feels like a building constructed ca. 1933 of its particular style as it retains integrity of workmanship, design, location, and workmanship.

Association. The subject property retains integrity of association with the Minimal Traditional style as its overall design, most materials, and most features evidencing workmanship have been retained.

Overall, the property retains six out of seven aspects of historic integrity.

The residence at 318 D Street appears be eligible as a City of Davis Register (local register) Merit Resource as it retains historic integrity.

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 320-324 D 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 320-324 D 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 070 212 03

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 320-324 D Street is a one-story, wood-frame, vernacular bungalow with a rectangular plan, set on a concrete foundation. The house is setback roughly 20 feet from the east side of D Street between 4th Street (north) and 3rd Street (south). The building has replacement vinyl siding at the exterior and aluminum trim at gable ends. The building is capped by a gabled roof covered with asphalt shingles. The facade features a recessed porch, set beneath a projecting gable. The porch has a concrete floor and is supported by wood posts set on square, brick columns. The porch contains the main entrance, which has a wood door with divided-lite glazing and an exterior metal screen door. A paired window is located south of the door within the porch. A similar paired window is located at the north bay of the facade. All windows appear to be six-over-one, double-hung with wood sash and surrounded with flat wood boards. Each window has an exterior storm screen and a molded wood sill (**P5a.**) Additional features include a brick chimney near the rear-center of the roof, and a louvered gabled end vent visible at the facade. The site includes a front lawn with a curved concrete pathway with extends from the public sidewalk toward and bifurcates near the entrance porch, circulating to the driveway along the south property line. A detached accessory dwelling of recent construction is situated at the rear of the site and is accessed by the driveway. The accessory dwelling was not subject to survey.

***P3b. Resource Attributes:** HP2. Single family property. HP3. Multiple family property.

P5a. Photograph or Drawing



***P4. Resources Present:**

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

***P5b. Description of Photo:**
 Subject building viewed from D Street, looking northeast.
 March 14, 2019.

***P6. Date Constructed/Age and Source:** ca. 1931. Hattie Webber Museum collections, Sanborn maps.

Historic Prehistoric Both

***P7. Owner and Address:**
 MD Revocable Trust
 44073 N. El Macero Dr.
 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 320-324 D Street *NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: 320 D Street

B2. Common Name: 320-324 D Street

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Vernacular bungalow

*B6. Construction History: Property recorded as a vacant lot on the 1921 Sanborn map. The building was first recorded on 1933 Sanborn map as a one-story, wood-frame dwelling with a recessed porch at the southwest corner. A detached one-story automobile garage was recorded at the rear of the site, near the southeast corner of the parcel on the 1933, 1945, and 1953 Sanborn maps. New roofing materials installed in 1994. Automobile garage at the rear of the property was demolished in 2006 to make space for an accessory dwelling that was built ca. 2009.

*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 Residential Applicable Criteria N/A

The subject building was constructed ca. 1931 during the period of the 1920s and 1930s, which has been identified as the most active period of residential construction in Davis, prior to the 1950s when multiple subdivisions were recorded and a trend of residential tract construction commenced. Between 1933 and 1945 the subject building, the neighboring residence to the south, and the three neighboring residences to the north along the east block face of D Street were constructed. Within the broader Downtown Conservation District, which spans the area of the original town plan, neighborhoods of mixed character developed with "a few scattered Victorians, and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another..." as the City's 2003 Historic Conservation District survey notes.¹ This pattern is evident along the east face of the 300 block of D Street, where several residences were constructed during the period. Two predominant residential typologies from the period include Craftsman style bungalows and Period Revival style houses. Of these typologies, the subject building falls within the Period Revival style's Colonial Revival sub-type as it features a gabled roof, appears have been built with wood siding (replaced by existing vinyl at an unknown date), and features double-hung sash windows.²

(See Continuation Sheet)

B11. Additional Resource Attributes: HP2. Single family property, HP3. Multiple family property

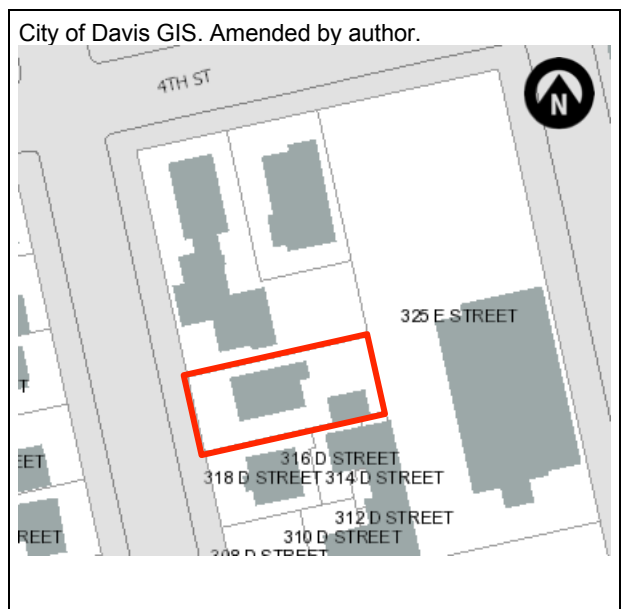
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Central Davis Historic Conservation District, Historical Resources Survey, August 2003, 12.

² Ibid., 21.

CONTINUATION SHEET

Property Name: 320-324 D Street

Page 3 of 3

*B10. Significance (Continued):

320-324 D Street was constructed ca. 1931 for Albert Kroeger by a builder identified as "Jacobsen" in E.S. McBride's "Little Black Book," which compiles a list of builders and clients of houses in Davis between 1911 and 1933. Archival research indicates the builder was likely John Jacobsen, a carpenter employed by the University ca. 1910s and 1920s who was by 1930 the University's superintendent of construction.³

Albert F. and Theo S. Kroeger

Albert F. Kroeger (1900-1987) and Theo S. Kroeger (1904-1983) were the original owner-occupants of the subject property. Albert F. Kroeger was born in Iowa and resided in Davis with his wife, Theo, a California native, in a residence on G Street in Davis by 1930. The subject dwelling was owned and occupied in 1940 the Kroegers, as their son Albert F., Jr., and daughter Barbara J.⁴ The 1970 Davis City Directory listed Albert F. Kroeger as owner-resident of the property, indicating Kroeger owned and resided at the property between ca. 1935 and ca. 1970. Kroeger was employed as a deliveryman by the University of California Agricultural College when he commissioned the subject residence in 1931. The Kroegers were recorded at 320 D Street in the 1940 U.S. Census. Albert was by then an employee of the University of California Agricultural College Comptroller's office. Kroeger retired by 1970, and remained owner-occupant of the subject property.⁵

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. The subject property was developed ca. 1931 during the early years of the Great Depression. The subject building was one of several residential properties constructed contemporaneously, but does not stand out as an individually significant property within the context of Depression-era residential development in Davis. Research did not find evidence that the property was the site of any important historic events.

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. Albert F. Kroeger was an employee of the University of California Agricultural College during the 1930s and 1940s, and owned and resided at the property with his family for around four decades based upon available information. Available information does not indicate Kroeger made significant contributions to local, State, or national history that are expressed by or association with the subject property.

Criterion C/3 (Architecture-Design)

The subject building does not appear to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR or the local register. The ca. 1931 residence at 320-324 D Street is designed in a transitional, vernacular style that falls between a common bungalow or cottage typology and a Minimal Traditional style residence. The building features a gabled roof and recessed porch supported by short, round columns set on brick piers, more common to Craftsman style and bungalow typologies of earlier construction periods, thus providing a relatively late and modest example of that residential typology. The building does not provide a very strong example of the popular Minimal Traditional style residences that were built beginning in the 1930s, as its overall form is more reflective of a vernacular bungalow typology, despite its minimal ornamentation, linear plan, and gabled roof. The building's original designer-builder, John Jacobsen does not appear to have stood out among builders in practice during the 1930s. Archival research did not find extensive information relating to Jacobsen's career, which appears to have been focused on work with the University of California, with a few residential commissions in Davis, ca. 1930s.

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.

³ See, 232 B Street in "Davis Historic Bicycle Tour," City of Davis, website. Accessed May 17, 2019.

<https://cityofdavis.org/city-hall/community-development-and-sustainability/historic-preservation/davis-historic-bicycle-tour>.

⁴ U.S. Federal Census data for 1940; and, University of California Register, 1941-1942 with Announcements for 1942-1943 in Two Volumes, Volume II, (Berkeley, CA: University of California Press, January 1943), 283.

⁵ Davis City Directory, 1970.

**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 4 *Resource Name or #: (Assigned by recorder) 321 D Street

P1. Other Identifier: Duplex with 327 D Street

*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 321 D 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 070 203 13

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
321 D Street is a one-story, wood-frame residence that is part of the duplex court comprised of 321 and 327 D Street. The building is situated toward the south property line of its rectangular lot, with a street setback of roughly 20 feet. The exterior is covered with stucco and is otherwise unadorned. The building is capped by a hipped roof with asphalt shingles. (P5a.) Fenestration consists of aluminum sliding windows set into rectangular openings. A recessed entrance is located beneath the overhanging roof eave of at the northwest corner of the building and is accessed by a concrete pathway extending southward from the driveway. The perimeter of the building abuts planting beds with small trees and other small plantings. To the west of the residence, a concrete driveway occupies the northernmost portion of the lot, extending from the street at east to a garage located at the rear of the site (west). The garage appears to span the property line separating the subject property and the neighboring, north half of the duplex court at 327 D Street. The garage is one-story with two retractable doors divided by a central column. The garage is capped by a pyramidal roof with asphalt shingles.

*P3b. Resource Attributes: HP3. Multiple family property, HP4. Ancillary Structure (garage)

*P4. Resources Present:

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

*P5b. Description of Photo:

321 D Street viewed from D Street,
looking southwest.
March 14, 2019.

*P6. Date Constructed/Age and Source: 1956. Yolo County Assessor's Office. Historic Prehistoric Both

*P7. Owner and Address:
Roger and Anne K. Romini
401 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.

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 321 D Street *NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: 321 D Street

B2. Common Name: 321 D Street

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional-Court

*B6. Construction History: The subject building was constructed in 1956 according to Yolo County Assessor's Office data. The property was recorded as a vacant lot on the 1953 Sanborn map. The building appears to have been minimally altered from its initial period of construction.

*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 Residential Applicable Criteria N/A

321 D Street was constructed in 1956 as the south half of a residential court with buildings addressed 321 (south) and 327 (north) D Street. Both buildings are of similar massing, form, and may be categorized as Minimal Traditional style residential buildings. A shared automobile garage is situated across the property line dividing the neighboring properties. Historian Kara Brunzell notes:

"Development in the immediate postwar period was in transition from the traditional gradual expansion of neighborhoods to the industrial-scale housing construction that became the norm in the later decades of the twentieth century. [...]"

After 1950 housing development in Davis accelerated markedly. Developers recorded 34 new subdivisions between 1950 and 1959, more than triple the number created in the previous two decades. [...]¹

(See Continuation Sheet)

B11. Additional Resource Attributes:

HP3. Multiple family property, HP4. Ancillary Building (Detached garage)

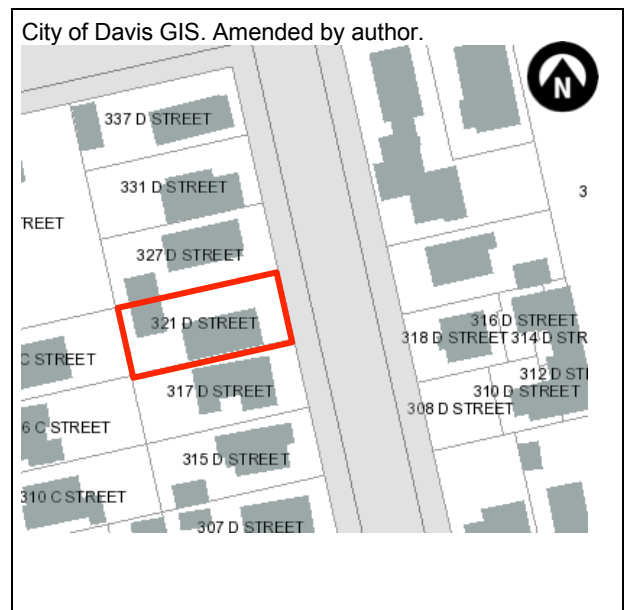
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 13-14.

CONTINUATION SHEET

Property Name: 321 D Street

Page 3 of 4

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

Regarding residential development in Davis between 1940 and 1958, and characteristics of the Minimal Traditional architectural style, Brunzell describes:

The most widespread and important type of development between 1940 and 1958 was residential. Residential construction during the war and immediately afterward was functional, and usually architecturally straightforward. Most buildings were executed in simple, traditional materials according to standard plans, and new projects were built as infill in existing neighborhoods. During the 1940s, builders tended to construct one building at a time according to traditional methods. After 1950, Davis builders began using industrialized construction techniques, and the pace of residential construction increased. As had been the case before the war residential construction during this period of development focused on development of single-family homes and a small number of duplexes. The shortage of housing also led to the addition of multi-family buildings during the period, which was a new property type in Davis.²

Minimal Traditional Style

The Minimal Tradition style grew out of an attempt to building houses based on traditional forms during the difficult economic conditions imposed by the Great Depression. For small houses in Davis, the style was dominant through the end of the 1940s. Early examples display a fair amount of variation between parcels. During the early 1950s developers began utilizing industrialized building techniques and building houses based on virtually identical plans.

Minimal Traditional

- Medium pitched gabled or hipped roofs
- Minimal eave overhang
- Integral or detached single garage facing the street
- Linear or slightly L-shaped plan
- Stucco or wood cladding, occasionally with brick trim
- Steel casement or double-hung wood-frame windows
- Lack of ornamentation

Duplexes were constructed contemporaneously and employed the same architectural styles as modest single-family dwellings.

Limited information was found regarding ownership and occupancy of the building, particularly during its first two decades of existence, as U.S. Census data is not available after 1940. The 1970 Davis City Directory listed Alpha M. Shannon, student, as occupant of 321 D Street.

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. The residential building was constructed on a previously vacant lot in 1956, during a period primarily associated with residential development in subdivisions. As a property that in-filled a vacant parcel in a previously developed block within Davis, the subject property does not stand out within its period of residential development. The property is not known to have been the location of an important historic event.

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. Occupancy information found is limited to City Directory listings. Research did not find information that supports a finding that the subject building reflects any achievements of past occupants or owners.

² Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 24.

CONTINUATION SHEET

Property Name: 321 D Street

Page 4 of 4

Criterion C/3 (Architecture-Design)

The subject building does not appear to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR or local register. 321 D Street was constructed in 1956 as a one-story, Minimal Traditional style residential building within a residential court property also containing a similar building at 327 D Street. The builder or contractor in charge of construction was not able to be identified through archival research. The building's design is representative of aspects of the Minimal Traditional style in terms of height, roof form, exterior materials, and a lack of ornamentation. Although the building remains representative of its type, and style, it was constructed toward the end of the Minimal Traditional style's primary period of construction in Davis, and does not represent an individually important example of its type. The building does not possess high artistic value.

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.

**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) 325 University Avenue

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 325 University Avenue 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 070 074 11

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
325 University Avenue is a one-story Craftsman bungalow situated on the west side of University Avenue, between 4th Street (north) and 3rd Street (south) (**P5a.**) The building is set back from the street roughly 30 feet, near the center of its rectangular lot. The building has a rectangular plan and is capped by a gabled roof covered with asphalt shingles.. A cross-gable projects from the southwest corner of the facade, and a shed roof covers the adjacent, front porch. Roof eaves trimmed with wood fascia overhang the building footprint; rafter tails are visible beneath the eaves and the gabled ends feature vents beneath the gable peak. The exterior is clad with tongue-and-groove wood siding. Fenestration consists of one-over-one, double-hung, wood-sash windows with exterior storm screens. The facade features a boxed projecting bay at south, with paired and tripartite window arrangements. To the north, the recessed front porch spans roughly two-thirds of the facade's width and contains the main entrance and an adjacent window. The porch features an entrance ramp covered with synthetic turf, and wood railings. The porch is partially enclosed by a wood bulkhead at the perimeter, and is supported by square wood columns. A chimney covered with wood or similar siding and detailed with a molded collar is visible at the south end of the building. The front yard is covered with grass and bisected by a central concrete walkway, placed on axis with the front entrance. Planting beds are located adjacent to the projecting bay and porch at the facade, flanking the entrance ramp. A concrete driveway running parallel to the south property line leads to a detached garage with a shingled or synthetic shingled exterior, gabled roof, gable end vents, and at least one window (single-lite within a wood frame) is visible at the southwest corner of the site (**Figure 1**). A wood plank fence separates the front yard from the rear portions of the driveway. The building appears to be in good condition.

P5a. Photograph or Drawing



P3b. Resource Attributes: HP2. Single family property. HP4. Ancillary building (detached garage)

***P4. Resources Present:**
 Building Structure Object Site
 District Element of District Other (Isolates, etc.)

***P5b. Description of Photo:**
Subject building viewed from University Avenue, looking west.
March 14, 2019.

***P6. Date Constructed/Age and Source:** ca. 1929-1933. Building Permit Records and Sanborn maps.

Historic Prehistoric Both

***P7. Owner and Address:**
Shersta Sara Garavati
325 University Avenue
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, 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: 325 University Avenue

Page 2 of 5



Figure 1. Subject building viewed from University Avenue. Fence at driveway and detached garage at rear of site (left).

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 325 University Avenue *NRHP Status Code 6Z

Page 3 of 5

B1. Historic Name: 325 University Avenue

B2. Common Name: 325 University Avenue

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular Bungalow

*B6. Construction History: The subject building was constructed in 1929 according to a letter contained in the property's building permit records file at the City of Davis. This date appears to be accurate as the building was not recorded on the 1921 Sanborn map of Davis, and first appeared on the 1933 Sanborn map of Davis. Alterations include the installation of an entrance ramp at the front porch at an unknown date, installation of storm screens on the outside of existing wood-sash windows at an unknown date, reroofing in 1992. In 1992-1993, the property's owner attempted to alter the residence to accommodate additional dwelling units in a second story addition, however, the construction of the second story addition appears to have been abandoned. The residence may have been "restored," per the letter on file, however, the extent of restoration or alteration was not detailed on available documents.¹ The existing garage at the rear of the site appears to have replaced an original garage of similar footprint ca. 1992. A garage addition was added to the rear of the residence also in 1992, according to building permit records.

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

*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Unknown

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

325 University Avenue was developed within the McDonald Subdivision, a grouping of several rectangular parcels owned by Mary L. McDonald in the vicinity of 4th and B Street and 4th and University Avenue, that appeared on the Official Map of the City of Davis, published in 1928. The residence was not recorded during the 1930 U.S. Census, and did not appear on a Sanborn Map until 1933, suggesting the subject property was sold by Mary L. McDonald, an owner of multiple parcels, around that time. The 1940 Census recorded Stanley W. McBirney, Agricultural Engineer at the University of California Agricultural College, his wife Elsie F. McBirney, and their sons John C. and James F. as tenants of the subject building. Circa 1940, the property was owned by Frank E. and Martha E. Faylor, according to the Official Map of the City of Davis, published in 1940. Property owners identified through review of available U.S. Census, city directory, and building permit records, include: Vohra Pran Trust and/or Ursula K. Abbot ca. 1992-1993; Sarah Gerawati Shersta, 2017. Tom Russell, a student at UC Davis, was listed as an occupant of the building in the 1970 Davis City Directory. 325 University Avenue was constructed ca. 1929-1933, during the early years of the Great Depression. During the early 20th century and leading into the Second World War, "development of urban residential blocks in Davis was characterized by a slow process of in-fill as multiple lot holding were divided and sold off decade by decade," as described in the Central Davis Historic Conservation District, Historical Resources Survey, completed in August 2003. (See continuation sheet)

B11. Additional Resource Attributes: HP2. Single family property HP4. Ancillary Building (Detached garage)

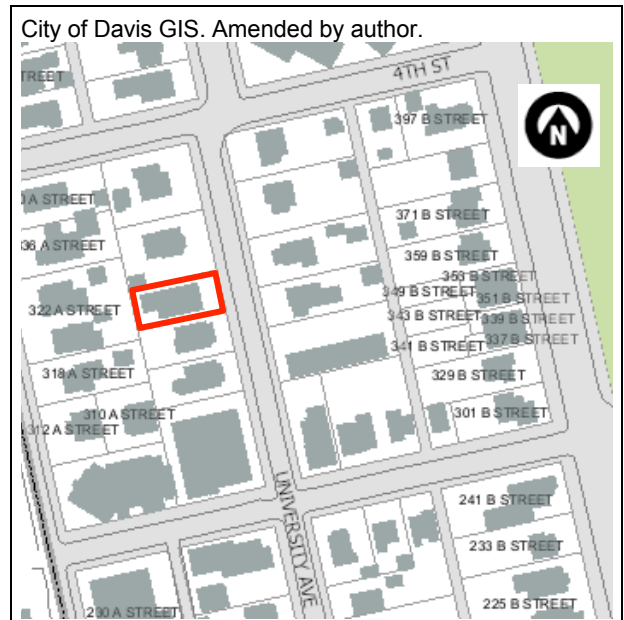
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 City of Davis Application Form, AP 17-92, October 14, 1992. On file at City of Davis Planning Department.

CONTINUATION SHEET

Property Name: 325 University Avenue

Page 4 of 5

*B10. Significance (Continued):

Such a pattern resulted in “a few scattered Victorians, and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another.”² This pattern was present in the vicinity of the subject building as recorded on Sanborn maps of Davis published in between 1921 and 1945.

Craftsman Bungalows

325 University Avenue is a vernacular bungalow type residence designed with elements of the Craftsman architectural styles. The bungalow residential typology was “the dominant style for smaller houses built throughout the country...from about 1905 until the early 1920s,” as noted by historian Virginia Savage McAlester.³ Bungalows were as historian Lester Walker describes, “an outgrowth of many influences—the Craftsman Style, Japanese architecture...the low adobe dwellings of the Spanish Colonial Style of the Southwest, the open informal planning of the Eastern Shingle Style, shack[-]like rural cottages, the Swiss chalet, and barn and log cabin construction.”⁴ The bungalow gained popularity in California and was spread throughout the country through plan books and monthly journals. By the 1910s, the bungalow was favored by housing builders and became ubiquitous, with regional variations such as Chicago’s Prairie style-influenced examples, and California’s Craftsman and Spanish Colonial-influenced examples.⁵

Bungalows rendered in the Craftsman style frequently featured gently pitched gable or side gabled roofs with wide eaves that overhung the building footprint. Shingles or wood clapboard siding were common exterior materials, as were wood doors, wood windows, and wood trim such as fascia along eave ends. The Craftsman variants also featured exposed roof beams and rafter tails. Entrance porches were a predominant feature as well, often executed with stone-clad or pyramidal/tapered columns.

McAlester notes that the term “California Bungalow” is often applied to Craftsman examples of the building type. Additional study by the City of Oakland Planning Department has characterized California Bungalow as a distinct subtype, which “shared the small size and low-pitched roof with the Craftsman Bungalow, stucco and horizontality with the Prairie School house, and front porch and exposed rafters with the Brown Shingle [or East Coast Shingle Style].⁶ The subject residence features the more modest stucco exterior and simplified floor plan of California Bungalows and elements such as a porch with arched openings and roof ridge tiles more commonly associated with Spanish Colonial Revival style residences. The building’s roof eaves overhang the footprint slightly, but do not extend beyond each exterior wall plane to the degree that many Craftsman style examples might.

Common features of bungalow include gabled and less-often hipped roof forms, wide roof eaves that overhang the building footprint, exposed beams and rafters beneath roof eaves, porches supported by columns (often pyramidal in shape), and groupings and two or more windows in one assembly. McAlester notes, “The most common wall cladding is wood clapboard; wood shingles rank second. Stone, brick, concrete block, and stucco are also used, most frequently in the northern and Midwestern states.”⁷

Stanley W. McBirney

Stanley Ward McBirney (1901-1989) was born Grundy, Iowa in 1901, and relocated to Boise, Idaho with his family at a young age.⁸ McBirney returned to Iowa in the ca. 1920 to attend Iowa State University, where he studied agriculture/engineering and graduated in 1923.⁹ By 1930, McBirney and his wife Elsie F. McBirney (nee Connor) (1902-1978), whom he married in 1925, and young sons John (1928-2011) and James (1928-1983) resided in Toledo, Ohio, where Stanley worked as a Stationary Engineer with the Bureau of Agriculture of the United States Department of Agriculture.¹⁰ In 1932, McBirney and his family relocated to Davis as Stanley began working with the agricultural engineering division of the University of California Agricultural College.¹¹ By 1938, the McBirney’s became occupants of 325 University Avenue in Davis, according to voter registration records. Stanley was an Agricultural Engineer who worked at the University of California Agricultural College in Davis who was involved in the design and engineering of agricultural equipment, including sled-type cornstalk shavers, sugar beet production machinery.¹² McBirney died in Fort Collins, Colorado in 1989.

² Central Davis Historic Conservation District, Historical Resources Survey, August 2003, 12.

³ Virginia Savage McAlester, *A Field Guide To American Houses*, (New York: Alfred A. Knopf, 2013), 568.

⁴ Lester Walker, *American Homes: The Landmark Illustrated Encyclopedia of Domestic Architecture*, (New York: Black Dog & Levanthal, 2014), 184.

⁵ Walker, *American Homes*, 186.

⁶ Helaine Kaplan Prentice & Blair Prentice – City of Oakland Planning Department, *Rehab Right: How to Realize the Full Value of Your Old House*, (Berkeley, CA: Ten Speed Press, 1986), 27.

⁷ McAlester, *A Field Guide To American Houses*, 568.

⁸ U.S. Federal Census data for 1910, 1920, available at Ancestry.com.

⁹ “McBirney received Iowa State award,” *Fort Collins Coloradoan*, June 24, 1973.

¹⁰ U.S. Federal Census data for 1930, available at Ancestry.com.

¹¹ “Davis,” *Woodland Daily Democrat*, July 7, 1932, 2.

¹² Frank Irons, Stanley Ward McBirney, Robert Max Merrill, “Construction of Sled-Type Cornstalk Shavers” in *Miscellaneous Publication No. 142*, (Washington, D.C.: United States Department of Agriculture, April 1932).

CONTINUATION SHEET

Property Name: 325 University Avenue

Page 5 of 5

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. The subject property was developed ca. 1933 during the early years of the Great Depression, within the University Avenue/Rice Lane neighborhood. The subject building was one of several residential properties constructed in Davis during the 1920s and 1930s, understood to have been an era during which numerous residences were constructed in the City. Despite this association, the subject property does not stand out as an individually significant property within the context of Depression-era residential development in Davis. Research did not find evidence that the property was the site of any important historic events.

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. The first known occupants of the property were Stanley Ward and Elsie F. McBirney and their sons John and James. Research into the career of Stanley Ward McBirney indicates his work as an agricultural engineer was based at the University of California Agricultural College during the 1930s and 1940s during his time of occupancy of 325 University Avenue. McBirney's work including development of agricultural equipment but does not stand out as a historically significant contribution; moreover, McBirney's work is not strongly associated with his place of residence, but rather the university buildings within which his work was conducted. Research did not find evidence indicating later known owners or occupants made significant contributions to local, State, or national history.

Criterion C/3 (Architecture-Design)

The subject building does not appear to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR or local register. 325 University Avenue was constructed ca. 1929-1933 by an unidentified builder and is a vernacular bungalow with elements of Craftsman style design. The building's gabled massing, partial-width front porch, and wood-sash windows are common features of bungalows constructed during the early 20th century. Exterior wood cladding, overhanging roof eaves, and a linear plan are common to modest examples of the typology that were typically constructed by builders rather than being architect-designed. The subject building exhibits the general form of a bungalow but lacks common features of the Craftsman style such as application of shingles or tapered columns, stone elements, and more elaborate wood details that would enable it to stand out as an individually distinct example locally, statewide, or nationally. The building does not have high artistic value based upon its design and materiality. Within its period of construction, many bungalows of similar scale were constructed in Davis, however, the subject building does not stand out as a particularly important example from its period.

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.

**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 4 *Resource Name or #: (Assigned by recorder) 327 D Street

P1. Other Identifier: Duplex with 321 D Street

*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 327 D 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 070 203 14

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
327 D Street is a one-story, wood-frame residence that is part of the duplex court comprised of 321 and 327 D Street. The building is situated toward the north property line of its rectangular lot, with a street setback of roughly 20 feet. The exterior is covered with stucco and is otherwise unadorned. The building is capped by a hipped roof with asphalt shingles. (P5a.) Fenestration consists of aluminum sliding windows set into rectangular openings. A recessed entrance is located beneath the overhanging roof eave of at the northwest corner of the building and is accessed by a concrete pathway extending southward from the driveway. The perimeter of the building abuts planting beds with small trees and other small plantings. To the west of the residence, a concrete driveway occupies the northernmost portion of the lot, extending from the street at east to a garage located at the rear of the site (west). The garage appears to span the property line separating the subject property and the neighboring, north half of the duplex court at 327 D Street. The garage is one-story with two retractable doors divided by a central column. The garage is capped by a pyramidal roof with asphalt shingles.

*P3b. Resource Attributes: HP3. Multiple family property, HP4. Ancillary Structure (garage)

P5a. Photograph or Drawing



***P4. Resources Present:**

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

***P5b. Description of Photo:**

327 D Street viewed from D Street, looking northwest.
March 14, 2019.

***P6. Date Constructed/Age and Source:** 1956. Yolo County Assessor's Office. Historic Prehistoric Both

***P7. Owner and Address:**
Roger and Anne K. Romini
401 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 327 D Street *NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: 327 D Street

B2. Common Name: 327 D Street

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional-Court

*B6. Construction History: The subject building was constructed in 1956 according to Yolo County Assessor's Office data. The property was recorded as a vacant lot on the 1953 Sanborn map. The building appears to have been minimally altered from its initial period of construction.

*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 Residential Applicable Criteria N/A

327 D Street was constructed in 1956 as the south half of a residential court with buildings addressed 321 (south) and 327 (north) D Street. Both buildings are of similar massing, form, and may be categorized as Minimal Traditional style residential buildings. A shared automobile garage is situated across the property line dividing the neighboring properties. Historian Kara Brunzell notes:

"Development in the immediate postwar period was in transition from the traditional gradual expansion of neighborhoods to the industrial-scale housing construction that became the norm in the later decades of the twentieth century. [...]"

After 1950 housing development in Davis accelerated markedly. Developers recorded 34 new subdivisions between 1950 and 1959, more than triple the number created in the previous two decades. [...]¹

(See Continuation Sheet)

B11. Additional Resource Attributes:

HP3. Multiple family property, HP4. Ancillary Building (Detached garage)

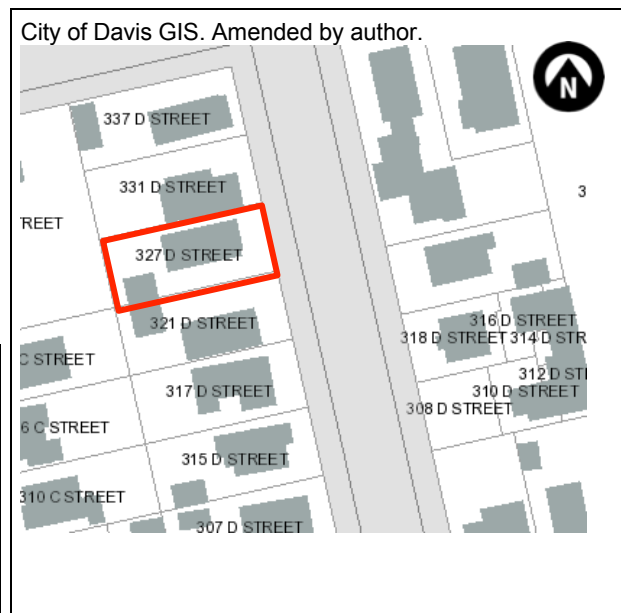
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 13-14.

CONTINUATION SHEET

Property Name: 327 D Street

Page 3 of 4

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

Regarding residential development in Davis between 1940 and 1958, and characteristics of the Minimal Traditional architectural style, Brunzell describes:

The most widespread and important type of development between 1940 and 1958 was residential. Residential construction during the war and immediately afterward was functional, and usually architecturally straightforward. Most buildings were executed in simple, traditional materials according to standard plans, and new projects were built as infill in existing neighborhoods. During the 1940s, builders tended to construct one building at a time according to traditional methods. After 1950, Davis builders began using industrialized construction techniques, and the pace of residential construction increased. As had been the case before the war residential construction during this period of development focused on development of single-family homes and a small number of duplexes. The shortage of housing also led to the addition of multi-family buildings during the period, which was a new property type in Davis.²

Minimal Traditional Style

The Minimal Tradition style grew out of an attempt to building houses based on traditional forms during the difficult economic conditions imposed by the Great Depression. For small houses in Davis, the style was dominant through the end of the 1940s. Early examples display a fair amount of variation between parcels. During the early 1950s developers began utilizing industrialized building techniques and building houses based on virtually identical plans.

Minimal Traditional

- Medium pitched gabled or hipped roofs
- Minimal eave overhang
- Integral or detached single garage facing the street
- Linear or slightly L-shaped plan
- Stucco or wood cladding, occasionally with brick trim
- Steel casement or double-hung wood-frame windows
- Lack of ornamentation

Duplexes were constructed contemporaneously and employed the same architectural styles as modest single-family dwellings.

Limited information was found regarding ownership and occupancy of the building, particularly during its first two decades of existence, as U.S. Census data is not available after 1940. The 1970 Davis City Directory listed, Mrs. Margaret Mullineaux, as occupant of 321 D Street, but did not list an occupation for Mullineaux.

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. The residential building was constructed on a previously vacant lot in 1956, during a period primarily associated with residential development in subdivisions. As a property that in-filled a vacant parcel in a previously developed block within Davis, the subject property does not stand out within its period of residential development. The property is not known to have been the location of an important historic event.

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. Occupancy information found is limited to City Directory listings, which indicate the property was occupied by students ca. 1970. Research did not find information that supports a finding that the subject building reflects any achievements of past occupants or owners.

² Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 24.

CONTINUATION SHEET

Property Name: 327 D Street

Page 4 of 4

Criterion C/3 (Architecture-Design)

The subject building does not appear to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR or local register. 327 D Street was constructed in 1956 as a one-story, Minimal Traditional style residential building within a residential court property also containing a similar building at 321 D Street. The builder or contractor in charge of construction was not able to be identified through archival research. The building's design is representative of aspects of the Minimal Traditional style in terms of height, roof form, exterior materials, and a lack of ornamentation. Although the building remains representative of its type, and style, it was constructed toward the end of the Minimal Traditional style's primary period of construction in Davis, and does not represent an individually important example of its type. The building does not possess high artistic value.

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.

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) 335 F Street and 612 4th 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 335 F 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 070 214 04

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 335 F Street and 612 4th Street are architecturally similar, one-story, commercial buildings situated at the southwest corner of F and streets. Each building was designed and constructed in 1966 as part of the same commercial development project known as the Winger Building, with design by architect Harry Nyland, AIA. The buildings are constructed of concrete block, poured in place concrete columns, and are capped by flat roofs with wide overhangs supported by tapered glu-lam wood rafters. Typical storefronts are framed by poured-in-place concrete columns and pre-cast concrete spandrels forming wide, pointed arch opening. Fenestration includes aluminum-frame and plate glass systems with aluminum doors. Several storefronts have been altered with replacement doors with larger kick plates, partial infilling of the storefront openings with stucco covered walls. Original plans described redwood vertical planks that were mounted to the facade below windows facing F Street, which appear to be non-extant at all known original locations. Aforementioned columns have patterned recessed details. The overhanging roof has fascia panels with a stone or aggregate finish. Several signs of varying design and recent origin are mounted to the fascia.

The south elevation overlooks a mid-block parking lot, with a concrete sidewalk abutting and separating the elevation from the parking lot (P5a.). The west elevation abuts a neighboring building at 330 E Street. The north and east elevations face 4th Street and F Street, respectively (Figure 1).

P5a. Photograph or Drawing



- *P3b. Resource Attributes: HP6. 1-3 story commercial property.
- *P4. Resources Present:
 Building Structure Object Site District Element of District Other (Isolates, etc.)
- *P5b. Description of Photo:
 March 14, 2019.
- *P6. Date Constructed/Age and Source: 1966. Original permit and plans at Davis Planning Department.
 Historic Prehistoric Both
- *P7. Owner and Address:
 335 F Street
 Davis Tasty Kitchen 888 Inc.
 335 F Street, Davis, CA 95616
 612 4th Street
 Meaux Kia
 2828 Ponteverde Lane
 Davis, CA 95618-6507
- *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: 335 F Street and 612 4th Street

Page 2 of 3



Figure 1. Storefronts facing parking lot at south elevation of 335 F Street, looking northwest.



Figure 2. Storefronts facing F Street and 4th Street within portion of building addressed 612 4th Street, looking west.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 335 F Street and 612 4th Street *NRHP Status Code 6Z

Page 3 of 5

B1. Historic Name: Winger Building

B2. Common Name: 612 4th Street

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

*B5. Architectural Style: Vernacular modern commercial

*B6. Construction History: The subject building was constructed in 1966. In 1972, interior remodeling resulted in alteration of two non-bearing partitions. Plumbing and electrical work for restaurant was also completed in 1972. A 1975 permit was filed for new restaurant occupancy, Peking Restaurant. Additional observed alterations include: partial infilling of several storefronts with stucco covered walls; removal of original redwood plank wood cladding below windows along the storefronts; replacement of doors and select windows in several storefronts, based on field observation and review of original building plans on file at Davis Planning Department.¹

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

*B8. Related Features: N/A

B9a. Architect: Harry Nyland b. Builder: Unknown

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

610 3rd Street was constructed during a period of "explosive growth" in Davis as identified in the Brunzell Historical's *Davis California: Citywide Survey and Historic Context Update*. In 1959, the University of California at Davis was officially upgraded from an agricultural school to a full university campus. This upgrade immediately preceded a half-decade of rapid growth of that saw the University's population nearly double, reaching over 11,000 students, which led to the University's construction of many new buildings within its campus west of the downtown. During the early to mid-1960s, the downtown area "continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced."² By the end of the decade, commercial developments occurred at the edges of the city, including groceries and retail strips. Brunzell notes, "Although function was emphasized for the strip-type development, Downtown and freeway-adjacent commercial structures from the era were often ambitious, architect-designed buildings."³ The subject property's development occurred at a time when many formerly residential properties were replaced by commercial properties, as the downtown modernized and the city adapted to the rapid growth of the University. This pattern of development occurred at the subject site, where pre-existing residence were replaced by the buildings addressed 335 F and 612 4th Streets in 1966. The subject building was designed by architect Harry Nyland, AIA, and is constructed of a combination of poured in placed concrete columns, tilt-up concrete walls and steel reinforcement per original plans on file at the Davis Planning Department. Typical storefronts were designed with plate glass windows and doors set into aluminum frames. Pre-cast concrete spandrels span each storefront above the glass. Columns feature recessed pattern details.

(See Continuation Sheet)

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

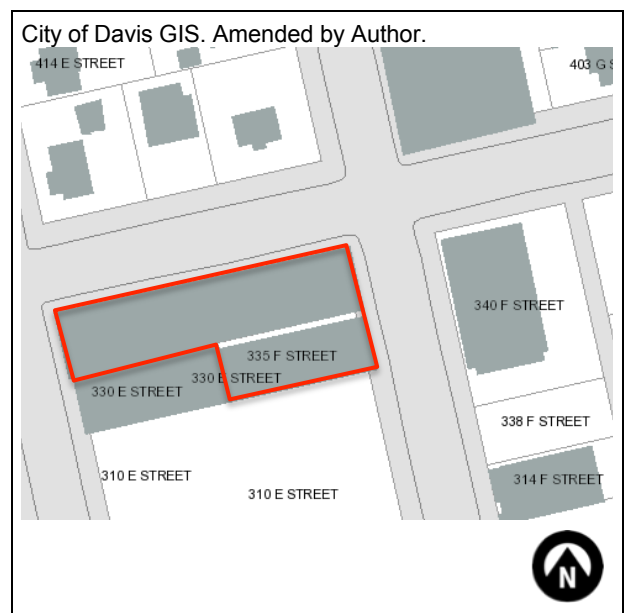
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015 40

³ Ibid., 40.

CONTINUATION SHEET

Property Name: 612 4th Street

Page 4 of 5

*B10. Significance (Continued):

The subject building was permitted for construction in 1966. The original building permit listed James Adams as the permit applicant and Richard Winger as the property owner of 335 F Street. The permit was filed for construction of a department store.

In 1970, four years after the Winger Building was built, it was occupied by several businesses, including: Gem and Aquarium Sales and Supplies (612 4th); Fran S Currier, accountant (620 4th); Mona Lisa Salon of Beauty (624 4th); Lamco Appliance & TV Sales (628 4th); College Life Insurance Co. (632 4th); Hamilton Jewelers (636 4th); Canterbury Fish N' Chips (333 F); Topper's Steak House No. 29 (335 F). Since the 1970s, the building has continued to be occupied by restaurants and retail businesses.

Richard "Dick" Carlyn Winger

According to an obituary for Winger (1932-2014) published in the *Davis Enterprise*, Winger was born in Missoula, Montana in 1932, but relocated to Sacramento by the 1950s, where he graduated from C.K. McClathcy High School. Winger later attended Sacramento State University and served in the U.S. Air Force, relocating to Davis thereafter. Winger was the owner of Winger's Department Store in Davis, which opened in 1959 and closed in 1986. The store does not appear to have been located within the subject building, and predated its construction in 1966. It appears that Winger commissioned the construction of the subject building as an additional commercial investment property.

Outside of commercial real estate, Winger was the owner-operator of the Dos Pinos Ranch at Cactus Corners, where Winger pursued his passion for cutting horses (a western-style equestrian competition). Winger was a member of the Pacific Coast Cutting Horse Association (PCCHA) and was inducted into the PCCHA Members Hall of Fame in 2002.⁴

Harry Nyland, AIA

Harry Theodore Nyland, AIA designed the Recreation Pool Lodge at UC Davis in 1964.⁵ Nyland was born in Lakewood, Ohio in 1923, and served in the United States Air Force during World War II, achieving the rank of Lieutenant. Nyland studied architecture at the University of Oregon, and graduated in 1950. Nyland joined the American Institute of Architects Central Valley Chapter in 1957, and maintained an office in Sacramento. Prior to establishing his own eponymous practice in 1959, Nyland was a draftsman with Leonard Starks (1951), Rickey & Brooks (1951-1953), an associate architect with Cox & Liske (1954-1959). The AIA's Directory of Architects listed Nyland's principle works as houses on Elmwood Drive in Davis (1959), Del Dayo Estates in Sacramento (1959), Hidden Valley residences in Loomis (1960), Shops for University of California (1960), and facilities for the Study of Biology of the Large Animals by UC Davis in 1962.⁶

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 the period of rapid development in downtown Davis during the 1960s. Built in 1966, the subject property was developed during a period of explosive growth in Davis that saw many formerly residential properties get replaced by commercial properties, as the downtown modernized and the city adapted to the growth of the University. The Winger Building as it was originally known is not known to have been the location of a singular historic event. Research did not find evidence to support that the building was individually important to the pattern of rapid downtown development, such as being the first building to start the trend, or for representing a major milestone or achievement.

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 original owner Richard Winger, who was also the owner of Winger's Department Store between 1959 and 1986. Although Winger was a prominent commercial property owner in Davis, and a horse ranch owner, Winger's contributions to local, State, and national history do not appear rise to a level of significance. The subject building does not bear a strong association with Winger, whose career is more strongly associated with Winger's Department Store and his ranch. Research did not find evidence that any businesses housed within the building since 1966 are significant in local, State, or national historic contexts.

⁴ "Richard 'Dick' Carlyn Winger," *Davis Enterprise*, November 14, 2014.

⁵ "Buildings, P-T," UC Davis Library website. Accessed July 19, 2019.

<https://www.library.ucdavis.edu/special-collections/historical-information-uc-davis-campus-buildings/>.

⁶ American Institute of Architects, *American Architects Directory*, 519, accessed July 19, 2019,

http://content.aia.org/sites/default/files/2018-09/Bowker_1962_N.pdf; and, "Architect Appointments," *University Bulletin: A Weekly Bulletin for the Staff of the University of California*, Volume 11, 1962. Accessed online July 19, 2019.

https://books.google.com/books?id=SvE2AQAAMAAJ&dq=Harry+T+Nyland&source=gbs_navlinks_s.

CONTINUATION SHEET

Property Name: 612 4th Street

Page 5 of 5

Criterion C/3 (Architecture-Design)

The subject building does not appear to be individually eligible under Criterion B/2 for listing in the NRHP/CRHR or local register. 335 F Street and 612 4th Street was designed by architect Harry Nyland, AIA as "The Winger Building" in 1966, and is designed in a commercial modern style with some elements of New Formalism, a modern interpretation of formal, Classical architecture; particularly, the building's pointed arch storefront bays are typical features of the style. The building's design, however, does not appear to stand out as a particularly important example of modern architecture in Davis, and was not identified in available historic contexts of Davis as an individually important example of its period. The building's designer, Harry Nyland, practiced architecture in the Central Valley/Sacramento region in the 1950s and 1960s, gaining several commissions for work at UC Davis. Existing scholarship on Nyland's career is extremely limited. Research did not find evidence that Nyland was a particularly innovative or influential design professional such that he would be considered a master. As such, the subject building does not appear to be eligible under architectural criteria.

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.

**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) 340 G Street

P1. Other Identifier: Bubble Belly

*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 340 G 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 070 218 05

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
340 G Street is a one-story commercial building situated at the southeast corner of 4th and G Streets (**P5a.**) The building is designed in a Storybook style and is situated toward the rear of a rectangular parcel, with a setback of roughly 30 feet from G Street. The building appears to be set on a concrete foundation and is capped by a gabled roof with steeply-pitched cross gables that have sloping eaves. The eaves extend from the gable peak down toward the base of the building, terminating close to the ground. The building's exterior is clad with adobe brick or similar masonry material at the base of the north elevation. Similar material is visible at the bulkheads supporting the west facade's storefront window bays. The remainder of the exterior is clad with rustic, wood plank vertical siding. Entrances are located at the west, north, and south elevations and contain paneled-wood doors with a lower resembling an X, and a large single lite in the upper half. The south elevation has a prominent pointed arch wood window. The west elevation has wood-frame plate glass, boxed display windows flanking the entrance, and an additional horizontal plate glass window to the north of the entrance. The north elevation has a large single lite display window at center and a smaller clerestory, divide-lite wood window to the east. (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:** 1948-1949. Lofland & Haig, *Images of America: Davis California: 1910s-1940s.*

Historic Prehistoric Both

***P7. Owner and Address:**
Garritson 2018 Revocable Trust
928 Brookvale Terrace
Manchester, MO 63201

***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: 340 G Street

Page 2 of 7



Figure 1. North elevation of 340 G Street viewed from sidewalk along 4th Street, looking southwest.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 340 G Street *NRHP Status Code 5S3

Page 3 of 7

- B1. Historic Name: El Adobe Garden Shop/338 G Street
B2. Common Name: 340 G Street
B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Storybook Commercial

*B6. Construction History: The subject building was built in 1948-1949 as El Adobe Garden Shop, within Town and College Shops at the southeast corner of 4th and G Streets, by developers Richard Barlow and William Warner (Figure 2).¹ Alterations included insertion of window-mount air conditioning units at north facade, replacement of original divided-lite wood window at west elevation with a single-lite window of similar dimension. The 1953 Sanborn map of Davis recorded the subject building as a one-story store with a U-shaped plan. The 1953 map also indicates a green house addition was added to the building by that year. The green house does not appear in a 1949 photograph of the building. Original slate or wood shingles/shakes have been replaced by asphalt shingles of more recent origin. (See continuation sheet)

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

*B8. Related Features: Two-story commercial building at 820 G Street was built contemporaneously as part of the Town and College Shops development.

B9a. Architect: N/A b. Builder: Richard Barlow/William Warner (developers)

*B10. Significance: Theme _____ Area Davis
Period of Significance N/A Property Type Commercial Applicable Criteria 3 (Local Register-Merit)

Occupancy History

The subject building was first occupied as Barlow's Adobe Garden Shop, a building associated with Barlow's Nursery at the northeast corner of 6th and G Streets two blocks north. The garden shop nursery were operated under the direction of proprietors Betty and Dick Fawcett. The shop was located within the Town and College Shops development established by Richard Barlow and William Warner on three lots located at the southeast corner of 4th and G Streets. Today these lots are occupied by the subject building addressed 340 G Street and a detached two-story commercial building addressed 820 4th Street. Prior to the redevelopment of the three lots at the southeast corner of 4th and G Streets ca. 1948-1949, the site was occupied by a scale and small office building to the west of AJ Plant's Grain Warehouse, and the freight rail line located to the east. By 1970, the building was occupied by Partain's Real Estate, an office for lawyer Donald G. Ross, and State Farm Insurance agency, as listed in the 1970 Davis City Directory. According to online information, the building was occupied by The Secretariat, a secretarial service established by Laura Goodman in 1973 until the early 1990s when Goodman sold the business to Janet Gift. The Secretariat appears to have occupied the building until the 2010s when current uses began occupancy of the building.²

(See continuation sheet)

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

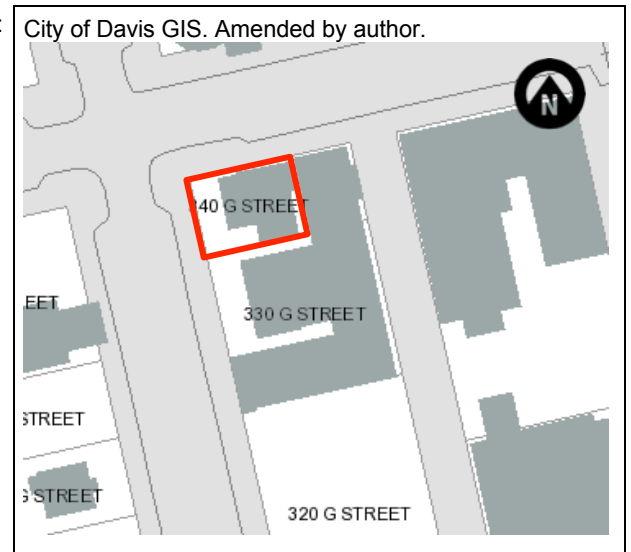
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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), 40.

² Information relating to The Secretariat was source from Davis Wiki, online. Accessed May 17, 2019. https://localwiki.org/davis/The_Secretariat.

CONTINUATION SHEET

Property Name: 340 G Street

Page 4 of 7

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



Figure 2. Subject building photographed in 1949 (Lofland and Haig, *Images of America: Davis 1910s-1940s*, image credited to Mickey Barlow)

***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.³

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.

CONTINUATION SHEET

Property Name: 340 G Street

Page 5 of 7

Betty and Dick Fawcett, Proprietors of Barlows Nursery and Adobe Garden Shop

Betty Lou Fawcett (1927-2016) was born in Seattle, Washington and grew up near Medford, Oregon, where she met her future husband Richard G. Fawcett (1927-1985) in high school. Betty Lou attended the University of Oregon and received an education in horticulture. The Fawcetts settled in Davis after World War II, following Dick Fawcett's return from military service during World War II. Dick Fawcett enrolled at the University of California Davis College of Agriculture and received a degree in horticulture. Fawcett also played baseball for the Aggies by 1950, and won several awards for athletics. Fawcett was later listed in the Helms Athletic Hall of Fame.⁴ In 1953, the Fawcett's established Fawcett Nursery.⁵ The Fawcetts moved to Santa Cruz, California in 1970. Between ca. 1973 and ca. 1981, Dick Fawcett worked as a salesman for Hines Wholesale Nursery.⁶

According Richard G. Fawcett's obituary:

He owned and operated the Fawcett Nursery in Davis before working for Oki Wholesale Nursery in Sacramento where he was the first outside sales representative. He then joined Hines Wholesale Nursery, a division of the Weyerhaeuser Co., in 1970 when he moved to Santa Cruz.

Mr. Fawcett was honored in November at the California Association of Nurserymen meeting in Sacramento. [...] Mr. Fawcett also was past president of the California Association of Nurserymen, in which he was active for 30 years.⁷

Richard Barlow

Richard B. Barlow (1899-1977) was born in Los Angeles, California in 1899, and was a 1924 graduate of the University of California College of Agriculture in Davis, where he was a captain of the Aggie Boxing team. By 1925, Barlow began work in orchards near Newcastle, California.⁸ Barlow relocated to San Leandro, California by 1935, but returned to Davis where he resided in 1940 with his wife Pearl H. and daughter Eloise A., per the census recorded that year. Barlow listed his occupation as a deliveryman for ice and fuel in 1940. The Barlows resided at 703 6th Street, Davis, in 1940.⁹ In 1948, Barlow was awarded the City of Davis' C.A. Covell Award for Citizen of Year.¹⁰

William Warner

William Lorenzo Warner (1885-1973) was born in Valley City, Ohio in 1886 and resided in Davis with his wife Fern, and daughters Betty and Peggy by 1930. By 1940, the Warner family expanded to include sons William R. and Ray A. The Warners resided at 528 D Street ca. 1940. During this period, ca. 1930- ca. 1940, William Warner was the owner-operator of a freight trucking line. The Warners resided at 528 D Street in Davis.¹¹

⁴ *El Rodeo '50* [UC Davis Yearbook], accessed at Ancestry.com May 17, 2019.

https://www.ancestry.com/interactive/1265/42092_920600178_0317-00203?pid=297454873&backurl=https://search.ancestry.com/cgi-bin/sse.dll?in%3D%3D1%26dbid%3D1265%26h%3D297454873%26tid%3D%26pid%3D%26usePUB%3Dtrue%26_phsrc%3DJLd10%26_phstart%3DsuccessSource&treeid=&personid=&hintid=&usePUB=true&_phsrc=JLd10&_phstart=successSource&usePUBJs=true#?imageld=42092_920600178_0317-0020; and, "Richard G. Fawcett," *Santa Cruz Sentinel*, December 17, 1985.

⁵ "Betty Lou Fawcett," *Santa Cruz Sentinel*, July 31, 2016. Accessed online May 17, 2019.

<https://www.legacy.com/obituaries/santacruzsentinel/obituary.aspx?n=betty-lou-fawcett&pid=180825760&fhid=8818>.

⁶ Santa Cruz city directories, 1973 and 1981. Accessed at Ancestry.com May 17, 2019.

https://www.ancestry.com/interactive/2469/32701_1020601537_0926-00222?pid=1415764736&treeid=&personid=&rc=&usePUB=true&_phsrc=JLd2&_phstart=successSource,

⁷ "Richard G. Fawcett," *Santa Cruz Sentinel*, December 17, 1985.

⁸ "Personal Items from Davis Dis't," *Woodland Daily Democrat*, January 21, 1925.

⁹ 1940 U.S. Federal Census data at Ancestry.com. Accessed May 17, 2019.

¹⁰ "Covell Award Recipients," City of Davis, website. Accessed May 17, 2019.

<https://cityofdavis.org/about-davis/community-awards/covell-award-recipients>.

¹¹ 1930 and 1940 U.S. Federal Census data at Ancestry.com. Accessed May 17, 2019.

CONTINUATION SHEET

Property Name: 340 G Street

Page 6 of 7

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. 340 G Street was built between 1948-1949 during a period of gradual commercial development in downtown Davis that spanned 1938-1959. The subject building was used as a garden shop in association with Davis-based Barlow Nursery ca. 1949-1953, and for a similar purpose by Davis-based Fawcett Nursery until 1970. Although the property is associated with the pattern of commercial development in the downtown during immediate post-war years, research did not find evidence that the building's use was individually important with the context. Research also did not find that the building is associated with an event or events of singular 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. Research did not find evidence to support a finding of significance regarding the building's association to its developers Barlow and Warner.

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, but does appear to qualify for listing on the local register as a Merit Resource for embodying distinct characteristics of a Storybook style commercial building, constructed in 1948-1949. The period of significance is 1948-1949, the building's period of original construction. A builder or architect for the building has not been identified through archival research. The subject building provides a very good example of a Storybook style commercial building in the City of Davis, which is reflected through the building's distinct massing, gabled and cross gabled roof forms with sloped eaves, pointed arch window at the south elevation, and combination of brick and rustic wood exterior cladding. With regard to common building typologies associated with the building's period of construction, 340 G Street appears to be unique within the City, and stands out among contemporaneously constructed buildings that were often one-story with flat roofs and minimal ornamentation.

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 Storybook style commercial building, 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.

CONTINUATION SHEET

Property Name: 340 G Street

Page 7 of 7

Analysis of Integrity

Location. The subject property retains integrity of location. The subject building's location of original construction has been retained since 1948-1949.

Design. The subject property retains integrity of design. The building's design has been altered by the addition of a greenhouse related to its original use by 1953, and subsequent alteration of the greenhouse to accommodate office uses ca. 1970s, based upon documented changes of use within the building. Although the building's footprint changed over time due to the addition of a secondary volume off of the east elevation, key aspects of the building's essential form remain present and embody the Storybook style. The building's distinct massing, roof forms, exterior materials, irregular fenestration pattern are well intact. The building's significance is derived from its design rather than its original use; therefore the alteration of a greenhouse that corresponded to its original use does not impact integrity of design under Criterion A/3 to the same degree it might impact such under Criterion A/1 significance.

Setting. The subject property retains integrity of setting. A key aspect of the building's setting is its located in close proximity to neighboring buildings within the Town and College Shops complex. The building's orientation, street setback, and spatial relationship relative to the neighboring buildings has been retained to a large extent. The addition greenhouse volume by 1953, and subsequent conversion of the greenhouse to an office space does not appear to have impacted the building's overall setting within its site to a degree that its design as a freestanding, Storybook style commercial building has been diminished. Within the surrounding area, the setting has changed to a noticeable degree since the building was constructed in 1949, particularly, during a period of more rapid downtown development in Davis during the 1960s. These changes in the vicinity, however, have not diminished the setting's general aspects of being a commercial, downtown area.

Materials. The subject property retains integrity of materials. The building's original material palette consisting of a brick base and window bulkheads, rustic wood exterior siding, and wood windows, has been retained to a large degree since 1948-1949. Original slate or wood roof shingles have replaced with asphalt shingles, and shingles at the west gable end have been replaced by or removed from the existing wood siding at that location. Doors and windows appear to retain original materiality. Overall, the loss of original slate or wood shingles does not heavily impair integrity of materials.

Workmanship. The subject property retains integrity of workmanship. Although original roof shingles and select original divided-lite windows have been replaced (west elevation) with single-lite wood windows, evidence of period workmanship continues to be reflected through retention of wood siding, remaining wood-sash and divided-lite wood windows, paneled-wood doors, brick base and bulkheads.

Feeling. The subject property retains integrity of feeling. The building continues to feel like a Storybook style commercial building as it retains many original materials and features that evidence period workmanship, and its overall design has been retained.

Association. The subject property retains integrity of association. The property's association to its original design, style, and period of construction has been retained.

Overall, the property retains historic integrity.

The commercial building at 340 G Street meets the criteria for listing in the City of Davis Register (local register) as Merit Resource and retains overall historic integrity.

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 6 *Resource Name or #: (Assigned by recorder) 359 B 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 359 B 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 070 073 13

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 359 B Street is a one-story, wood-frame Minimal Traditional style residence with massing and roof forms representative of the Tudor Revival style. The property is located on the east side of B Street, between 4th Street (north) and 3rd Street (south) (**P5a.**). The residence is set back roughly 30 feet from the street toward the center of the lot. The building is set on a concrete foundation, and has a cross-gabled roof with asphalt shingles. The exterior is covered with stucco exterior and minimally ornamented. The building has an irregular plan, with a projecting bay at the approximate center of the facade, a recessed porch at the north end of the facade, and two projecting gabled ends (one projecting off the other) at the rear elevation (**Figure 1**). The projecting bay at the center of the facade contains the main entrance. Fenestration consists of wood-sash windows including: four-over-one, six-over-one, three-over-one, and one-over-one variants, set into wood frames and arranged in groups of two or three, separated by wood mullions. Additional windows include a divided-lite porthole window at the center of the facade's projecting bay, and additional wood-sash windows at secondary elevations. The facade features a double-window and an adjacent porthole window within the projecting bay, a north facing wood entry door in the north wall of the projecting bay, and a recessed porch with concrete pad and entrance stoop. A tripartite window is visible within the recessed porch. The porch is covered by an eave extension from the gabled roof, which is supported by simple wood posts. A brick chimney is located at the center of the north elevation and projects slightly above the roofline

P5a. Photograph or Drawing



***P3b. Resource Attributes:** HP2.
 Single family property.
***P4. Resources Present:**
 Building Structure Object Site
 District Element of District Other
 (Isolates, etc.)
***P5b. Description of Photo:**
 359 B Street viewed from B Street,
 looking west.
 March 14, 2019.
***P6. Date Constructed/Age and Source:** 1938. Davis HRMC.
 Historic Prehistoric Both
***P7. Owner and Address:**
 Andersen Trust
 P.O. Box 903
 Mill Valley, CA 94942
***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: 359B Street

Page 2 of 6



Figure 1. Rear elevation with cross gables, looking east.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 359 B Street *NRHP Status Code 5S3

Page 3 of 6

B1. Historic Name: 359 B Street

B2. Common Name: 359 B Street

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Built 1938. Recorded on the 1945 Sanborn map as a one-story, wood-frame residence addressed 319 B Street with an irregular plan and a detached one-story auto garage at rear of site. The garage at rear of site was demolished at an unknown date after 1953, when it was last recorded on a Sanborn map. No other apparent major alterations.

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

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area Davis

Period of Significance N/A Property Type Residential Applicable Criteria 3 (Local Register)

359 B Street was constructed in 1938 and was originally addressed 319 B Street according to recordation of the property in the 1940 Census and on the 1945 Sanborn map for Davis. The 1940 Census recorded the residence as a rental property occupied by husband and wife, Hugh S. and Margaret M. Cameron, as well as their sons Hugh S. Cameron, Jr. and James Lindsey Cameron. Hugh S. Cameron, a veterinarian and professor at UC Davis, was the only occupant with a listed occupation.¹

The subject property was constructed ca. 1938 as a single-family residence within the University Avenue/Rice Lane neighborhood, which is located immediately east of the UC Davis campus. The building was constructed in the later years of the Great Depression and was first occupied by the family of UC Davis employee Hugh S. Cameron. The immediate vicinity of the subject property does not appear to have been subdivided and developed with many residential properties prior to the 1930s when subdivision occurred lot-by-lot, reflecting the general patterns of residential development in Davis. The University Avenue/Rice Lane neighborhood, which the property is located in, however, did experience earlier development as a result of the opening of the University Farm in 1908, which led to the construction of housing for staff and boarding houses and fraternal houses for students earlier in the twentieth century.² Within the broader Downtown Conservation District, which spans the area of the original town plan, neighborhoods of mixed character developed with "a few scattered Victorians, and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another..." as the City's 2003 Historic Conservation District survey notes.³ This pattern is evident in the blocks to the immediate north and northwest of the subject property. (See Continuation Sheet)

B11. Additional Resource Attributes:

HP2. Single family property

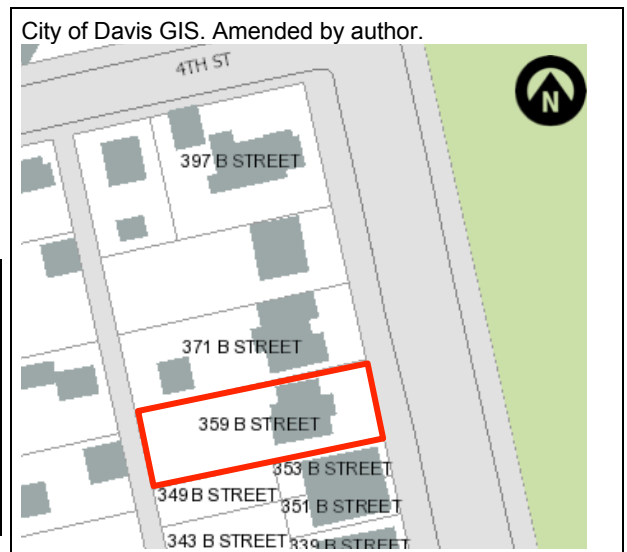
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 1940 U.S. Federal Census data, viewed at Ancestry.com. March 19, 2019.

² Central Davis Historic Conservation District, Historical Resources Survey, August 2003, 12. Accessed online May 13, 2019.

³ Ibid.

CONTINUATION SHEET

Property Name: 359 B Street

Page 4 of 6

*B10. Significance (Continued):

Minimal Traditional Style

Minimal Traditional style residences were constructed in the United States between ca. 1935 and 1950. Such residences were typically designed with small, rectangular footprints, and gabled roofs with low or intermediate pitches, with a one-story height. In rare instances, roofs featured dormer windows. Fenestration was typically accomplished with multi-pane or one-over-one double-hung windows. Exteriors were minimally ornamented.⁴ The subject building is representative of a side-gabled sub type of the style, sometimes referred to as a "Cape Cod", as it resembles early house forms found in New England. Virginia McAlester notes, "Although many examples were symmetrical, in keeping with the original folk form, there was much experimentation with asymmetrical variations, including varied window placement and small porches or carports; some had an extra half-story finished under the roof."⁵ McAlester additionally describes, "Minimal Traditional style homes often had a paneled front door (sometimes with a multi-pane window in the upper half), perhaps accompanied by shutters or a chimney. Occasionally, Minimal Traditionals [sic] have other bits of stylistic detailing added—such as elements of Tudor or Colonial Revival."⁶

The subject building embodies the typical gabled massing and minimal ornamentation of the style, and features slope eaves and a cross-gabled roof form that is representative of aspects of the Tudor Revival style. The building is fenestrated with divided-lite, double-hung windows, is modestly ornamented, and features a brick chimney and entrance porch; all representative features of variation within the Minimal Traditional style.

Hugh Stuart Cameron (1896–1975), Occupant ca. 1938–ca. 1942

Hugh S. Cameron, an influential researcher and instructor within the faculty of the UC Davis School of Agriculture, and his family resided at 359 B Street (then addressed 319 B Street) between ca. 1938 and ca. 1942, according to available occupancy data. Cameron and his family are the first known occupants of the subject building. By 1944, Cameron listed 313 University Avenue as his residence, according to voter registration records.⁷

Hugh S. Cameron was born in Scotland in 1896. Cameron was introduced to agricultural and dairying at an early age, which served to inform his career path. Following four years of military service during World War I, Cameron immigrated in 1923 when offered the opportunity to be a caretaker for a shipment of cattle to the U.S. In 1927, Cameron enrolled at Cornell University, and graduated in 1931 with a degree in veterinary medicine. In 1930, Cameron married Margaret McKenzie. The Cameron's sons Hugh Stuart, Jr. (1931-1999) and James Lindsay were born prior to the Cameron's occupancy of the subject building.⁸ Between 1931 and 1936, Cameron and his family resided in Ithaca, New York, as Cameron continued post-graduate studies and worked as an instructor in veterinary science at Cornell University. Cameron earned a Doctorate in Veterinary Medicine in 1931, a Master's of Science in 1932, and a Ph. D in 1935. In 1936, Cameron accepted an appointment as Assistant Professor of veterinary science and assistant veterinarian in the Experiment Station at UC Davis.⁹ In 1942, Cameron rose to the Associate Professor rank, and in 1947 became a fully-tenured professor.¹⁰ Cameron spent 28 years, his entire professional career, at UC Davis, retiring in 1974.

During his career, Cameron authored over 70 scientific publications related primarily to "infections in domestic animals, including trichomoniasis, trichostrongylosis, *Corynebacterium* infections, enterotoxemia, epididymitis in sheep, hemolytic streptococcal infections in the bovine mammary gland, *Erysipelothrix* infections in swine, and hog cholera," as described by Douglas, Meyer, and Osebold.¹¹

As described in a memorial to Cameron available at University of California's *Calisphere*:

He served in every capacity the University and his profession asked of him and he served well and honestly. He was a member of the original committee that planned the existing School of Veterinary Medicine; and as a member of the initial committee on admissions, he helped in the selection of the first several classes. He was indeed one of the founding fathers of the School of Veterinary Medicine.

⁴ Virginia Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 587-589.

⁵ McAlester, 587

⁶ *Ibid.*, 588.

⁷ Voter Registration records for Yolo County, 1944, accessed at Ancestry.com.

⁸ In 1930 Hugh married Margaret McKenzie, a fellow Scot, who bore him two sons, Lindsay and Hugh, Jr. Margaret passed away in 1970 and Hugh subsequently married Marian McKenzie.

⁹ J.R. Douglas, M.E. Meyer, J.W. Osebold, "Hugh Stuart Cameron, Veterinary Medicine: Davis," *Calisphere*, accessed online March 19, 2019. <http://texts.cdlib.org/view?docId=hb1199n68c;NAAN=13030&doc.view=frames&chunk.id=div00013&toc.depth=1&toc.id=&brand=calisphere>

¹⁰ "Cameron Faculty Research Lecturer at Davis," *University Bulletin*, Vol. 7, No. 16, November 24, 1958.

¹¹ *Ibid.*

CONTINUATION SHEET

Property Name: 359 B Street

Page 5 of 6

Woven through the fabric of his University service and in fact the backbone of this service was his research on the infectious and contagious diseases affecting the food producing animals.

He was an author on over seventy scientific publications. The writings dealt with a variety of infections in domestic animals, including trichomoniasis, trichostrongylosis, *Corynebacterium* infections, enterotoxemia, epididymitis in sheep, hemolytic streptococcal infections in the bovine mammary gland, *Erysipelothrix* infections in swine, and hog cholera. By his efforts knowledge was advanced toward the understanding and control of these numerous disease problems; however, the greatest part of Hugh Cameron's thought and research effort was directed to investigations on the genus *Brucella*, one of the world's important diseases in both man and animals. His first published paper on the subject appeared in the *Cornell Veterinarian* in 1932 wherein he stated, "It is the intention of the author to continue this work." Indeed, the studies were pursued and over forty manuscripts on brucellosis followed from that beginning. Early studies on the viability of *Brucella abortus* helped provide needed guidelines for the National Program to Eradicate Bovine Brucellosis in the United States. He also provided a technique and plan for the eradication of brucellosis from swine, which has formed the basis for control of this disease in many parts of the world. Dr. Cameron investigated antibodies accumulating in the mammary gland of chronically infected cattle and fostered the use of the whey test as an alternative diagnostic procedure to the testing of blood serum. His studies showing differences in the metabolic patterns of *Brucella* organisms have provided a much needed method for differentiating species and types within the genus.

As a result of the reputation gained from his research, Dr. Cameron was invited to serve on important committees, such as the Brucellosis Committee of the National Research Council and the statewide Brucellosis Committee in California. He served as president of the Conference of Research Workers in Animal Diseases and was an associate editor of the *Cornell Veterinarian*.

As a result of his distinguished research accomplishments, Dr. Cameron was selected by his faculty colleagues as Faculty Research Lecturer in 1959. He was honored again in 1961 when the American Veterinary Medical Association bestowed on him the Borden Award in recognition for research. In 1968 the University bestowed on him its highest honor for his distinguished accomplishments, the honorary degree Doctor of Science. [...]

Among Dr. Cameron's professional affiliations were the American Veterinary Medical Association, the California Veterinary Medical Association, the Conference of Research Workers in Animal Diseases, and the American Society for Microbiology.

Evaluation

Criterion A/1 (Events)

The subject building does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. Built in ca. 1938, the subject property was constructed beyond the early years of residential development following the opening of the University Farm in 1908, and was one of many residences constructed in Davis during interwar years. The building does not appear to be among the individually important properties within the context of the University Avenue/Rice Lane neighborhood's historic development. The subject building is not known to have been the location of a historic event of singular importance.

Criterion B/2 (Persons)

The subject property does not appear to be individually eligible under Criterion B/2. Although the residence was owned and occupied by noted UC Davis Professor Hugh S. Cameron, Cameron's work as a professor and scholar in the field of veterinary medicine is most strongly associated with the UC Davis School of Veterinary Medicine, and in particular the building(s) Cameron practice in, rather than residence(s) he occupied.

Criterion C/3 (Architecture-Design)

The subject property appears to be eligible as a Davis Register Merit Resource for embodying distinct characteristics of a Minimal Traditional style residence in Davis. The period of significance is 1938, the building's year of original construction. The 1938 residence provides a very good local example of a Minimal Traditional style residence with elements of the Tudor Revival style in Davis as it features an irregular plan, gabled roof with sloped eaves, and fenestration with wood-sash windows, a chimney, and entrance porch. The building is not known to be associated with a particular builder or designer, due to an absence of original construction documentation.

CONTINUATION SHEET

Property Name: 359 B Street

Page 6 of 6

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 as a Davis Merit Resource for its embodiment of the Minimal Traditional style, 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.

Summary of Integrity

Location. The subject property retains integrity of location. The subject building's location of original construction has been retained since 1938.

Design. The subject property retains integrity of design. The building's overall design has been retained through minimal alteration of the building's exterior. The building retains its side-gabled roof, original height, original cladding materials, and original fenestration pattern. Windows and doors appear to have been replaced within original openings.

Setting. The subject property retains integrity of setting. 237 1st Street retains the setting of a rectangular residential lot with a detached residence. The property retains front and rear yards, and the residence retains its original setback. The vicinity remains a primarily residential area. Construction of a much larger residential building of more recent origin to the south of the property has diminished the continuity of residential scale along the subject block face, but does not appear to have resulted in a loss of overall setting for the subject property.

Materials. The subject property retains integrity of materials. The building's original material palette and modest ornamentation has not been altered, resulting in retention of integrity of materials.

Workmanship. The subject property retains integrity of workmanship. The building retains original windows, entry door, exterior stucco covering, and brick chimney, providing evidence of period constructions materials and methods.

Feeling. The subject property retains integrity of feeling. The building retains the feeling of a Minimal Traditional style residence and that of the 1938 property as location, setting, and design have been retained.

Association. The subject property retains integrity of association. The property is not significant for association with a pattern of events or a person, however, it remains strongly associated with its Minimal Traditional style as the building retains integrity of design, materials, and workmanship.

Overall, the property retains overall historic integrity and is capable of expressing its apparent significance such that it remains eligible for listing as a City of Davis Merit Resource for its embodiment of the Minimal Traditional style.

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 4 *Resource Name or #: (Assigned by recorder) 371 B 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 371 B 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 070 073 14

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
371 B Street is a one-story, wood-frame, Minimal Traditional style duplex located on the west side of B Street, between 4th Street (north) and 3rd Street (south) (P5a.). The building is set back from the street approximately 30 feet, which provides space for a front yard with grass and a small, in-ground planting bed. The building's compound plan is comprised of a primary side-gabled volume oriented north-south with two similar cross-gabled volumes that project eastward forming separate units within the duplex. The facade is generally symmetrical, formed from the south cross-gabled unit, a central hyphen with a recessed, shared entry porch, and the north cross-gable unit. Roof surfaces are covered with asphalt shingles and molded wood trim is visible along the eave ends. Fenestration consists of aluminum-sash windows set into rectangular openings with wood frames and wood sills. The south window at the facade has wood shutters, and the north window only retains only shutter hinges. The building is otherwise unadorned, with a stucco exterior. Gable ends feature louvered vents set flush with the facade plane.

*P3b. Resource Attributes: HP3. Multiple family property.

P5a. Photograph or Drawing



***P4. Resources Present:**

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

***P5b. Description of Photo:**

Primary (east) facade viewed from B
Street, looking northwest.
March 14, 2019.

***P6. Date Constructed/Age and
Source:** 1950. Yolo County Assessor's
Office.

X Historic Prehistoric Both

***P7. Owner and Address:**

Hartwell Revocable Trust
436 Avocet Avenue
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 X Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 371 B Street *NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: 325-327 B Street

B2. Common Name: 371 B Street

B3. Original Use: Residential duplex B4. Present Use: Residential duplex

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: The subject building was not recorded on the 1945 Sanborn map of Davis, which recorded a vacant site. 1953 Sanborn map of Davis was the first to record the subject building. The building was recorded as a U-plan, one-story duplex, with a rear porch. A detached, one-story automobile garage was recorded at the southwest corner (rear) of the site, to the immediate east of the mid-block alley that the subject lot backs up to. The only available building permit found for the property relates to a gas line to the building in 2004. Site features within the front yard appear to be of recent origin.

*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 Residential Applicable Criteria N/A

371 B Street was constructed in 1950 in the northern section of the University Avenue/Rice Lane neighborhood. The property was subdivided out of a larger tract of land containing several rectangular lots owned by Mary L. McDonald ca. 1940, as recorded on the 1940 Official Map of the City of Davis. As of 1950, when the subject property appears to have been developed with the subject building, residential development in Davis began to fill out six subdivisions recorded between 1946 and 1948. Historian Kara Brunzell notes:

“Development in the immediate postwar period was in transition from the traditional gradual expansion of neighborhoods to the industrial-scale housing construction that became the norm in the later decades of the twentieth century. [...]

After 1950 housing development in Davis accelerated markedly. Developers recorded 34 new subdivisions between 1950 and 1959, more than triple the number created in the previous two decades. [...]¹

(See Continuation Sheet)

B11. Additional Resource Attributes:

HP3. Multiple family property

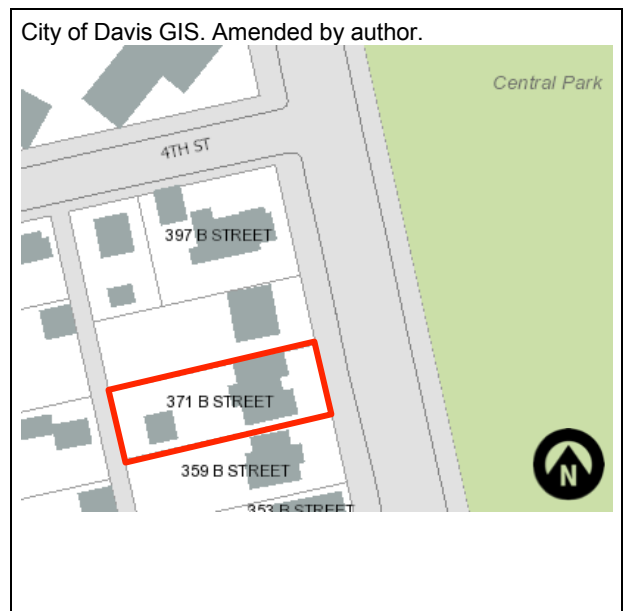
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Brunzell, 13-14.

CONTINUATION SHEET

Property Name: 371 B Street

Page 3 of 4

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

Regarding residential development in Davis between 1940 and 1958, and characteristics of the Minimal Traditional architectural style, Brunzell describes:

The most widespread and important type of development between 1940 and 1958 was residential. Residential construction during the war and immediately afterward was functional, and usually architecturally straightforward. Most buildings were executed in simple, traditional materials according to standard plans, and new projects were built as infill in existing neighborhoods. During the 1940s, builders tended to construct one building at a time according to traditional methods. After 1950, Davis builders began using industrialized construction techniques, and the pace of residential construction increased. As had been the case before the war residential construction during this period of development focused on development of single-family homes and a small number of duplexes. The shortage of housing also led to the addition of multi-family buildings during the period, which was a new property type in Davis.²

Minimal Traditional Style

The Minimal Tradition style grew out of an attempt to building houses based on traditional forms during the difficult economic conditions imposed by the Great Depression. For small houses in Davis, the style was dominant through the end of the 1940s. Early examples display a fair amount of variation between parcels. During the early 1950s developers began utilizing industrialized building techniques and building houses based on virtually identical plans.

Minimal Traditional

- Medium pitched gabled or hipped roofs
- Minimal eave overhang
- Integral or detached single garage facing the street
- Linear or slightly L-shaped plan
- Stucco or wood cladding, occasionally with brick trim
- Steel casement or double-hung wood-frame windows
- Lack of ornamentation

Duplexes were constructed contemporaneously and employed the same architectural styles as modest single-family dwellings.

The 1970 Davis City Directory listed husband and wife, John D McCubbin and Sandra J. McCubbin, as occupants of 325 B Street. John D. McCubbin was a student at UC Davis. John L. Fakunding, also a student at UC Davis, was occupant of 327 B Street.

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. The duplex residential building was constructed on a previously vacant lot in the University Avenue/Rice Lane neighborhood in 1950, at the turning point between a period of postwar residential construction and the onset of a trend of rapid subdivision and industrialized residential construction as the City of Davis expanded to the north and west. Although the property was constructed at a transitional period and is typical of Minimal Traditional housing typologies built in Davis, its construction occurred at the end of the period of postwar growth, and did not occur as part of a significant subdivision or development. The property is not known to have been the location of an important historic event.

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. The property was built on land once owned by large landowner Mary McDonald, but does not reflect significant aspects of McDonald's life as McDonald did not reside in or otherwise occupy the property. Occupancy information found is limited to City Directory listings, which indicate the property was occupied by students ca. 1970. Research did not find information that supports a finding that the subject building reflects any achievements of past occupants or owners.

² Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 24.

CONTINUATION SHEET

Property Name: 371 B Street

Page 3 of 4

Criterion C/3 (Architecture-Design)

The subject building does not appear to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR or local register. 371 B Street was constructed in 1950 as a one-story, Minimal Traditional style duplex. The builder or contractor in charge of construction was not able to be identified through archival research. The building's design is representative of aspects of the Minimal Traditional style in terms of height, roof form, exterior materials, and a lack of ornamentation. Although the building remains representative of its type, and style, it was constructed toward the end of the Minimal Traditional style's primary period of construction in Davis, and does not represent an individually important example of its type. The building was one of several duplexes and single-family residential buildings of similar style built in Davis as lots were filled in within established neighborhoods built out in the decades prior. The building does not possess high artistic value.

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.

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 4 *Resource Name or #: (Assigned by recorder) 385 B 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 385 B 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 070 073 15

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
385 B Street is a one-story, Minimal Tradition style residence located on the west side of B Street between 4th Street (north) and 3rd Street (south). The residence is set back from the street roughly 30 feet, providing space for front and rear yards, as well as a north side yard. The front yard has a central concrete path that leads to the main entrance. The residence has a rectangular plan, is set on a concrete foundation, and is capped by a side-gabled roof with asphalt shingles. The roof eaves overhang the building footprint slightly and have wood soffits with exposed rafter tails and modest wood fascia. The building features a projecting, cross-gabled bay at the north end of the facade, and a partial-width porch recessed beneath the east eave of the gabled roof along the remainder of the facade. The residence has an unadorned stucco exterior and is fenestrated with aluminum-sash windows set in rectangular openings, including a large tripartite picture window within the entry porch and smaller tripartite window with the projecting bay at the facade. Gabled ends have louvered vents set flush with the facade plane. The front yard features a patio area to the immediate east of the porch and a partial wood picket fence (P5a). A small garage is located near the west (rear) property line, adjacent to an alley that cuts through the middle of the block.

*P3b. Resource Attributes: HP2. Single family property. HP3. Ancillary structure.

P5a. Photograph or Drawing



***P4. Resources Present:**

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

***P5b. Description of Photo:**

Subject building viewed from B Street, looking southwest.
March 14, 2019.

***P6. Date Constructed/Age and Source:** 1955. Yolo County Assessor's Office.

Historic Prehistoric Both

***P7. Owner and Address:**

Ling Family Trust
436 Avocet Avenue
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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 385 B Street *NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: 333 B Street

B2. Common Name: 385 B Street

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Built 1955 by an unidentified builder. Porch support posts may be replacements. Original entrance door appears to have been replaced. Aluminum-sash windows may be replacements, however, no building permits were found noting such alteration.

*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 Residential Applicable Criteria N/A

385 B Street was constructed in 1955, during of a period of post World War II residential development in Davis, during which time a pattern of industrialized residential construction in subdivisions occurred beyond the historic town core, and remaining vacant residential lots within the downtown were in-filled. The property, located in the University Avenue/Rice Lane neighborhood, was subdivided out of a larger tract of land containing several rectangular lots owned by Mary L. McDonald ca. 1940, as recorded on the 1940 Official Map of the City of Davis. The building was not recorded on the 1953 Sanborn map of Davis, and appears to have been the last residential building constructed along its block face, prior to more recent development along the block in the 2000s. Historian Kara Brunzell notes:

“Development in the immediate postwar period was in transition from the traditional gradual expansion of neighborhoods to the industrial-scale housing construction that became the norm in the later decades of the twentieth century. [...]

After 1950 housing development in Davis accelerated markedly. Developers recorded 34 new subdivisions between 1950 and 1959, more than triple the number created in the previous two decades. [...]¹

B11. Additional Resource Attributes:

HP2. Single family property

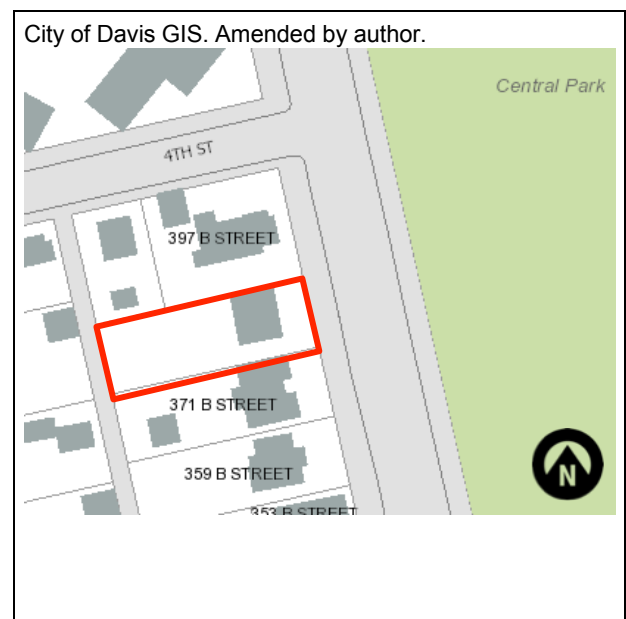
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Brunzell, 13-14.

CONTINUATION SHEET

Property Name: 385 B Street

Page 3 of 4

Regarding residential development in Davis between 1940 and 1958, and characteristics of the Minimal Traditional architectural style, Brunzell describes:

The most widespread and important type of development between 1940 and 1958 was residential. Residential construction during the war and immediately afterward was functional, and usually architecturally straightforward. Most buildings were executed in simple, traditional materials according to standard plans, and new projects were built as infill in existing neighborhoods. During the 1940s, builders tended to construct one building at a time according to traditional methods. After 1950, Davis builders began using industrialized construction techniques, and the pace of residential construction increased. As had been the case before the war residential construction during this period of development focused on development of single-family homes and a small number of duplexes. The shortage of housing also led to the addition of multi-family buildings during the period, which was a new property type in Davis.²

Minimal Traditional Style

The Minimal Tradition style grew out of an attempt to building houses based on traditional forms during the difficult economic conditions imposed by the Great Depression. For small houses in Davis, the style was dominant through the end of the 1940s. Early examples display a fair amount of variation between parcels. During the early 1950s developers began utilizing industrialized building techniques and building houses based on virtually identical plans.

Minimal Traditional

- Medium pitched gabled or hipped roofs
- Minimal eave overhang
- Integral or detached single garage facing the street
- Linear or slightly L-shaped plan
- Stucco or wood cladding, occasionally with brick trim
- Steel casement or double-hung wood-frame windows
- Lack of ornamentation

Duplexes were constructed contemporaneously and employed the same architectural styles as modest single-family dwellings.

The 1970 Davis City Directory listed Joyce Gutierrez as the building's sole occupant. The directory did not list an occupation for Joyce Gutierrez.

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. The residential building was constructed on a previously vacant lot in the University Avenue/Rice Lane neighborhood in 1955, during a period of rapid subdivision and industrialized residential construction as the City of Davis expanded to the north and west. The building was constructed on a vacant lot, as the last residence to be built along its block face, prior to more recent development ca. 2000s. The subject building appears to have been among the latest residences constructed following World War II, during a period largely defined by the recordation of subdivisions beyond the original limits of the City of Davis. The building does not bear significant association to that trend as a standalone property within a previously developed neighborhood. Research did not find evidence that any significant historic events 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. The property was built on land once owned by large landowner Mary McDonald, but does not reflect significant aspects of McDonald's life as McDonald did not reside in or otherwise occupy the property. Occupancy information for the property is extremely limited, but found the property was occupied by Joyce Gutierrez ca. 1970. Research did not find information that Gutierrez made significant contributions to local, State, or national history that are associated with the residence.

² Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 24.

CONTINUATION SHEET

Property Name: 385 B Street

Page 4 of 4

Criterion C/3 (Architecture-Design)

The subject building does not appear to be individually eligible under Criterion C/# for listing in the NRHP/CRHR or local register. 385 B Street was constructed in 1955 as a one-story, Minimal Traditional style residence. The builder or contractor in charge of construction was not able to be identified through archival research. The building's design is representative of aspects of the Minimal Traditional style in terms of height, roof form, exterior materials, and a lack of ornamentation. Although the building is representative of its type, and style, it was constructed toward the end of the Minimal Traditional style's primary period of construction in Davis, and does not represent an individually important example of its type. The building was one of several and single-family residential buildings of similar style built in Davis as lots were filled in within established neighborhoods built out in the decades prior. The building does not possess high artistic value.

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.

**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 3 *Resource Name or #: (Assigned by recorder) 407 University Avenue

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 407 University Avenue 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 070 071 10

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
407 University Avenue is a two-story, wood-frame, vernacular residence type residence located on the west side of University Avenue, between Russell Boulevard (north) and 4th Street (south). The residence has an irregular footprint, and is comprised of a one-story gabled north volume, two-story side-gabled central volume, and a south shed roof volume. The building is set back from the street roughly 30 feet, and is situated toward the center of its lot, providing front and side yards, as well as an area at the rear of the lot containing a driveway and ancillary building. The central volume of the residence appears to have received an addition based upon review of historic Sanborn maps that described the building as one-story in height. All roof planes are covered with asphalt shingles. Eave ends are trimmed with molded wood. The exterior is clad with narrow, lapped wood siding. Most windows are rectangular, wood sash with six-over-six, interior muntin grids. These windows are set into wood frames with wood sills. Windows visible along the north elevation at the second story include a circular gable window with a single lite, and a rectangular window with a single lite. The main entrance at the east elevation is located within the north volume and contains a wood door with three lower panels and six upper lites. The entrance is surmounted by a shed roof overhang supported by simple wood brackets (**P5a.**) The building appears to be in good condition. The site contains a front yard with a lawn area and many plantings including a large cactus. The rear of the property appears to be primarily for vehicle parking. A detached ancillary building is located at the rear of the site, which is accessible off of a mid-block alley.

P5a. Photograph or Drawing



***P3b. Resource Attributes:** HP2.
Single family property. HP4. Ancillary building (detached garage)

***P4. Resources Present:**
 Building Structure Object Site District Element of District Other (Isolates, etc.)

***P5b. Description of Photo:**
Subject building viewed from west side of University Avenue, looking west. March 14, 2019.

***P6. Date Constructed/Age and Source:** Estimated ca. 1941-1945. Sanborn map and U.S. Census records Historic Prehistoric Both

***P7. Owner and Address:**
Morgan & Burke Living Trust
407 University Avenue
Davis, CA 95616-4150

***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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 407 University Avenue *NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: 407 University Avenue

B2. Common Name: 407 University Avenue

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: Recorded on the 1945, and 1953 Sanborn maps of Davis as a one-story, wood-frame residence with an irregular plan. In 1989, a second story addition was added. In 2002, a rear trellis/patio roof was permitted. Reroofing was permitted in 2011. Garage addition at rear of residence was permitted in 2016.¹

*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 Residential Applicable Criteria N/A

The subject property was constructed ca. 1941-1944 as a single-family residence within the University Avenue/Rice Lane neighborhood, which is located immediately east of the UC Davis campus. Between ca. 1928 and 1940, the land the subject building was constructed on was one of several lots along the west side of University Avenue between 4th and 5th Streets owned by M. Etta and George J. Haussler, Davis based grain farmers. The subject residence was not recorded in the 1940 U.S. Census, but does appear on the 1945 Sanborn map of Davis. Thus, the residence appears to have been constructed during World War II years.

(See Continuation Sheet)

B11. Additional Resource Attributes: HP2. Single family property, HP4. Ancillary Building (Detached garage)

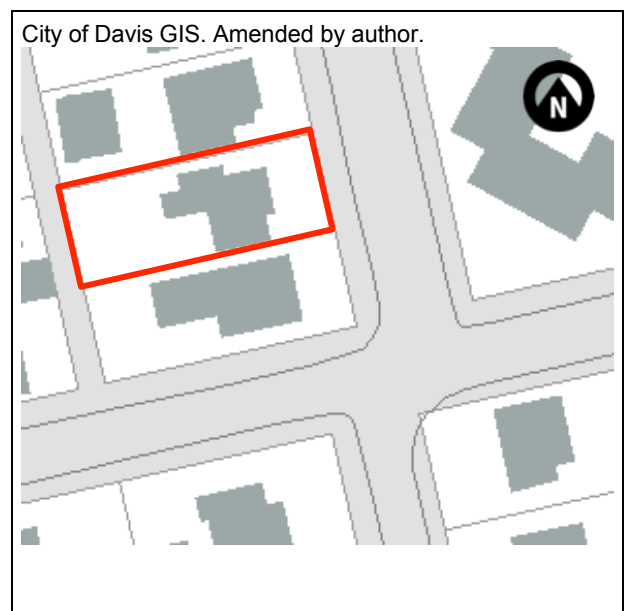
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Building permit file for 407 University Avenue provided by City of Davis.

CONTINUATION SHEET

Property Name: 407 University Avenue

Page 3 of 3

*B10. Significance (Continued):

The 1970 Davis City Directory lists J.A. Howarth, a microbiologist at the UC Davis School of Veterinary Medicine as an occupant. Howarth's complete period of occupancy could not be confirmed through review of available archival and online resources. Building permit records list Richard L. Burke as owner of the property ca. 1987, the year Burke sold the property to Bob Morgan and Mary Burke, who were listed on later building permits through 2016.

Evaluation

The following section provides evaluation of the subject property for eligibility for individual listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the Davis Register of Historical Resources (local register), which contains buildings identified as Landmarks and Merit resources. The CRHR bases its criteria on that of the NRHP, and the local register criteria are based on those of the NRHP/CRHR. Therefore, evaluation under all three registers is undertaken simultaneously.

Criterion A/1 (Events)

The subject building does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. Built in ca. 1941-1945, the subject property does not bear significant association with a particular development trend in a sense that the subject building is singularly important, such as being the first, last, or only remaining building associated with an event or pattern of events. The subject property was among many residences constructed in Davis between the Great Depression and World War II, but does not stand out within that pattern of development based upon available information.

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 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 ca. 1941-1945 and is designed in a vernacular style. Research did not identify a designer or builder of the residence. The building does not embody the distinct characteristics of a particular style, despite having a design comprised of traditional forms and common building materials such as gabled roofs, lapped wood siding, and wood sash windows. Although distinct within its local setting in terms of massing, the building does not represent an individually important example of its style, type, period, or method of construction.

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.

**State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD**

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 8 *Resource Name or #: (Assigned by recorder) 415 2nd Street

P1. Other Identifier: Independent Order of Odd Fellows (IOOF), Davis Lodge No. 169

*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 415 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 070 232 06

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 415 2nd Street is a two-story, reinforced-concrete building designed in the Late Moderne style, located on the north side of 2nd Street between D Street (east) and C Street (west)(P5a.). The building features a primary two-story rectangular block (IOOF Lodge) adjoined to a one-story, commercial building of similar aesthetic. The building has a flat roof covered in composition materials with a shallow parapet. The exterior is covered with stucco. Cast concrete columns frame bays along the street facing elevations. The first story features two entrances, each with replacement, aluminum-frame double doors at center. A non-historic canopy capped with standing seam metal overhangs the entrances. Above the canopy, the second story, which appears to be double-height, features two massive grids of replacement glass block windows, aligned over the first story entrances below. A non-historic neon-lit metal sign reading "IOOF" is attached to the central pier of the facade. An additional non-historic "IOOF" sign is located just above the second story floor line at the west end of the facade. The west elevation features a painted mural along its length and is fenestrated with steel-sash windows that have been painted over (Figure 1). The one-story commercial building features storefronts along its south elevation facing 2nd Street, which are comprised of aluminum-framed plate glass and aluminum-frame doors with plate glass and transoms (Figure 2). Similar storefronts are located along the east elevation facing D Street. Canopies above the commercial building's storefront feature similar, non-historic standing seam metal cladding to that of the IOOF lodge's entrance canopy (Figure 3).

***P3b. Resource Attributes:** HP13. Community center/social hall. HP6. 1-3 story commercial building. HP26. Monument/mural/gravestone (painted mural on west elevation).

P5a. Photograph or Drawing



***P4. Resources Present:**

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

***P5b. Description of Photo:**

415 2nd Street viewed from 2nd Street, looking north.
March 14, 2019.

***P6. Date Constructed/Age and Source:**

1955. Davis HRMC.
 Historic Prehistoric Both

***P7. Owner and Address:**

Yolo Lodge No. 169
415 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: 415 2nd Street

Page 2 of 8



Figure 1. West elevation of 415 2nd Street viewed from 2nd street, looking north.



Figure 2. Storefronts in 427 2nd Street to immediate west of 415 2nd Street, looking northwest.



Figure 3. D Street storefronts, looking south.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 415 2nd Street *NRHP Status Code 6Z

Page 3 of 8

B1. Historic Name: Independent Order of Odd Fellows (IOOF), Yolo Lodge No. 169 (Davis Lodge No. 169 since 2006)

B2. Common Name: 415 2nd Street

B3. Original Use: Social Hall/Commercial B4. Present Use: Social Hall/Commercial

*B5. Architectural Style: Late Moderne

*B6. Construction History: The subject building was constructed in 1955, with design by Davis-based design professional Gene Riles, in the Late Moderne style. The building was originally designed as a two-story IOOF Lodge and an attached one-story commercial-office building, which contained a pharmacy (Bronson's Star Pharmacy) and a medical clinic at the rear.¹ In terms of massing, height, and exterior cladding, the building appears to have undergone minimal, if any, alteration. A 1957 photograph of the building shows the two-story building was originally fenestrated with plate glass windows separated by aluminum or similar metal mullions and did not feature an entrance canopy. Original windows have been replaced by grids of block glass at this area. The attached one-story commercial building's original fenestration consisted of a storefront system of aluminum-framed plate-glass windows and a central entrance at the the 2nd Street (**Figure 4**). Along the east elevation, the building had three bays with several storefronts and a bay with a solid wall that featured clerestory level windows. This condition has changed as of 2019, due to infilling of original clerestory windows and modification of the storefront systems at an unknown date. Canopies placed above the storefront's at the one-story south and east elevation have reduced visibility of the building's stucco covered parapet by roughly half, and appeared to have obscured, or potentially replaced the original streamlined canopy in full.

Exact dates for many alterations were not able to be confirmed through review of available building permits. However, alterations to the building including replacement of original entrance doors, painting of the mural on the west elevation, installation of existing IOOF signs, and major interior alterations, many of which were undertaken as a means of providing accessibility upgrades, occurred ca. 2006-2012, based upon available permits, plans, and information provided online.²

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

*B8. Related Features: N/A

B9a. Architect: Gene Riles b. Builder: Unknown

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

(See Continuation Sheet)

B11. Additional Resource Attributes:

HP13. Community center/social hall, HP6. 1-3 story commercial building, HP26. Monument/mural/gravestone (mural).

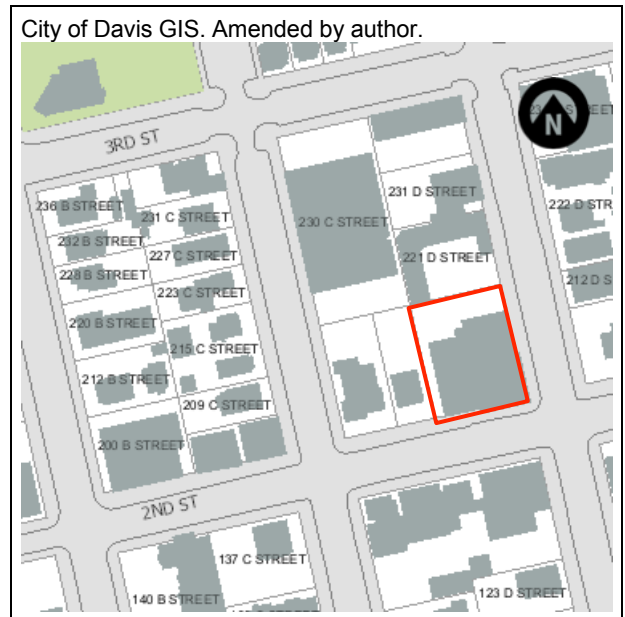
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Original building plans on file at City of Davis Planning Department-Building Division. Provided to Garavaglia Architecture for review, April 2019.

² "Odd Fellows Celebrate 146 Years with an Open House," *Davis Enterprise*, March 25, 2016.

<https://www.davisenterprise.com/local-news/odd-fellows-celebrate-146-years-with-an-open-house/>.

CONTINUATION SHEET

Property Name: 415 2nd Street

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*B6. Construction History (Continued):



Figure 4. Subject building and neighboring commercial building at 427 2nd Street photographed in 1957 (UC Davis Library, Eastman Originals Collection)

*B10. Significance (Continued):

City of Davis Postwar Development

The subject building was constructed in 1955 toward the end of a period of post-World War II transformation in downtown Davis. Regarding the construction of commercial and civic/institutional resources during the period, historian Kara Brunzell describes:

The limited construction that took place in Davis during and immediately after World War II largely conformed to the development patterns established during the Great Depression. Projects were small in scale as one lot at a time was developed in an around old Downtown Davis. By the late 1940s, projects began to increase in scale as Davis attempted to provide housing for its new citizens. Commercial and institutional development, meanwhile, proceeded at an incremental rate. [...]

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 buildings 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. [...]

Civic and Institutional Properties

Construction of public buildings was largely concentrated on the University campus during and after the war. The handful of exceptions to this quiescent period in institutional development were fairly modest projects. A Lutheran congregation constructed a small church building at 317 East Eighth Street just north of Downtown in the mid-1950s, and the Odd Fellows built a new two-story lodge Downtown in 1955.

CONTINUATION SHEET

Property Name: 415 2nd Street

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Although the buildings are extant, they have undergone alterations over the years, and are not strong examples of the architecture of the period.³

Independent Order of Odd Fellows in North America

The following historic context is excerpted from the Independent Order of Odd Fellows website:

Among the first records of the Order in America is that of five Brothers of the English Order who met in New York City in 1806, and formed Shakespeare Lodge No. 1.

The founders were three boat builders, a comedian and a vocalist - a group befitting the name "Odd Fellows," indeed. The lodge was self instituted, a common practice in those times. Their first candidate was a retired actor who was the keeper of the tavern where they met. Accounts state that lodge meetings were accompanied by merry making and mirth, and that the wares of the tavern were freely indulged in. This lodge was dissolved in 1813 due to poor attendance brought on by controversy over the War of 1812.

Another lodge of which little is known existed briefly in New York in 1816. In 1818, Shakespeare Lodge in New York was re-instituted, in the Red Cow tavern, operated by a former member who had in his keeping the books and papers of the former lodge. They claimed to have received a charter from the Manchester Unity which gave them authority over all other Odd Fellows Lodges in the United States, but this authority was not accepted by other lodges. Several more lodges were founded in the New York City area, and one in Philadelphia, due to the efforts of the Brothers of Shakespeare Lodge.

The Independent Order of Odd Fellows as we know it today began in Baltimore, Maryland, where five members of the Order from England founded Washington Lodge No. 1 on April 26, 1819, by self-institution. One of these Brothers was Thomas Wildey, the first Noble Grand and the man revered as the founder of Odd Fellowship in North America. A charter was received from Duke of York Lodge in Preston, England, in 1820, a year and a half after its self-institution.

A second lodge was formed in Baltimore in 1819, but these two lodges and those in New York were unaware of each others' existence for some time, communications being slow in those days, and there being no reason such information would travel from one city to another except by pure chance.

In 1821, the "Grand Lodge of Maryland and of the United States of America, of the Independent Order of Odd Fellows," was founded. Brother Wildey also served as the first Grand Master/Grand Sire of the first Grand Lodge, for a period of 12 years. Several more lodges were established, and in 1824, the "Grand Lodge of the United States" now termed "The Sovereign Grand Lodge," was separated from the Grand Lodge of Maryland. The Independent Order of Odd Fellows in North America (United States and Canada) became independent from the Order in England in 1834. [...]

On September 9, 1849, one year to the day before California was admitted to the Union as the 31st State, California Lodge No. 1 came into being, in the City of San Francisco, with Brother Smiley instituting the lodge.⁴

The social hall at 415 2nd Street was constructed in 1955 as a hall for Yolo Lodge No. 169 of the International Order of Odd Fellows. In 2007, the lodge's name was changed to Davis Lodge No. 169. The subject building is the second lodge for the fraternal organization to have been built in Davis.⁵ The first was located on G Street and was replaced by the subject building upon its completion. The subject building houses Davis Lodge No. 169, chartered in 1870 as the 169th IOOF lodge in California since 1849, and Davis Rebekah Lodge No. 253. According the Davis Lodge's website:

³ Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 21-23.

⁴ "History_California," Independent Order of Odd Fellows.org. Excerpted from Don R. Smith and Wayne Roberts, *The Three Link Fraternity—Odd Fellowship in California: History of Odd Fellowship*. Accessed online, April 2, 2019.

http://www.ioof.org/IOOF/About_Us/IOOF_History/history_California/IOOF/AboutUS/History_California.aspx?hkey=e103f4ba-d884-411d-893c-c64681a11837.

⁵ "Odd Fellows," DavisWiki, online. Accessed March 21, 2019. https://localwiki.org/davis/Odd_Fellows

CONTINUATION SHEET

Property Name: 415 2nd Street

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The Davis Rebekah Lodge, along with the Davis Odd Fellows Lodge, owns the Odd Fellows Lodge Hall building and the surrounding property currently rented to Hunan Restaurant and Coldwell-Banker Doug Arnold Real Estate. [...]

the first Rebekah Lodge was founded in the 1850s by Schuyler Colfax, an Odd Fellow and Vice President of the United States to Ulysses S. Grant. The Rebekah Lodge was meant to be the "women's Lodge" in conjunction with the Odd Fellows Lodge which was meant to be the "men's lodge". These distinctions have diminished when membership was opened to both sexes in both lodges. The David Odd Fellows Lodge is the oldest organization in the area, having been chartered in 1870, well before there was a city of Davis and before there was a [University of California at Davis]. The Davis Rebekah Lodge was chartered in 1901. Both lodges use the Odd Fellows Hall. [...] Both lodges moved to their present Lodge Hall [at] 415 Second Street in 1955.⁶

The building also serves as a rentable venue for various events such as performances and community group meetings.⁷

Evaluation

Criterion A/1 (Events)

The subject property appears to be *individually eligible* under Criterion A/1 for listing in the NRHP/CRHR or local register for its association with the period of post-World War II development in Downtown Davis. The period of significance for this criterion is 1955, the year the building was constructed. Built in 1955, the subject property was developed during a period of postwar construction in downtown Davis that saw the construction of several commercial and institutional properties, including the subject building which was designed as an institutional building with attached retail. The property's commercial and institutional spaces housed within a large building comprised of one and two stories volumes designed to make a strong stylistic statement, appear to have stood out among more typical commercial buildings constructed during the period. The subject building, when constructed, was among the most prominent, modern-era structures in the downtown. See below for a discussion of historic integrity.

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. The subject building was originally designed to house a combination International Order of Odd Fellows (IOOF) hall and commercial-retail uses. The building has retained similar uses since its construction. With respect to the building's association with individual members of the IOOF, the subject building does not represent the achievements of a particular individual. The subject building was constructed well after the establishment of the IOOF and does not associate with the establishment of the organization in California or in Davis, where the Davis [formerly Yolo] Odd Fellow Lodge was founded in 1870, and the Davis Rebekah Lodge chartered in 1901; both organizations utilizing a pre-existing building prior to 1955. Research did not find evidence to support that any commercial tenants of the building 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 and local register as building that embodied the distinct characteristics of the Late Moderne Style commercial/institutional building in Davis (National Register local level of significance). The period of significance for this criterion is 1955, the year of the building's original construction. 415 2nd Street was constructed in 1955 as a purpose-built social hall/commercial property housing Davis' IOOF and Rebekah lodges, with design by architect George Riles. The building was designed in the Moderne style toward the end of that style's period of popularity in the United States, but was among a relatively small number of examples executed in Davis during the mid-twentieth century. A distinct commercial/institutional building within downtown Davis upon its completion, 415 2nd Street embodied characteristics of its style and commercial typology, including: its one- and two-story scale and massing of rectangular volumes, fenestration with aluminum-framed storefronts and large second story plate glass windows, minimally-adorned concrete and stucco exterior, streamlined facade canopy, and flat roof with flat parapets.

The building's designer, Gene Riles, was identified on original building plans on file at the City of Davis Planning Department. Research of available architect databases, secondary sources, and genealogical sources did not find additional information related to Riles' life and career. Therefore, Riles does not appear to be a master designer based upon available scholarly information. The building does not possess high artistic value. See below for a discussion of the building's historic integrity.

⁶ "Davis Rebekah Lodge #253," Davis Odd Fellows, website. Accessed April 2, 2019.
<http://davislodge.org/davis-odd-fellow-lodges/davis-rebekah-lodge-253/>

⁷ "Odd Fellows Celebrate 146 Years with an Open House," *Davis Enterprise*, March 25, 2016.
<https://www.davisenterprise.com/local-news/odd-fellows-celebrate-146-years-with-an-open-house/>.

CONTINUATION SHEET

Property Name: 415 2nd Street

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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.

Historic Integrity

When evaluating a resource for the NHRP/CRHR, and the local register, one must evaluate and clearly state the significance of that resource to American history, architecture, archaeology, engineering, or culture. A resource may be considered individually eligible for listing in the NRHP or CRHR if it meets one or more of the above listed criteria for significance and it possesses historic integrity. Historic properties must retain sufficient historic integrity to convey their significance. 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.

To retain historic integrity, a resource should possess several of the above-mentioned aspects. The retention of specific aspects of integrity is essential for a resource to convey its significance.

Location. The subject property retains integrity of location as it remains situated at its location of original construction.

Design. The subject property does not retain integrity of design. The subject building's historic design has been altered by the replacement of original second story windows of the facade with existing glass block, installation of standing seam canopies in place of original streamlined canopies above commercial storefronts, and alteration to several storefronts within the one-story commercial-retail portion of the building. Although the building's massing, flat roofs, and exterior materials appear to be consistent with historically documented materials, the building's design cannot be said to embody the Late Moderne style due to known alterations.

Setting. The subject property retains integrity of setting. The immediate setting has changed since the subject building's construction ca. 1955, as the downtown area underwent a rapid transformation in the 1960s as many pre-existing buildings were altered or replaced by contemporary structures. Although the surrounding area is defined by a mix of commercial buildings constructed ca. 1940-1970s, the subject building remains situated within a downtown setting.

Materials. The subject property retains integrity of materials. The subject retains many of the materials present at the time of its original construction including aluminum-frame windows and doors along its storefronts, exterior cladding materials and concrete columns that divided storefronts and the facade of the social hall. Although features such as the original storefront canopy and original plate glass at the second story of the social hall have been replaced, the buildings primary historic materials remain present including concrete, stucco, aluminum, and plate glass.

Workmanship. The subject property does not retain integrity of workmanship. The subject building does not exhibit sufficient physical evidence of crafts of a particular time. In this case, the building's original windows have been replaced at the second story of the facade, the streamlined canopy above the storefronts of the one-story volume has been obscured or fully replaced by the existing standing seam canopy of later period of construction. The building's evidence of period workmanship ca. 1955, has thus been impaired, resulting in loss of integrity of workmanship.

CONTINUATION SHEET

Property Name: 415 2nd Street

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Feeling. The subject property does not retain integrity of feeling. The subject property was originally designed as a two-story Late Moderne style social hall with an attached one-story volume containing commercial and office uses. Alterations to the building have impaired the building's expression of its original design, period of construction, and do reflect the building's original moderne appearance which was embodied by plate glass windows along the facade, minimal ornamentation, and streamlined canopies above storefronts.

Association. The subject property does not retain integrity of association. The property's association with its period of construction and contextual association with commercial and civic development in downtown Davis during World War II has been impaired by alterations to the building's exterior, including: replacement of original second story windows at the facade, replacement or obscuring of original streamlined canopy, alteration of storefront configurations, and reduction of visibility of the facade parapet. Although the building retains height, scale, and massing associated with its period of development and historic design, exterior alterations have impacted the building's ability to remain strongly associated with its period of development, and the ability of the building to provide a distinct example of the Late Moderne style. Overall, the subject property does not retain four out of seven aspects of historic integrity, which does not enable the building to remain eligible for individual listing in the NRHP/CRHP or for local historic designation.

The property at 415 2nd Street initially appeared to meet the criteria for individual listing in the NRHP/CRHP and Davis Local register as a Merit Resource. An analysis of the building's historic integrity, however, indicates the building does not retain sufficient integrity to support its eligibility for designation to local, State, and national registers.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 422 D 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 422 D 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 070 211 02

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
422 D Street is a one-story-over-basement, vernacular cottage situated on the east side of D Street between 4th Street (north) and 3rd Street (south).with a rectangular plan, set on a concrete foundation. The residence has a rectangular plan, is set on a concrete foundation, and is setback roughly 20 feet from the east side of D Street. The residence is capped by a pyramidal roof covered with asphalt shingles and is clad with lapped wood siding. Fenestration at the street-visible facade and north elevation consists of one-over-one, wood-sash windows in single and paired arrangements. Windows have wood surrounds/casings and wood mullions separating paired windows. Several windows have exterior screens attached to the exterior casing. The front entrance is centered within the facade and is set beneath a portico with a hipped roof supported by chamfered wood posts. The building is otherwise unadorned. A one-story garage at the rear of the site was not able to be surveyed from the public right-of-way (**P5a.**) The driveway is built of stone pavers and extends east-west along the north property line. The front yard features a central paved path, on axis with the main entrance, and a wood fence with wood posts and rails.

***P3b. Resource Attributes:** HP2. Single family property. HP4. Ancillary building

P5a. Photograph or Drawing



***P4. Resources Present:**

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

***P5b. Description of Photo:**

Primary (west) facade viewed from D Street, looking east.
March 14, 2019.

***P6. Date Constructed/Age and Source:** ca. 1937. Yolo County Assessor's Office.

Historic Prehistoric Both

***P7. Owner and Address:**

Emily Erickson
5785 Cabot Drive
Oakland, CA 94611-2249

***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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 422 D Street *NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: 422 D Street

B2. Common Name: 422 D Street

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Vernacular Cottage

*B6. Construction History:

Sanborn maps recorded in 1921 and 1933 show a small, one-story, wood-frame shed with a rectangular footprint was recorded at the subject site. That building may have been associated with residential properties in the vicinity with rear yards that back up to what is today 422 D Street; these properties included 413 E. Street to east and 509 4th Street to the south. The subject site was otherwise vacant. The 1945 Sanborn map was the first to record the subject building. Additionally, the 1945 map recorded a one-story auto garage near the southeast corner of the site, east of the residence; the previously recorded shed did not appear. The 1953 Sanborn map recorded similar conditions. Building permit records indicate the subject residence received new roofing materials in 2002, new driveway materials, and the garage at the rear of the property has undergone interior alterations accommodating a restroom and study area.¹

*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 Residential Applicable Criteria N/A

The subject building was constructed ca. 1937 during the Great Depression. Between 1933 and 1945, the subject block face and the opposite block face of D Street were built out with seven dwellings of generally small footprints. This pattern was similar to period trends in Davis that saw residential properties develop gradually during the interwar years. Only one additional residence was built on the block by 1953, according to available Sanborn maps. Between the early 1900s and the late 1930s, the residential building types predominantly included Craftsman bungalows and Period Revival dwellings that were developed lot by lot as large parcels were split into smaller lots. The subject building is a modest example of a vernacular bungalow that does not appear to embody characteristics of a particular style as much as it is reflective of more minimalist, traditional building methods or vernacular features.

(See Continuation Sheet)

B11. Additional Resource Attributes:

HP2. Single family property, HP4. Ancillary building

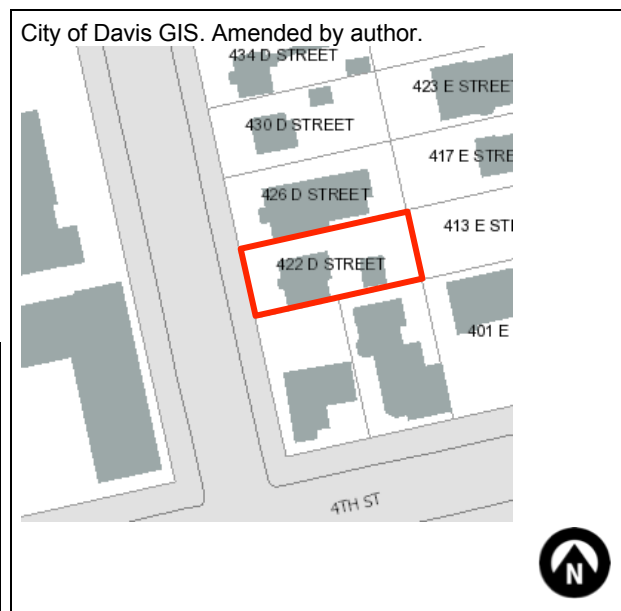
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Building permit records for 422 D Street provided by the City of Davis Planning Department.

CONTINUATION SHEET

Property Name: 422 D Street

Page 3 of 3

*B10. Significance (Continued):

The 1940 Census recorded Richard N. Raynor (1909-1984), a botanist at UC Davis as a tenant, along with his wife Esther (1912-1993), and daughters Phoebe A., and Carolyn B. The census indicated the Raynors resided in Humboldt, California as of 1935.² Richard N. Raynor was born in South Dakota. By 1930, Raynor resided with his parents and siblings in Alhambra, Los Angeles County, California, per the 1930 U.S. Census. By 1947, the Raynors relocated to Pittsburg, California.³ The 1970 Davis City Directory listed A.E. Kelley as an occupant, but did not indicate if Kelley owned the property. Building permit records indicate Robert E. Kelly owned the property in 1978, Gary and Suzan Ehlers owned the property in 1987, and Brad Schaffer owned the property in 1997-2012.

Additional archival and online research did not find additional information related to the lives or careers of past owners and occupants of the subject property.

Evaluation:

The following section provides evaluation of the subject property for eligibility for individual listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the Davis Register of Historical Resources (local register), which contains buildings identified as Landmarks and Merit resources. The CRHR bases its criteria on that of the NRHP, and the local register criteria are based on those of the NRHP/CRHR. Therefore, evaluation under all three registers is undertaken simultaneously.

Criterion A/1 (Events)

The subject building does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. Built in ca. 1937, the subject property does not bear significant association with a particular development trend in a sense that the subject building is singularly important, such as being the first, last, or only remaining building associated with an event or pattern of events. The subject property was among many residences constructed in Davis during the Great Depression and early years of World War II, but does not stand out within that pattern of development based upon available information.

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 occupied by former employees of UC Davis during its history, the work and professional/academic achievements of these individuals are not directly associated or reflected by the subject building, but rather with the University building(s) in which work was conducted.

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 ca. 1937 and is designed in a vernacular style. A modest cottage type residence, the building does not reflect an individually important example of a style, type, period, or method of construction. During the building's period of construction, Period Revival style residences were constructed in Davis as individual lots were subdivided from larger parcels. The subject building's design does not express elements of a particular style and does not stand out as a distinct example of a type. Research did not identify a designer or builder of the residence.

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 property at 422 D 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. The property is not a historical resource for the purposes of the California Environmental Quality Act (CEQA). The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

² 1940 U.S. Federal Census data, accessed at Ancestry.com.

³ 1947 City Directory for Pittsburg, California, accessed at Ancestry.com.

**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 3 *Resource Name or #: (Assigned by recorder) 430 E 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 430 E 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 070 213 06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
430 E Street is a one-story, wood-frame, residence designed in a Minimal Traditional style, situated on the east side of E Street between 5th Street (north) and 4th Street (south) (P5a.). The building is set back from the street roughly 15 feet and has an L-shaped footprint, with the long stem of the L oriented east-west and the short stem oriented north-south. The L is formed by intersecting, one-story gabled volumes. Roofs are covered with asphalt shingles and have eaves with moderate overhangs and molded wood trim. The exterior is clad with asbestos siding. Fenestration consists of single and paired one-over-one, wood-sash, double-hung windows with wood surrounds and sills. Some windows have exterior screens. The building has two entrances, one facing north within the west gabled volume at the north elevation, and one facing west within the east gabled volume at the north elevation. Each entrance is surmounted by an angled canopy with asphalt shingles and standing seam roofing, respectively. The front area of the property has a lawn with perimeter shrubs and small trees. A concrete driveway extends from the street toward the rear of the property where an accessory dwelling stands; the driveway runs roughly parallel to the north property line.

*P3b. Resource Attributes: HP2. Single family property, HP3. Multiple family property, HP4. Ancillary building

P5a. Photograph or Drawing



***P4. Resources Present:**

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

***P5b. Description of Photo:**

Facade of 430 E Street viewed from E Street, looking west.
March 14, 2019.

***P6. Date Constructed/Age and Source:** 1940. Sanborn maps and U.S. Census data.

Historic Prehistoric Both

***P7. Owner and Address:**

Petre-Styner Revocable Trust
502 Scripps Drive, 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 430 E Street *NRHP Status Code 5S3

Page 2 of 3

B1. Historic Name: 430-432 E Street

B2. Common Name: 430 E Street

B3. Original Use: Residential Duplex B4. Present Use: Residential Duplex

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: The subject building was constructed ca. 1940, as it did not appear on the 1933 Sanborn map of Davis, but was recorded during the 1940 U.S. Census. The 1945 Sanborn map of Davis recorded the subject property as containing only the subject residential duplex building. The 1953 Sanborn map of Davis recorded the subject building and a detached one-story automobile garage at the rear of the site. Each building was recorded by aerial photograph in 1965. The detached garaged was demolished at an unknown date after 1965, and a two-story ancillary dwelling was constructed at the rear of the site. The detached ancillary building at the site appears to be of more recent origin. Alterations listed on building permits include: installation heat and air conditioning systems in 2004; new roofing installed in 2004; and installation of a tankless water heater in 2011.¹

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

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential Architecture Area Davis
Period of Significance N/A Property Type Residential Applicable Criteria Local (Architecture)

The 1940 Census recorded Herbert S. Marshall, his wife Rose M. Marshall, and daughter Lynn A. Marshall as tenants of 430 E Street. In 1940, the Official Map of the City of Davis listed Frank M. and Cecil G. Elliot, owners and residents of 503 3rd Street at the same time, as owners of the subject property. Herbert Marshall was a civil engineer for the "State Hi-way", while Rose M. Marshall did not list an occupation. The unit addressed 432 E Street within the same building housed David W. McElroy, and his wife Sophia A. McElroy. David W. McElroy did not list an occupation and Sophia B. McElroy listed her occupation as a laboratory assistant at the UC Davis agricultural college. Occupants of each dwelling unit were recorded as renters. The 1970 Davis City Directory listed Joseph and Nancy West as tenants of 430 E Street, and Mrs. Maybelle King (widow of Lee King) as tenant of 432 E Street, respectively. The directory did not list occupations for those tenants.

(See Continuation Sheet)

B11. Additional Resource Attributes:

HP3. Multiple family property HP4. Ancillary Building

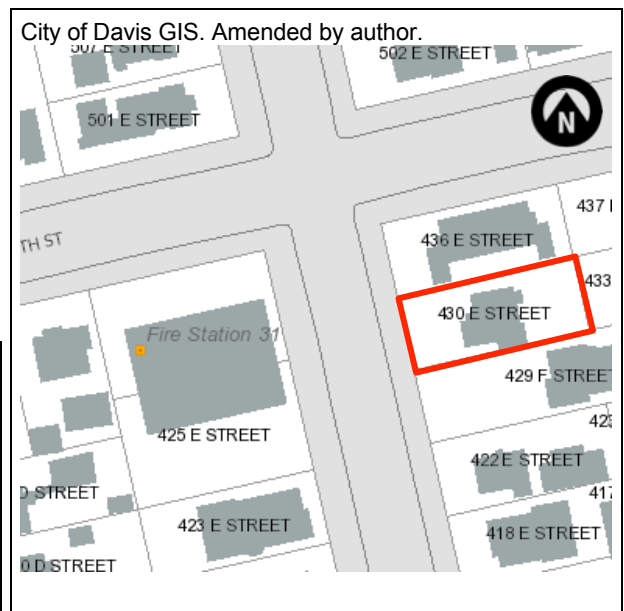
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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. UC Davis Special Collections, City of Davis property ownership maps 1928-1940.

B13. Remarks:

*B14. Evaluator: Garavaglia Architecture, Inc.

*Date of Evaluation: August 12, 2019

(This space reserved for official comments.)



¹ Building permits provided by City of Davis Planning Department.

CONTINUATION SHEET

Property Name: 430 E Street

Page 2 of 3

*B10. Significance (Continued):

Minimal Traditional Style

Minimal Traditional style residences were constructed in the United States between ca. 1935 and 1950. Such residences typically designed with small, rectangular footprints, and gabled roofs with low or intermediate pitches, with a one-story height. In rare instances, roofs featured dormer windows. Fenestration was typically accomplished with multi-pane or one-over-one double-hung windows. Exteriors were minimally ornamented.² The subject building is representative of a side-gabled sub type of the style, sometimes referred to as a “Cape Cod”, as it resembles early house forms found in New England. Virginia McAlester notes, “Although many examples were symmetrical, in keeping with the original folk form, there was much experimentation with asymmetrical variations, including varied window placement and small porches or carports; some had an extra half-story finished under the roof.”³ McAlester additionally describes, “Minimal Traditional style homes often had a paneled front door (sometimes with a multi-pane window in the upper half), perhaps accompanied by shutters or a chimney. Occasionally, Minimal Traditionals [sic] have other bits of stylistic detailing added—such as elements of Tudor or Colonial Revival.”⁴

The subject building embodies the typically gabled massing and minimal ornamentation of the style. Variations of the style are embodied through the paneled front door, symmetrical facade, rare roof dormers, and an extra half-story under the roof.

Regarding residential development in Davis between 1940 and 1958, and characteristics of the Minimal Traditional architectural style, Brunzell describes:

The most widespread and important type of development between 1940 and 1958 was residential. Residential construction during the war and immediately afterward was functional, and usually architecturally straightforward. Most buildings were executed in simple, traditional materials according to standard plans, and new projects were built as infill in existing neighborhoods. During the 1940s, builders tended to construct one building at a time according to traditional methods. After 1950, Davis builders began using industrialized construction techniques, and the pace of residential construction increased. As had been the case before the war residential construction during this period of development focused on development of single-family homes and a small number of duplexes. The shortage of housing also led to the addition of multi-family buildings during the period, which was a new property type in Davis.⁵

Minimal Traditional Style

The Minimal Tradition style grew out of an attempt to building houses based on traditional forms during the difficult economic conditions imposed by the Great Depression. For small houses in Davis, the style was dominant through the end of the 1940s. Early examples display a fair amount of variation between parcels. During the early 1950s developers began utilizing industrialized building techniques and building houses based on virtually identical plans.

Minimal Traditional

- Medium pitched gabled or hipped roofs
- Minimal eave overhang
- Integral or detached single garage facing the street
- Linear or slightly L-shaped plan
- Stucco or wood cladding, occasionally with brick trim
- Steel casement or double-hung wood-frame windows
- Lack of ornamentation

Duplexes were constructed contemporaneously and employed the same architectural styles as modest single-family dwellings.

² Virginia Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 587-589.

³ McAlester, 587

⁴ *Ibid.*, 588.

⁵ Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 24.

CONTINUATION SHEET

Property Name: 430 E Street

Evaluation

The following section provides evaluation of the subject property for eligibility for individual listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the Davis Register of Historical Resources (local register), which contains buildings identified as Landmarks and Merit resources. The CRHR bases its criteria on that of the NRHP, and the local register criteria are based on those of the NRHP/CRHR. Therefore, evaluation under all three registers is undertaken simultaneously.

Criterion A/1 (Events)

The subject building does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. Built ca. 1940, the subject building was one of several Minimal Traditional residences built in Davis during the later years of the Great Depression and the 1940s. During this time period, Davis experienced a lot-by-lot residential development pattern that saw individual properties developed as larger parcels were subdivided or sold off by owners of larger tracts. Research did not find evidence that the subject building's construction was important to establishing a residential construction trend, or that the subject property was the location of an event 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.

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. The property does appear to be eligible for the local register as a Merit Resource for embodying distinct characteristics of a Minimal Traditional style residential building. The period of significance is 1940, the year the building was constructed. The subject building was constructed in 1940 and is a duplex designed in a Minimal Traditional style. Research did not identify a designer or builder of the residence. The building embodies the distinct characteristics of the Minimal Traditional style through its one-and-a-half-story, cross-gabled massing, modest window surrounds, double-hung sash windows, and minimal ornamentation. Research has not found that the building represents an individually important example of its style relative the most representative examples in the State or the Nation. The building's designer-builder was not identified through archival research of limited resources. The building does, however, provide a very good local example of its style, type, and period of construction such that it appears to qualify for listing as a local register Merit Resource. See a discussion of historic integrity below.

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 as a Davis Merit Resource for its embodiment of the Minimal Traditional style, 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.

CONTINUATION SHEET

Property Name: 430 E Street

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 retains integrity of design. The building's overall design has been retained through minimal alteration of the building's exterior, and retention of massing and scale. The building retains its cross-gabled roof, original height, L-plan, and original fenestration pattern. The building may have been re-clad with asbestos siding, however, most features representative of the building's original design remain in place.
- Setting. The subject property does not retain integrity of setting. The setting of the residential property has been impaired due to the demolition of a pre-existing automobile garage and construction of an accessory dwelling of more recent origin within the rear of the site. Although the building remains situated in a primarily residential neighborhood, the setting of the site itself does not reflect aspects of a ca. 1940, residential property with a single-detached residence and garage.
- Materials. The subject property retains integrity of materials. Existing asbestos siding is potentially a non-original material, however, available documentation of the building's construction chronology does not indicate a change in cladding material. Nonetheless, the building appears retain historic materials including window componentry and exterior trim such that its historic materiality remains apparent.
- Workmanship. The subject property retains integrity of workmanship. The building retains modest wood trim at gable ends, wood windows with wood casing and scale and massing reflective of modest Minimal Tradition workmanship ca. 1940.
- Feeling. The subject property retains integrity of feeling. The building retains the feeling of a Minimal Traditional style residential building as its design, materiality, and workmanship have been retained. The building's overall design reflects a modestly scaled, minimally ornamented building comprised of traditional forms that embody the Minimal Traditional style.
- Association. The subject property retains integrity of association. The property's is not significantly associated with a pattern of events, but retains distinct features that embody the Minimal Traditional style. Retention of the building's design it to retain the feeling of a 1939 Minimal Traditional residence.

Overall, the property retains historic integrity and is capable of expressing its apparent significance such that it remains eligible for listing as a City of Davis Merit Resource as a building that embodies distinct characteristics of a Minimal Traditional style residence.

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 500 4th Street

P1. Other Identifier: Purves Insurance

*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 500 4th 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 070 212 10

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 500 4th Street is a wood-frame commercial building situated at the southeast corner of 4th and D Streets. The building's irregular footprint, varied gabled and hipped rooflines result from the joining of two formerly separate residences in 1988 by a one-story addition. The north volume is formed from a one-and-a-half-story, Minimal Traditional style building with a cross-gabled roof, stucco exterior and rectangular footprint (**P5a.**). The 4th street elevation contains a recessed entrance at the northwest corner, and an angled bay window with replacement windows that have internal muntin grids. The D Street elevation has a gabled end featuring a similar angled bay window, a smaller wood-sash window to the south, and a paired wood sash gable window with diamond muntins in the upper sash. To the south, the north volume joins a hyphen that was built in 1988, and that is one-story in height with a gabled roof and similar exterior characteristics including stucco cladding, angled bay windows (**Figure 1**). The hyphen joins south volume, which was formerly a detached residence addressed 328 D Street, prior to 1988 (**Figure 2**). The south volume is generally square in footprint, one-story in height, and is capped by hipped roof. Windows are two-over-two, wood-sash, with horizontal muntins. On the whole, building is minimally adorned with modest molded gabled end trim. All roof surfaces are covered with asphalt shingles.

***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:**
 500 4th Street viewed from southeast corner of 4th and D streets, looking southeast. March 14, 2019.

***P6. Date Constructed/Age and Source:** Ca. 1933, with a 1988 addition. Sanborn maps.

Historic Prehistoric Both

***P7. Owner and Address:**
 Gambatese Trust et. al.
 George and Marsha Purves Trust
 186 Orange Blossom Circle, Folsom, CA 95630

***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: 500 4th Street

Page 2 of 6



Figure 1. 500 4th Street viewed from D Street, looking east. Building historically addressed 502 4th Street (left) and 1988 hyphen and addition (right)



Figure 2. 1988 Addition (left) and building historically addressed 328 D Street (right), looking northeast from D Street.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 500 4th Street *NRHP Status Code 6Z

Page 3 of 6

B1. Historic Name: 502 4th Street and 328 D Street

B2. Common Name: 500 4th Street and 328/334 D Street

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

*B5. Architectural Style: Vernacular bungalow (heavily altered)

*B6. Construction History: The subject property is an L-shaped parcel that is comprised of two formerly separate properties that were historically addressed 502 4th Street (common name 500 4th Street) and 328 D Street, prior to the joining of the properties in 1988.¹ The property historically addressed 502 D Street (considered the north volume of the subject building) is a ca. 1925-1930 dwelling that was first recorded on the 1933 Sanborn map as containing a one-story, wood-frame residence with a detached two-story tank house structure (non-extant). The tank house was recorded on Sanborn maps of Davis published in 1911 and 1921, but appears to have been a part of a pre-existing residential property that fronted to 339 E Street to the east; thus, the tank house was incorporated into the subject property ca. 1933, rather than being purpose-built concurrently with the residence addressed 502 4th Street. The second property, historically addressed 328 D Street, first appeared on the 1945 Sanborn map as a one-story, wood-frame dwelling with a square plan and a detached automobile garage at the rear of the lot.

(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, U.S. Census data, and maps showing property ownership in Davis ca. 1929-1945 indicates the north volume of the subject building (historically a detached residence addressed 502 4th Street) was originally constructed ca. 1925-1930, for original owner-occupants Boyd L. Harby, his wife Edith G. Harby, and daughter Nancy L. Harby. Review of maps of Davis listing property ownership in 1929 and 1940 shows the Harbys had the residence at 502 4th Street constructed on land formerly owned by Harby's father, noted Davis banker J.A. Harby. The house appears to have been built in 1925 according to an account in a historic newspaper published in July 1925, which noted in 1925 "Although the records show that young [Boyd] Harby and Miss Edith G. McNeil of Sacramento were married...on August 21, 1924, they managed to keep their wedding a secret until such time as Harby had a completed and furnished bungalow for the reception of his bride."² The 1930 and 1940 Census recorded Boyd L., Edith G., and Nancy L. Harby as occupants of fourth street residence addressed 502 4th Street.

(See Continuation Sheet)

B11. Additional Resource Attributes:

HP6. 1-3 story commercial building

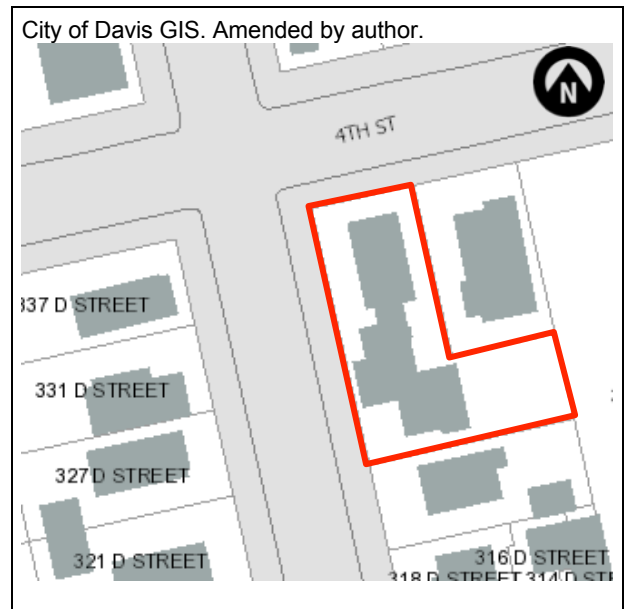
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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

² "Wedding Year Ago Only Now Made Known," *Woodland Daily Democrat*, July 18, 1925.

CONTINUATION SHEET

Property Name: 500 4th Street

Page 4 of 6

***B6. Construction History (Continued):** The 1953 Sanborn map recorded a one-story rear addition off the south elevation of 502 4th Street, but otherwise recorded similar conditions at each of the then separate properties. No major alterations are documented at either building prior to the completion of an addition to join the buildings in 1988. This also appears to have resulted in some stucco repair or painting at the exterior, construction of exterior staircases at the north elevation, and may have resulted in the addition of projecting bay windows to the first story of the building, as such window were not recorded on historic Sanborn maps. The existing landscaping, iron railings, and driveway appear to date to the period of the addition or later, based on available building permit records. The property's address was switched to 328, 334 D Street and 500 4th Street in 1995.

The south volume of the subject building, historically a detached residence addressed 328 D Street, was built on land owned by J. A. Harby ca. 1929, which was conveyed to Jacob R. Banninger, a Davis-based carpenter and home builder, by 1940. The 1940 U.S. Census recorded Banninger as a resident of his brother's house on at 218 University Avenue in Davis, while a household was not recorded at 328 D Street that year, indicating the residence was constructed between a later date in 1940 and 1945, the year it was first recorded on a Sanborn map.

***B 10. Significance (Continued):**

The subject property, comprised of two formerly separate residential properties, was developed with residences between ca. 1925 and 1945. During the period 1925 to 1945, the City of Davis was experiencing gradual residential growth, as larger tracts containing several lots were subdivided lot-by-lot as houses were constructed. This pattern of side-by-side development first began to be discernable in the 1930s. The residences at 502 4th Street and 328 D Street were developed within this general pattern, as a larger tract owned by banker and farmer, J.A. Harby was subdivided first to enable the construction of a home for Harby's son at 502 4th Street ca. 1925 and again ca. 1940 when the lot addressed 328 D Street was sold to builder Jacob R. Banninger. The larger number of homes constructed during the 1920s and 1930s were designed in Craftsman Bungalow and Period Revival styles, with most of the residences in the downtown area being modest homes that are not considered high style examples, and are not architect-designed (**Figure 3 and Figure 4**).³

Limited information is available relating to occupancy of each former residence between 1940 and the late 1960s. By 1970, 502 4th Street was owned and occupied by Rene Carrere. Concurrently, 328 D Street was occupied by a tenant named David Van Hoogstraten. Property resale inspection forms show 328 D Street was sold in 1976, and may have been owned by John Brinley, a Davis-based real estate agent. In 1979, Rene Carrere sold 502 4th Street. By the early 1980s both properties were owned by an entity related to an insurance agency known as Stehli & Purves Insurance. The separate buildings were combined by an addition in 1988 to accommodate the insurance business. Similar uses have continued within the combined building since that period, based on available occupancy information.

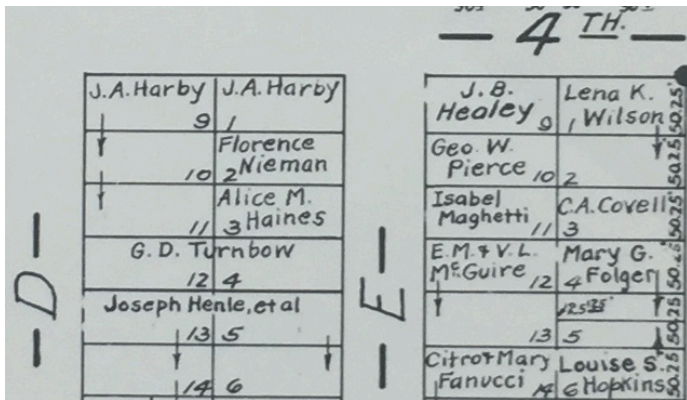


Figure 3. 1929 map of City of Davis, showing J.A. Harby as owner of land contained within subject property. Red-dashed line indicates approximate future boundary of subject property.

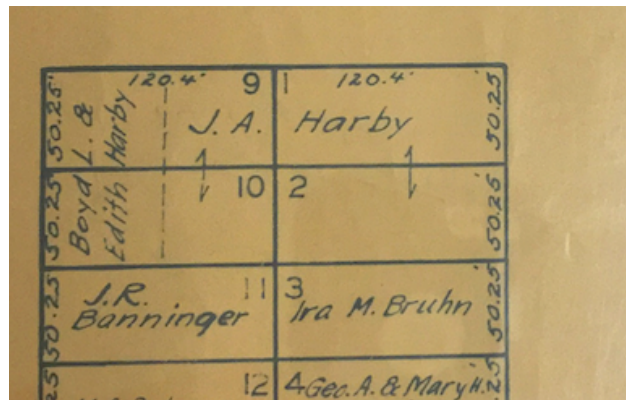


Figure 4. 1940 map of City of Davis, showing Boyd L. and Edith Harby as owners of a portion of lots 9 and 10, formerly under J.A. Harby's ownership.

³Architectural Resources Group, *City of Davis Cultural Resources Inventory and Context Statement*, (Davis, CA: City of Davis Parks and Community Services Department, September 30, 1996), 21.; and Central Davis Historic Conservation District, *Historical Resources Survey*, August 2003, 12.

CONTINUATION SHEET

Property Name: 500 4th Street

Page 5 of 6

Boyd L. and Edith G. Harby

The Harbys were the original owner-occupants of 502 4th Street ca. 1930-1940s. Boyd L. Harby (1897-1958) was born in California to James A. and Ruth E. Harby, who were natives of New York state, and resided in the vicinity of Davisville by 1900. Boyd's father was a butcher ca. 1900 but and transitioned to farming by 1910. The family resided at residence at 339 3rd Street, just east of the subject building. Boyd and his older brother Joseph, too, listed their occupation as farmer by 1920, and continued to reside at the Harby family home in Davis. By 1925, J.A. Harby and Boyd L. Harby were actively involved with the Bank of Yolo, serving as manager and assistant cashier, respectively. By 1927, J.A. Harby, served as bank president of the Davis branch of the Bank of Yolo.⁴ No additional information was found relating to the life and career of Boyd L. Harby during the 1930s and 1940s. By 1956, Boyd L. Harby had acquired a 100-acre site in Davis that was sold that year to Hunt Foods for the purpose of constructing a food processing plant.⁵

Edith G. Harby (1897-1965) was born to William and Mary McNeil of Plumas, California. By 1920, Edith resided in Sacramento and worked as a stenographer for a telephone company, per 1920 U.S. Census. In 1925, Edith married Boyd L. Harby of Davis, and appears to have resided in Davis for the remainder of her life. Edith Harby did not list an occupation in the 1930 or 1940 U.S. censuses.

George E. Purves

The subject building has been occupied by Purves Insurance agency under the direction of George E. Purves, since the early 1980s, based upon building permit records and online information. According to the Purves and Associates Insurance Agency's website:

Purves and Associates Insurance Agency is an independent California insurance agency located in Davis, CA. [...]

George Purves entered the Independent Insurance Agency business in 1972 when he joined Brinley's Real Estate & Insurance in Davis, CA. Mr. Brinley, a friend and local businessman with a reputation for integrity and generosity, mentored George and eventually sold him the Insurance arm of the business. Since then Purves & Associates has been the Independent Insurance Agency in Davis, working with families and businesses in Davis and throughout Northern California. every kind of new business that springs from the minds of UC Davis researchers/entrepreneurs. [...]

George grew up in Hollister, California. He is a veteran of the U.S. Army and received a Bachelor Degree in Economics at Chico State University and did graduate studies of Economics at Fresno State. George began his insurance career with the Insurance Company of North America (INA) in their Marketing Department. George left the company to enter the Agency business with John Brinley in 1972 in Davis. He has served as President of both the Yolo County and Sacramento County Independent Insurance Agency Brokers Association and on the California Board of Directors of the Independent Insurance Agents and Brokers Association. George was voted the "Outstanding Insurance Professional" by his fellow Northern California Insurance Brokers in 1994 and still serves on the prestigious study group, "McAllps Forum of Insurance Issues".⁶

Jacob R. Banninger

Jacob R. Banninger (1894-1976) was a Davis-based carpenter and house contractor who is listed as contractor for two residence in Davis, both of which were owned by Banninger, in 1937-1938.⁷ Banninger also owned the property historically addressed 328 D Street ca 1940. Banninger was born in Kansas in 1894 and continued to reside in his home state into the late 19teens. By 1930, Banninger resided in Marysville, California, and worked as laborer. By 1934, Banninger relocated to Sacramento, California. Banninger began working as a carpenter in Davis around 1936, during the later years of Great Depression.⁸ By 1940, became a property owner. Archival research did not find additional information related to the life and career of Banninger.

⁴ "Two Youths Bind 4 in Vault, Rob Bank of \$7,000," *San Francisco Examiner*, December 3, 1927, 7.

⁵ "Hunt Food Slates New Plant at Davis," *The San Bernadino County Sun*, August 31, 1956, 13.

⁶ "George Purves," Purves & Associates Insurance Agency, website. Accessed May 22, 2019. <https://purvesinsurance.com/team/george-purves/>.

⁷ E.S. McBride, "Little Black Book," Hattie Webber Museum collections, Davis, CA.

⁸ "Davisites Entertain Kansas Visitors," *Woodland Daily Democrat*, August 23, 1936, 2.

CONTINUATION SHEET

Property Name: 500 4th 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 for its association with residential development patterns in downtown Davis during the period of residential development between 1900 and the early 1940s. The subject property continued to develop after early 20th century as a commercial property beginning in the late 1970s. The property combines two formerly separate residential properties that as combined, do not reflect the early period of development, despite retaining portions of the formerly separate residences.

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. 502 4th Street was built as the home of Boyd L. and Edith G. Harby ca. 1925. Harby's career in farming and banking does not appear to stand out regarding to other professionals in Davis, State, or national history. Further, Harby's career as it related to the Bank of Yolo would typically be tied to the bank or office location he occupied, rather than a personal residence. Information relating to the residents of 328 D Street was extremely limited. Later owners and occupants of the subject building include insurance and real estate professionals associated with the Purves Insurance Agency. Information related to the company and its employees notes that George Purves has been associated with the real estate and insurance fields in Davis since around 1972, and appears to have occupied the subject building since the early 1980s. Although the agency is a notable, independent local business, its role in the historic development of the subject property does not appear to be significant, given the property originated within a pattern of residential development prior to the business's establishment.

Criterion C/3 (Architecture-Design)

The subject building does not appear to be individually eligible under Criterion B/2 for listing in the NRHP/CRHR or local register. The subject building combines portions of two pre-existing, one-story residences with historic addresses 502 4th Street and 328 D Street. Available information suggests the former residence at 502 4th Street was a bungalow typology, however, the dwelling's builder and specific stylistic characteristics are unknown. Based upon existing conditions, the building may have been designed in a Minimal Traditional style. Similarly, 328 D Street was a one-story bungalow type cottage with a hipped roof built ca. 1940-1945, potentially by local carpenter/contractor Jacob R. Banninger. Research does not support a finding that Banninger was a particularly important builder in Davis or considered a master in his field. The building's early form and type place it among many similar residences built during the period. The subject building as a commercial building combining two former residences with a 1988 addition does not stand out as an individually important commercial building in Davis, and does not embody distinct characteristics of a particular period, but rather elements or features of buildings constructed in differing periods.

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.

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 6 *Resource Name or #: (Assigned by recorder) 500 G Street

P1. Other Identifier: Hibbert Lumber Company

*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 500 G 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 070 193 07

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 500 G Street is commercial property contained within an L-shaped parcel located at the northwest corner of 5th and G Streets. The property contains a one-story, post-and-beam, modern commercial building (hardware store), located at the northeast corner of G and 5th Streets. The building is situated at the southwest corner of a large L-shaped property that extends to the east and northeast of the commercial building. Ancillary buildings contained with the site include a lumber storage shed and two additional utilitarian structures within the northwest section of the lumberyard. The hardware store has a rectangular plan, appears to be set on a concrete slab foundation and is capped by a flat roof with exposed rafters. A vented monitor capped by metal projects from the flat roof, toward the center of the building. Round metal structural poles are visible outboard of the building's board-and-batten exterior walls (P5a.) The west elevation overlooking G Street has an entrance with glazed wood-frame double-doors at center. Plate glass windows set into wood frames within the board-and-batten wall flank the door to the north and south (Figure 1). The east elevation features a similar entrance that provides access to the building from a parking lot to the east of the building. The building appears to be in very good condition.

The lumber storage shed at the site is roughly twice the height of the hardware store and is a utilitarian, wood frame structure with wood exterior siding, and an open east elevation providing access to interior storage. The building is capped by a shed roof and in unadorned. The second ancillary building within the lumberyard is located northeast of the larger lumber shed. This building appears to have a stucco exterior and is capped by a gabled roof with asphalt shingles.

P5a. Photograph or Drawing



*P3b. Resource Attributes: HP6. 1-3 story commercial property. HP4. Ancillary building (lumber shed, storage shed)
 *P4. Resources Present: X Building X Structure Object Site District Element of District Other (Isolates, etc.)
 *P5b. Description of Photo: 500 G Street viewed from intersection of G and 5th streets, looking northeast. March 14, 2019.
 *P6. Date Constructed/Age and Source: 1959. Historic Newspaper, Hibbert Lumber Co. website. X Historic Prehistoric Both
 *P7. Owner and Address: Hibbert Family LLC
 P.O. Box 1680, Davis, CA 95617
 *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 X Continuation Sheet X 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: 500 G Street

Page 2 of 6



Figure 1. Lumber storage shed to the northeast of the hardware store, looking northwest.



Figure 2. View of asphalt paved lumberyard and ancillary shed buildings within the lumberyard.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 500 G Street *NRHP Status Code 5S3

Page 3 of 6

B1. Historic Name: 500 G Street/Hibbert Lumber

B2. Common Name: 500 G Street/Hibbert Lumber

B3. Original Use: Commercial-Lumber Sales B4. Present Use: Commercial-Lumber Sales

*B5. Architectural Style: Modern/Post and Beam-Vernacular

*B6. Construction History: The subject building, which contains Hibbert Lumber's hardware store, was built in 1959 by Hibbert Lumber Company. Existing entrance doors appear to be replacements. Existing signage at exterior of building dates from 1986 or later. In 1978, a covered storage area at northeast of hardware store building was completed. In 1979, a lumber shed was constructed to the northwest of the hardware store, but was destroyed in a fire. The lumber shed was re-built following the fire around 1982.1 In 2014, a new saw shed was constructed, replacing a pre-existing saw shed. In 1996, an overhang was added to the north side of lumber shed building.

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

*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Hibbert Lumber Co. (Attributed)

*B10. Significance: Theme Commercial Architecture

Area Davis

Period of Significance N/A

Property Type Commercial

Applicable Criteria N/A

The subject property, and nearby lots within the block bound by 5th Street (south), G Street (west), 6th Street (north), and Southern Pacific Railroad Tracks (west), was owned by Forrest A. Plant et. al. as of 1928. A large grain warehouse occupied the majority of the western half of the block, directly adjacent to the railroad tracks at the east as recorded on the 1921 Sanborn map of Davis. The map also recorded an office building and a scale for weighing freight were located at the site occupied by Hibbert Lumber Company's hardware store at the northwest corner of G and 5th Streets. By the early 1930s, the lots owned by Plant et. al. were sold off and improved with housing. This pattern continued into the early 1940s until lots fronting G Street were built out with housing, excepting the southernmost lot, which remained occupied by a small office building. Both the office building and warehouse were recorded on the 1953 Sanborn map of Davis.
(See continuation sheet)

B11. Additional Resource Attributes: HP6. 1-3 story commercial building; HP4. Ancillary building (lumber shed); HP4. (saw shed)

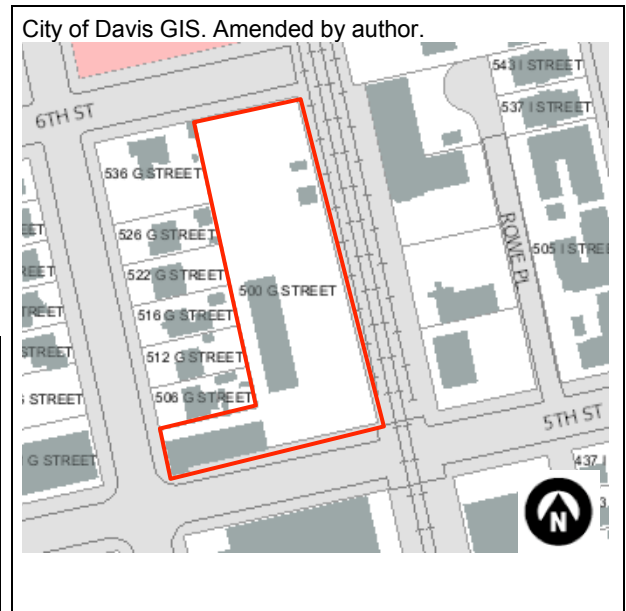
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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. UC Davis Special Collections, City of Davis property ownership maps 1928-1940.

B13. Remarks:

*B14. Evaluator: Garavaglia Architecture, Inc.

*Date of Evaluation: August 12, 2019

(This space reserved for official comments.)



¹ Wendy Weitzel, "Hibberts to retire; changes in store for Ace, Rivers to Reef, Hotdogger, Good Scoop," *Davis Enterprise*, November 04, 2018; and, building permit records on file at City of Davis Planning Department.

CONTINUATION SHEET

Property Name: 500 G Street

Page 4 of 6

*B10. Significance (Continued):

In 1959, the Hibbert Lumber Company constructed a hardware store and sales office at the northwest corner of 5th and G Streets, and began to occupy the L-shaped property formerly owned and occupied by Forrest A. Plant et. al for use as a lumber yard. The opening of the company's property at 5th and G streets occurred at the beginning of a period of accelerated, post-World War II housing development in Davis, reflected through the recordation of "34 new subdivisions between 1950 and 1959, more than triple the number created in the previous two decades," as noted by historian Kara Brunzell.² New neighborhoods were established north of the Downtown, west of the University, and east of Old East Davis. Accelerated development continued into the 1960s. A period of explosive growth in Davis, largely driven by the growth of the University of California Davis, occurred between 1959 when the University was upgraded from an agricultural school to a full university campus, and 1971 when City planning efforts began to shift toward managed growth.

Jack and Carol Hibbert (Original Owners)

The subject building was constructed in 1959 as a hardware store for Hibbert Lumber Company. Hibbert Lumber Company was established in Davis in 1947 by recently married owners and Davis residents, Jack and Carol Hibbert. Prior to the construction of the subject building and the adjacent lumber yard to the immediate east, Hibbert Lumber Company was located at Third and I streets, where the Hibberts rented a barn and small metal shed.³ That property was destroyed in a fire in 1957, leading to the company's relocation northward in Davis.⁴ During postwar years, Hibbert Lumber Company provided materials for the construction of numerous houses in Davis, as the city grew rapidly and expanded from its downtown core.⁵

The following history of Hibbert Lumber Co. is excerpted from the Hibbert Lumber Co.'s website:

Jack and Carol Hibbert established Hibbert Lumber in 1947. They rented a barn and a small metal shed at Third and I Streets and established a retail lumberyard. The very small metal shed was used for sales, bookkeeping, and builders hardware. The barn was used for lumber storage and cutting. After the barn was destroyed by fire in 1955, Jack and Carol moved the operation to the corner of Fifth and G streets.

Jack presided over the company and managed the day-to-day activities until his death in 1980. After a time, Jack's daughter Becky Hibbert became manager of the firm. Carol participated in the business until she passed away in 1995.⁶

Evaluation

The following section provides evaluation of the subject property for eligibility for individual listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the Davis Register of Historical Resources (local register), which contains buildings identified as Landmarks and Merit resources. The CRHR bases its criteria on that of the NRHP, and the local register criteria are based on those of the NRHP/CRHR. Therefore, evaluation under all three registers is undertaken simultaneously.

Criterion A/1 (Events)

The subject building does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR, but does appear to be eligible for the local register as a Merit Resource. The period of significance is 1959, the year of the building's construction. Other structures at the site, including the lumber shed, saw shed, and additional storage structures are not associated with the site's original period of development and are thus not considered eligible. Hibbert Lumber Company's hardware store and sales office at 5th and G Streets was completed at the onset of a period of accelerated housing development in Davis that was driven by the nearby university's growth that followed a period of gradual post-World War II growth. Although not a residential typology, the subject building is significantly associated with a local pattern of development during the mid-twentieth century that saw local builders and developers establish suburban tract developments that in many cases relied on local building supply distributors including Hibbert Lumber Co. for materials. Additional research beyond the scope of this survey is necessary to determine if the resource may be eligible for state or national registers. Nonetheless, the resource's local significance is supported by available information and documentation.

² Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 14.

³ Wendy Weitzel, "Hibberts to retire; changes in store for Ace, Rivers to Reef, Hotdogger, Good Scoop," *Davis Enterprise*, November 04, 2018; and, Bob Shultz, "Centennial: Hibbert Lumber: Seven decades of supplying the builders of Davis," *Davis Enterprise*, July 2, 2017.

⁴ "Davis Lumber Co. Hit Hard by Fire," *Eureka Humboldt Standard*, May 24, 1957.

⁵ Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 32-39.

⁶ "History of Hibbert Lumber Co.," Hibbert Lumber Co., website. Accessed April 17, 2019.

CONTINUATION SHEET

Property Name: 500 G Street

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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 the local register. Although Hibbert Lumber Company founder, Jack Hibbert participated in the day-to-day operations of the business through 1980 was a prominent local citizen, Hibbert's primary period of contribution to local history appears to have been between 1947 when Hibbert Lumber Company was founded, through 1954, capturing the years Hibbert served on the City Council (1950-1954) and 1952-53. Thus, the subject building, although associated with Hibbert's role as a lumber merchant, is not associated with Hibbert's formative years. Additional evidence is necessary to support a finding that Hibbert's work as a lumber merchant stands out individually. Research did not find

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, but does appear to be eligible for listing in the local register as Merit Resource. The subject building is designed in a vernacular, post-and-beam style that embodies distinct characteristics of a type, period, and style. The building's designer and builder are not confirmed through available building permit records, however, the building's construction may have been completed by Hibbert Lumber Co. Nonetheless, the building stands out within the City of Davis in terms of its design. The buildings' low and wide rectangular massing, post and beam construction, flat roof with exposed rafters, board-and-batten walls, and rectangular clerestory windows are highly representative features of contemporary design ca. 1959.

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 as a Davis Merit Resource for its embodiment of the Minimal Traditional style, 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 1959.

Design. The subject property retains integrity of design. The building's overall design has been retained through minimal alteration of the building's exterior. The building retains its flat roof, exposed rafters, original height, original cladding materials, original fenestration pattern.

Setting. The subject property retains integrity of setting. The Hibbert Lumber Company hardware store and sales office was built in 1959, within a property that was utilized for lumber storage, in an otherwise residential neighborhood. Conditions have remained similar, despite the loss of an original lumber shed due to a fire and replacement of several ancillary buildings. Nonetheless, the property remains located in an area of residential uses with some commercial uses to the south and east.

CONTINUATION SHEET

Property Name: 500 G Street

Page 6 of 6

Materials. The subject property retains integrity of materials. The building retain wood roof rafters, board-and-batten wood siding, and wood-frame windows associated within its original design and construction.

Workmanship. The subject property retains integrity of workmanship. Integrity of workmanship has been retained as the building features original windows, siding, roof rafters. Doors at each entrance appear to be replacements, but do not diminish the building's overall representation of period workmanship.

Feeling. The subject property retains integrity of feeling. The building retains the feeling of a vernacular, post-and-beam, contemporary commercial building as location, setting, and design have been retained. The building's overall design reflects a modest scale, minimal ornamentation and traditional forms that embody contemporary commercial buildings.

Association. The subject property retains integrity of association. The property's association with its period of development and original design remain intact as its location, setting, design, and evidence of period workmanship have been retained.

Overall, the property retains historic integrity and is capable of expressing its apparent significance such that it remains eligible for listing as a City of Davis Merit Resource.

The property at 500 G Street (inclusive of the Hibbert Lumber Co. hardware store) meets the criteria for individual listing in the City of Davis Register (local register) as a Merit Resource.

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 3 *Resource Name or #: (Assigned by recorder) 516 G 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 516 G 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 070 193 04

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 516 G Street is a one-and-a-half-story-over-basement, wood-frame, vernacular bungalow situated on the east side of G Street, between Russell Boulevard (north) and 5th Street (south) (**P5a.**). The building appears to be set on a concrete foundation, and has a rectangular plan with a one-story gabled addition at the rear. A gabled hyphen joins the main residential volume with the addition. All roof surfaces are covered with asphalt shingles. A detached one-story garage is situated to the rear of the residence at the northeast corner of the site. The residence is fenestrated with replacement vinyl-sash windows and is clad with lapped wood siding. The facade is symmetrical with the main entrance at center, set beneath a gabled portico that is supported by square wood posts. Paired windows (vinyl-sash) with wood surrounds and wood mullions, flank the entrance. The street-facing eave of the gable roof has two gabled dormers, each containing a replacement vinyl-sash window. The front yard consists of two lawn sections, divided at center by a paved pathway aligned with the main entrance. A paved driveway extends eastward into the site from the street, along the north property line.

***P3b. Resource Attributes:** HP2. Single family property. HP4. Ancillary building (garage)

***P4. Resources Present:**

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

***P5b. Description of Photo:**

Subject building viewed from G Street, looking east.

March 14, 2019.

***P6. Date Constructed/Age and**

Source: 1939. Davis HRMC.

Historic Prehistoric Both

***P7. Owner and Address:**

Heather Nicole Bischel-Magnon and
 Nicolas Xavier Louis Fauchier-Magnon
 516 G 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.

P5a. Photograph or Drawing



***P11. Report Citation:** N/A

***Attachments:** NONE Location Map Continuation Sheet X Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 516 G Street *NRHP Status Code 5S3

Page 2 of 6

B1. Historic Name: 516 G Street

B2. Common Name: 516 G Street

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional-Colonial Revival

*B6. Construction History: 516 Davis Street was built in 1939 for original owner and occupant Clarence J. Barry, Jr., according a residential resale inspection record on file at Davis Planning Department, and Barry, Jr.'s obituary.¹ The building was first recorded on the 1945 Sanborn map of Davis as a one-and-a-half-story dwelling with a rectangular plan. The residence featured a small portico at the center of the facade, and had a small jut-out at its southeast corner. The property also contained a one-story automobile garage at the northeast corner of the site. In 1958, a permit was filed to construct an addition; this appears to have been for the existing rear addition. In 1995, the building was reroofed. In 2012, the residence underwent an interior remodel. In 2015-2016, windows within the residence were replaced with the existing vinyl-sash windows.² Shutters at first story of facade have been removed, along with ornamental trellis at portico.

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

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential Architecture Area Davis
Period of Significance 1939 Property Type Residential Applicable Criteria 3 (Local Register)

516 G Street was built in 1939 and was owned by Clarence J. Barry Jr, an employee of the City's mail department. Barry resided at the residence with his mother Nellie G. Barry according to the 1940 U.S. Census. Both Nellie G. and Clarence J. Barry resided in St. Helena, California ca. 1935 prior to relocating to Davis. Clarence Barry was later listed as owner of the property on building permit applications filed between 1958 and 1995. By 2008, the property was owned by Clarence J. Barry Jr. and his wife Lucille Barry. Between 2012 and 2017, the building was owned by Kemble and/or Katherine Pope.³ Within the broader Downtown Conservation District, which spans the area of the original town plan, neighborhoods of mixed character developed with "a few scattered Victorians, and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another..." as the City's 2003 Historic Conservation District survey notes.⁴

(See Continuation Sheet)

B11. Additional Resource Attributes:

HP2. Single family property, HP4. Ancillary Building (Detached garage)

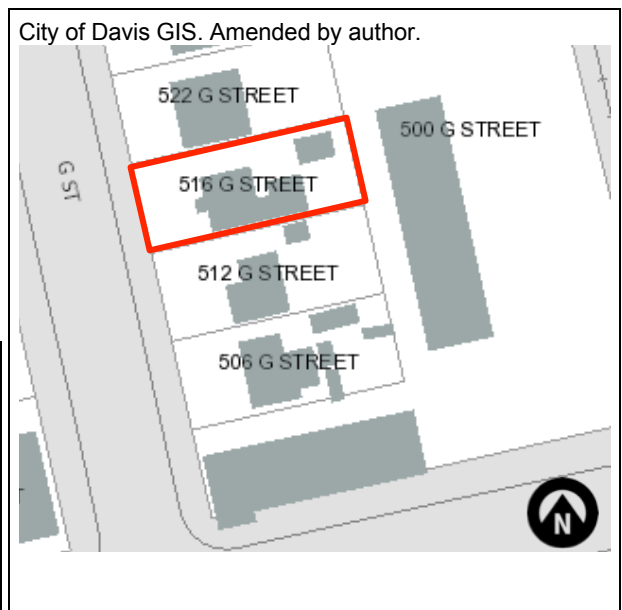
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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. UC Davis Special Collections, City of Davis property ownership maps 1928-1940.

B13. Remarks:

*B14. Evaluator: Garavaglia Architecture, Inc.

*Date of Evaluation: August 12, 2019

(This space reserved for official comments.)



¹ Memorial page for Clarence J. Barry, Jr., Smith Funeral Home, website. Accessed online, May 1, 2019.

<https://www.smith-funerals.com/notices/Clarence-BarryJr>.

² Building permit records for 516 G Street provided by City of Davis Planning Department.

³ U.S. Census data for 1940, accessed at Ancestry.com. Additional ownership information was compiled from available building permit records provided by the City of Davis Planning Department.

⁴ Central Davis Historic Conservation District, Historical Resources Survey, August 2003, 12. Accessed online May 13, 2019.

CONTINUATION SHEET

Property Name: 516 G Street

Page 3 of 6

*B10. Significance (Continued):

The subject property was one of five residences built along the east face of the 500 block of G Street between ca. 1939 and 1945, based upon available historic photographs and Sanborn maps for Davis. The property was one of several rectangular lots located along the east face of the 500 block of G Street that were owned by F.A. Plant, et. al. prior to the early 1940s. Plant operated several grain warehouses along G Street that had easy access to the adjacent railroad to the east. The subject property appears to have been vacant land without a distinct use under Plant's ownership before it was improved with the house for Barry in 1939. With the exception of a small outbuilding at mid block, and an office building at the present location of 500 G Street, the remainder block face was largely vacant prior to that period. A 1943 photograph of the property, credited to owner Clarence Barry, shows the residence's early appearance. Features that no longer remain present include shutters adjacent to windows at the first story of the facade, lattice structures at the portico, and original windows (**Figure 1**).



Figure 1. 516 G Street (left) photographed in 1943 (Lofland and Haig, *Images of America: Davis 1910s-1940s*, photograph credit Clarence Barry)

Minimal Traditional Style

Minimal Traditional style residences were constructed in the United States between ca. 1935 and 1950. Such residences typically designed with small, rectangular footprints, and gabled roofs with low or intermediate pitches, with a one-story height. In rare instances, roofs featured dormer windows. Fenestration was typically accomplished with multi-pane or one-over-one double-hung windows. Exteriors were minimally ornamented.⁵ The subject building is representative of a side-gabled sub type of the style, sometimes referred to as a "Cape Cod", as it resembles early house forms found in New England. Virginia McAlester notes, "Although many examples were symmetrical, in keeping with the original folk form, there was much experimentation with asymmetrical variations, including varied window placement and small porches or carports; some had an extra half-story finished under the roof."⁶ McAlester additionally describes, "Minimal Traditional style homes often had a paneled front door (sometimes with a multi-pane window in the upper half), perhaps accompanied by shutters or a chimney. Occasionally, Minimal Traditionals [sic] have other bits of stylistic detailing added—such as elements of Tudor or Colonial Revival."⁷

The subject building embodies the typically gabled massing and minimal ornamentation of the style. Variations of the style are embodied through the paneled front door, symmetrical facade, rare roof dormers, and an extra half-story under the roof.

Regarding residential development in Davis between 1940 and 1958, and characteristics of the Minimal Traditional architectural style, Brunzell describes:

The most widespread and important type of development between 1940 and 1958 was residential. Residential construction during the war and immediately afterward was functional, and usually architecturally straightforward. Most buildings were executed in simple, traditional materials according to standard plans, and new projects were built as infill in existing neighborhoods. During the 1940s, builders tended to construct one building at a time according to traditional methods. After 1950, Davis builders began using industrialized construction techniques,

⁵ Virginia Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 587-589.

⁶ McAlester, 587

⁷ *Ibid.*, 588.

CONTINUATION SHEET

Property Name: 516 G Street

Page 4 of 6

and the pace of residential construction increased. As had been the case before the war residential construction during this period of development focused on development of single-family homes and a small number of duplexes. The shortage of housing also led to the addition of multi-family buildings during the period, which was a new property type in Davis.⁸

Minimal Traditional Style

The Minimal Tradition style grew out of an attempt to building houses based on traditional forms during the difficult economic conditions imposed by the Great Depression. For small houses in Davis, the style was dominant through the end of the 1940s. Early examples display a fair amount of variation between parcels. During the early 1950s developers began utilizing industrialized building techniques and building houses based on virtually identical plans.

Minimal Traditional

- Medium pitched gabled or hipped roofs
- Minimal eave overhang
- Integral or detached single garage facing the street
- Linear or slightly L-shaped plan
- Stucco or wood cladding, occasionally with brick trim
- Steel casement or double-hung wood-frame windows
- Lack of ornamentation

Clarence J. Barry, Jr.

The following biographical information for Clarence J. Barry is excerpted from an online memorial/obituary for Barry, published in 2007.

Clarence Joseph Barry Jr. was born a second generation native Californian and a Davis resident for 70 years, died Tuesday, April 3, 2007, at his home. He was preceded in death by his wife of 52 years, Lucille.

Clarence was born November 2, 1917 to Nellie Gertrude Maloney and Clarence Joseph Barry, Sr. in St. Helena, CA. He graduated from St. Helena High School in 1936 where he excelled in history and dramatics, and served as student body president during his senior year. He moved to Davis in 1937 because [he] could earn \$16 a week working as a grocery clerk at the Purity Store.

After working at the grocery and for the Southern Pacific Railroad in Dixon as a crossing guard operator at night, he passed the civil service exam and took a job at the post office as a substitute clerk/mail carrier in 1938. During his years at the post office, he carried mail, served the public as a clerk and eventually became postmaster, holding that position for 8 years.

While living in a boarding house on 5th and F Streets, Clarence, aged 22, had the family home at 516 G Street built in 1939.

He joined the US Army in 1942. After basic training as an infantryman he served as a postal clerk in the New York City APO and then as a Personal Affairs Consultant to returning soldiers on the Army transport ship Waycross Victory. Besides providing soldiers with information and advice to facilitate the discharge process, he organized ship-board entertainment and directed the ships library and newspaper. He was honorably discharged in 1946.

Returning to Davis, he resumed work at the post office here. While attending a Great Books Discussion Group at Sacramento City College, he met the charming Lucille Bresnan. They married in 1952 and have one daughter, Jane. [...]

He retired as postmaster in 1975, after 33 years as a civil servant.⁹

⁸ Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 24.

⁹ Memorial page for Clarence J. Barry, Jr., Smith Funeral Home, website. <https://www.smith-funerals.com/notices/Clarence-BarryJr>.

CONTINUATION SHEET

Property Name: 516 G Street

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Evaluation

The following section provides evaluation of the subject property for eligibility for individual listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the Davis Register of Historical Resources (local register), which contains buildings identified as Landmarks and Merit resources. The CRHR bases its criteria on that of the NRHP, and the local register criteria are based on those of the NRHP/CRHR. Therefore, evaluation under all three registers is undertaken simultaneously.

Criterion A/1 (Events)

The subject building does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. Built in 1939, the subject was one of several Minimal Traditional residences built in Davis during the later years of the Great Depression and the 1940s. During this time period, Davis experienced a lot-by-lot residential development pattern that saw individual properties developed as larger parcels were subdivided or sold off by owners of larger tracts. The subject property was developed within this pattern as it was sold out of the ownership of F.A. Plant, et. al. to Clarence J. Barry, Jr., who commissioned the construction of the subject building as a personal residence. Within this context, the property does not stand out for having a significant association. Research did not find evidence that the subject building's construction was important to establishing a residential construction trend, or that the subject property was the location of an event 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. The property served as the home of long-time owner and occupant Clarence J. Barry Jr., a post office clerk born in St. Helena, California, who spent the majority of his life and career in Davis. Although Barry was a long-time resident and property owner in Davis, he does not appear to have made significant contributions to local, State, or national history that are associated with or expressed by his personal residence. The land upon which the residence stands was under the ownership of F.A. Plant, et. al. prior to Barry's ownership. Although F.A. Plant was a significant individual in the history of Davis, the subject property was redeveloped by Barry after Plant's ownership and does not associate with Plant's period of ownership.

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. The property does appear to be eligible for the local register as a Merit Resource. The period of significance is 1939, the year the building was constructed. The subject building was constructed in 1939 and is a bungalow typology designed in a Minimal Traditional-Colonial Revival style. Research did not identify a designer or builder of the residence. The building embodies the distinct characteristics of the Minimal Traditional style through its one-and-a-half-story, side-gabled massing, lapped wood exterior siding, modest window surrounds, and minimal ornamentation. Features such as roof dormers and symmetrical facade fenestration, along with the building's gabled roof form are representative of the application of common Colonial Revival style variant of the Minimal Traditional style. Research has not found that the building represents an individually important example of its style relative the most representative examples in the State or the Nation. The building's designer-builder was not identified through archival research of limited resources. The building does, however, provide a very good local example of its style, type, and period of construction such that it appears to qualify for listing as a local register Merit Resource. See a discussion of historic integrity below.

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 as a Davis Merit Resource for its embodiment of the Minimal Traditional style, 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.

CONTINUATION SHEET

Property Name: 516 G Street

Page 6 of 6

- 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 1939.

Design. The subject property retains integrity of design. The building's overall design has been retained through minimal alteration of the building's exterior. The building retains its side-gabled roof, original height, original cladding materials, and original fenestration pattern. The building's footprint has been altered at the rear, while retaining the primary massing characteristics of a side-gabled, one-and-a-half-story dwelling. Windows have been replaced with vinyl-sash.

Setting. The subject property retains integrity of setting. 516 G Street retains the setting of a residential property in a neighborhood comprised of similar residential properties. Although the residence received a rear addition in 1958, the residence's setback from the street, side driveway, and separation from neighboring dwellings has been retained. The conversion of some residences to commercial use in the vicinity has not changed the setting of the vicinity to the degree that it no longer feel like a residential area.

Materials. The subject property retains integrity of materials. Windows within the building have been replaced by vinyl-sash windows of similar dimension. Windows along elevations visible from the public right-of-way appear be placed at original locations. Additional materials that have been retained include wood window surrounds and sills, wood corner boards, channeled wood siding, wood dormer, eave, and fascia trim, and wood posts supporting the entrance portico. Despite replacement of original windows, the building retains most original materials that reflect its Minimal Traditional design.

Workmanship. The subject property retains integrity of workmanship. Integrity of workmanship has been diminished due to the replacement of original windows, but has not been lost entirely due to retention of additional original materials at the exterior, particularly wood siding, corner boards, features of the entrance portico, gabled dormer windows, and modest wood surrounds that are representative of Minimal Traditional design ca. 1940s. The building's window openings appear to retain their dimension and are set in single or paired configurations as they were originally.

Feeling. The subject property retains integrity of feeling. The building retains the feeling of a Minimal Traditional style residence as location, setting, and design have been retained. The building's overall design reflects a modest scale, minimal ornamentation and traditional forms that embody the Minimal Traditional style.

Association. The subject property retains integrity of association. The property's is not significantly associated with a pattern of events, but retains distinct features that embody the Minimal Traditional style. Retention of the building's design, location, setting, enable the building to retain the feeling of a 1939 Minimal Traditional residence.

Overall, the property retains historic integrity and is capable of expressing its apparent significance such that it remains eligible for listing as a City of Davis Merit Resource as a building that embodies distinct characteristics of a Minimal Traditional style residence.

The property at 516 G Street meets the criteria for individual listing in the City of Davis Register (local register) as a Merit Resource.

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) 526 G 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 526 G 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 070 193 02

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 526 G Street is a one-story-over-basement, wood-frame building with generally rectangular plan, set on a concrete foundation. The building was originally occupied as a residence, but has been converted to commercial use. The building is situated on the east side of G Street between 6th Street (north) and 5th Street (south). The building has a stucco exterior and is capped by a cross-hipped roof covered in asphalt shingles. The roof eaves overhang the building footprint slightly at and are trimmed with modest fascia. A brick chimney with a corbelled stack is attached to the south elevation of the building. The residence is fenestrated with operable, steel-sash windows, which are recessed slightly into the facade. Windows are hinged and swing outward. The primary facade has a projecting south bay, and recessed in two steps further northward, including a bay containing the main entrance, and a northernmost bay with a single window (P5a.) The property contains a detached automobile garage at the northeast corner of the property. The front and side (south) yards have grass lawns. A driveway extends eastward from the street along the north property line. Additional features include a brick chimney with a corbelling at the top, at the south 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:
 Facade (left) and south elevation (right)
 viewed from G Street. March 14, 2019.

*P6. Date Constructed/Age and Source: 1939. Davis HRMC.

Historic Prehistoric Both

*P7. Owner and Address:
 Elizabeth Quesada
 617 Beckett Lane
 Woodland, CA 95696-3608

*P8. Recorded by:
 Garavaglia Architecture, Inc.
 582 Market Street, Suite 1800
 San Francisco, CA 94104

*P9. Date Recorded:
 March 14, 2019

P5a. Photograph or Drawing



*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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 526 G Street *NRHP Status Code 5S3

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B1. Historic Name: 526 G Street

B2. Common Name: 526 G Street

B3. Original Use: Single-family residence B4. Present Use: Commercial business

*B5. Architectural Style: Vernacular/Minimal Traditional

*B6. Construction History: Built 1939, according to City of Davis resale inspection application records and Yolo County Assessor data. The property was recorded on the 1945 Sanborn map of Davis and was listed in the 1940 U.S. Census. Between 1993 and 1995 a garage at the rear of the property was converted to residential space. The former residence has undergone interior alterations such as HVAC upgrading and water heater replacement. The residence was also reroofed in 2000. The residence was converted to a commercial use in 2018.

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

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential Architecture Area Davis

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

The subject property was one of five residences built along the east face of the 500 block of G Street between ca. 1939 and 1945, based upon available historic photographs and Sanborn maps for Davis. The property was one of several rectangular lots located along the east face of the 500 block of G Street that were owned by F.A. Plant, et. al. prior to the early 1940s. Plant operated several grain warehouses along G Street that had easy access to the adjacent railroad to the east. The subject property appears to have been vacant land without a distinct use under Plant's ownership before it was improved with the house for husband and wife, Joseph J. and Betsy A. Truffini, who appeared as owners of the property on the Official Map of the City of Davis, published in 1940, and were recorded as occupants of the residence in the 1940 U.S. Census.

The Truffinis appear to have occupied the residence until ca. 1942, at which time they relocated to another residence further north in Davis. In 1970, the Davis City Directory listed Delbert L. Hatfield (1911-1970), mechanic at Pacific Gas & Electric, and his wife Veronica M. Hatfield (1909-1996), as owners and occupants of the residence. It appears the Hatfields sold the property by 1994, when Diane Callum Schiller was listed as owner on a building permit. Schiller appears to have owned the property

Within the broader Downtown Conservation District, which spans the area of the original town plan, neighborhoods of mixed character developed with "a few scattered Victorians, and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another..." per the City's 2003 Historic Conservation District survey.¹ (See Continuation Sheet)

B11. Additional Resource Attributes: HP6. 1-3 story commercial building. HP4. Ancillary Building

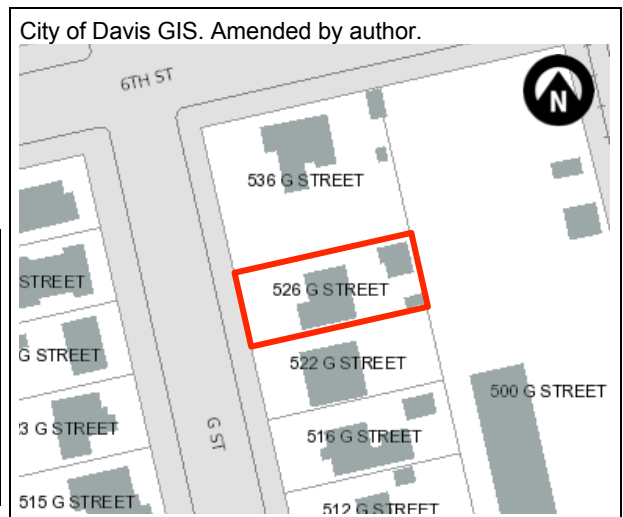
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Central Davis Historic Conservation District, Historical Resources Survey, August 2003, 12. Accessed online May 13, 2019.

CONTINUATION SHEET

Property Name: 526 G Street

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*B10. Significance (Continued):

Minimal Traditional Style

Minimal Traditional style residences were constructed in the United States between ca. 1935 and 1950. Such residences typically designed with small, rectangular footprints, and gabled roofs with low or intermediate pitches, with a one-story height. In rare instances, roofs featured dormer windows. Fenestration was typically accomplished with multi-pane or one-over-one double-hung windows. Exteriors were minimally ornamented.² The subject building is representative of a side-gabled sub type of the style, sometimes referred to as a “Cape Cod”, as it resembles early house forms found in New England. Virginia McAlester notes, “Although many examples were symmetrical, in keeping with the original folk form, there was much experimentation with asymmetrical variations, including varied window placement and small porches or carports; some had an extra half-story finished under the roof.”³ McAlester additionally describes, “Minimal Traditional style homes often had a paneled front door (sometimes with a multi-pane window in the upper half), perhaps accompanied by shutters or a chimney. Occasionally, Minimal Traditionals [sic] have other bits of stylistic detailing added—such as elements of Tudor or Colonial Revival.”⁴

The subject building embodies the typically gabled massing and minimal ornamentation of the style. Variations of the style are embodied through the paneled front door, symmetrical facade, rare roof dormers, and an extra half-story under the roof.

Regarding residential development in Davis between 1940 and 1958, and characteristics of the Minimal Traditional architectural style, Brunzell describes:

The most widespread and important type of development between 1940 and 1958 was residential. Residential construction during the war and immediately afterward was functional, and usually architecturally straightforward. Most buildings were executed in simple, traditional materials according to standard plans, and new projects were built as infill in existing neighborhoods. During the 1940s, builders tended to construct one building at a time according to traditional methods. After 1950, Davis builders began using industrialized construction techniques, and the pace of residential construction increased. As had been the case before the war residential construction during this period of development focused on development of single-family homes and a small number of duplexes. The shortage of housing also led to the addition of multi-family buildings during the period, which was a new property type in Davis.⁵

Minimal Traditional Style

The Minimal Tradition style grew out of an attempt to building houses based on traditional forms during the difficult economic conditions imposed by the Great Depression. For small houses in Davis, the style was dominant through the end of the 1940s. Early examples display a fair amount of variation between parcels. During the early 1950s developers began utilizing industrialized building techniques and building houses based on virtually identical plans.

Minimal Traditional

- Medium pitched gabled or hipped roofs
- Minimal eave overhang
- Integral or detached single garage facing the street
- Linear or slightly L-shaped plan
- Stucco or wood cladding, occasionally with brick trim
- Steel casement or double-hung wood-frame windows
- Lack of ornamentation

² Virginia Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 587-589.

³ McAlester, 587

⁴ *Ibid.*, 588.

⁵ Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 24.

CONTINUATION SHEET

Property Name: 526 G Street

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Joseph J. and Betsy A. Truffini, Original Owners/Occupants

Joseph J. Truffini (1907-1984) was born in Dixon, California in 1907 and by 1930, worked as an operator of an automobile service station in the rural town of Silveyville, California near Dixon.⁶ In 1938, Truffini and his wife, Betsy (1912-2002), a native of relocated to Davis, where they owned and occupied the subject residence until ca. 1942.⁷ That year, Joseph enlisted in the U.S. Army, returning to Davis in 1943. Upon returning from war, The Truffinis rented a house near 8th and G streets on the northern outskirts of Davis, and Joseph obtained a job managing Shell Station at 1st and B streets. According to biographer Edward B. Roessler, "In 1944, the couple bought three lots at 4th and G streets, and established a Flying A service station, which served as an automobile service station and as a place for local farmers to meet with buyers to sell their crops.

The Truffinis soon became very engaged citizens in Davis who worked to pass bonds for West Davis School and East Davis School, established Truffini Kids, a network of baseball teams ca. 1952-1953. Joseph also served as an honorary highway patrolman in Yolo County, was a member of the Chamber of Commerce for 30 years, which included two year on the board and president in 1957, as well as a member of the Boy Scout Council and the Planning Commission. In 1958, Joseph was awarded the C.A. Covell Award, given annually to Davis' Citizen of the Year.⁸ In 1980, Betsy received the same honor from the City, having served as Chairman of the Committee for Better Schools in Davis, secretary of the Yolo County Grand Jury, a 4-H leader, Chairman of the Davis Recreation Commission, which helped to establish bike lanes in Davis, and as a member of the Davis Election Board, among other activities.⁹ Another major achievement, the Truffinis were instrumental in building a senior center in Davis, which commenced construction in 1984, immediately prior to Joseph's death.

Evaluation

Criterion A/1 (Events)

The subject building does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. Built in ca. 1933, the subject was one of several Minimal Traditional residences built in Davis during the later years of the Great Depression and the 1940s. During this time period, Davis experienced a lot-by-lot residential development pattern that saw individual properties developed as larger parcels were subdivided or sold off by owners of larger tracts. The subject property was developed within this pattern as it was sold out of the ownership of F.A Plant, et. al. among several lots along the east side of G Street between 5th and 6th streets. Within this context, the property does not stand out for having a significant association. Research did not find evidence that the subject building's construction was important to establishing a residential construction trend, or that the subject property was the location of an event 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. The first known occupants of the property were Joseph and Betsy Truffini, well-known Davis residents who were very engaged citizens active in local business and charity. Truffinis resided at 526 G Street for a few years before relocated to a different Davis residence, and appear to have occupied other residences for longer periods during their careers. Thus, the subject building does not serve as a building with significant association to the Truffinis.

Criterion C/3 (Architecture-Design)

The subject building does not appear to be individually eligible under Criterion B/2 for listing in the NRHP/CRHR, but does appear to be eligible for the local register. 526 G Street provides an example of its style and period of construction given its one-story massing, generally rectangular plan, hipped roof form with minimal eave overhang, stucco exterior cladding, and steel windows. The building is minimally adorned, with a brick chimney visible at the south facade. These features align with identified character-defining features of the Minimal Tradition style, which was popular between 1939 and 1950, placing the subject building's construction within the primary period of the style's usage. The period of significance for the building is 1939, the year the building was constructed. The builder of the residence was not able to be identified through review of building permit records or available primary sources and secondary sources. The building does not possess high artistic value.

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.

⁶ Ancestry.com. *U.S. WWII Draft Cards Young Men, 1940-1947*.

⁷ Ed Roessler, "Joseph J. Truffini – 1958 (Covell)," Covell & Brinley Awards.org. Accessed online, June 17, 2019.

⁸ "Covell Award Recipients," City of Davis website, 2019. Accessed May 1, 2019. <http://www.covellbrinleyawards.org/joe-truffini-covell-1958>.

⁹ "Betsy Truffini – 1980 (Covell)," Covell & Brinley Awards.org. Accessed online, June 17, 2019.

<http://www.covellbrinleyawards.org/betsy-truffini-covell-1980>.

CONTINUATION SHEET

Property Name: 526 G Street

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Integrity

To determine if the subject building remain capable of expressing its apparent significance as a Davis Merit Resource for its embodiment of the Minimal Traditional style, 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.

Summary of Integrity

Location. The subject property retains integrity of location. The subject building's location of original construction has been retained since 1939.

Design. The subject property retains integrity of design. The building's overall design has been retained through minimal alteration of the building's exterior. The building retains its hipped roof, original height, original cladding materials, steel windows, and brick chimney.

Setting. The subject property retains integrity of setting. 526 G Street retains the setting of a rectangular residential lot with a detached residence. The property retains front and rear yards, and the residence retains its original setback. The vicinity remains a primarily residential area despite conversion of several former residences, including the subject building to a commercial use.

Materials. The subject property retains integrity of materials. The building's original material palette and modest ornamentation has not been altered, resulting in retention of integrity of materials.

Workmanship. The subject property retains integrity of workmanship. The building retains original steel windows, exterior stucco covering, and brick chimney, providing evidence of period constructions materials and methods.

Feeling. The subject property retains integrity of feeling. The building retains the feeling of a Minimal Traditional style residence and that of the 1939 property as location, setting, and design have been retained.

Association. The subject property retains integrity of association. The property is not significant for association with a pattern of events or a person, however, it remains strongly associated with its Minimal Traditional style as the building retains integrity of design, materials, and workmanship.

Overall, the property retains overall historic integrity and is capable of expressing its apparent significance such that it remains eligible for listing as a City of Davis Merit Resource for its embodiment of the Minimal Traditional style.

**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 4 *Resource Name or #: (Assigned by recorder) 530 5th Street

P1. Other Identifier: Davis Fire Station 31–Fire Department Headquarters

*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 530 5th 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 070 211 08 and 070 211 09

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
530 5th Street is a two-story concrete fire station located at the southwest corner of 5th and E streets (**P5a.**) The building serves as the headquarters location for the Davis Fire Department (DFD), and also includes a business office for DFD.¹ The building is set back to from the street toward the center of its rectangular lot, with concrete-paved vehicle circulation and parking areas to the front and rear of the building. The building is capped by a flat roof that overhangs the building footprint slightly at all elevation. The roof fascia is clad with replacement aluminum siding with lapped siding of a similar color to original wood siding.² The first story is largely void of windows, excepting several aluminum-frame casement windows at the rear elevation. A narrow ribbon of aluminum-framed windows wraps around the building just below the overhanging roof. The facade features two massive garage bays with roll-up doors. Each door has a bank of oval lites. A detached concrete structure with a one-street facing window is located to the south of the station and is visible from E Street. This structure appears to partially enclose/surround mechanical or similar equipment. A flagpole stands near the northwest corner of the building and a radio tower stands near the southeast corner of the building.

*P3b. Resource Attributes: HP14. Government Building, HP 39. Fire Station.

P5a. Photograph or Drawing



- *P4. Resources Present:
 Building Structure Object Site District Element of District Other (Isolates, etc.)
- *P5b. Description of Photo:
Subject building viewed from 5th Street, looking south.
March 14, 2019.
- *P6. Date Constructed/Age and Source: 1965. City of Davis.
 Historic Prehistoric Both
- *P7. Owner and Address:
City of Davis
23 Russell Boulevard, 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): _____

¹ City of Davis, "Stations," City of Davis website, accessed March 19, 2019. <https://cityofdavis.org/city-hall/fire-department/about-dfd/stations>.
² See attached 523 B Building, Structure, and Object Record form for construction chronology.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 530 5th Street *NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: 530 5th Street/Station 31-Fire Department Headquarters

B2. Common Name: 530 5th Street/Station 31-Fire Department Headquarters

B3. Original Use: Fire Station B4. Present Use: Fire Station

*B5. Architectural Style: Modern Fire Station

*B6. Construction History: Built in 1965. In 1986, wood fascia along the cornice was replaced with aluminum siding of a similar color. Between 1993 and 1994 a kitchen within the building was remodeled. The station's front desk was altered including: new wall for front accessibility desk, plexi-glass window for front desk area and door with low voltage buzzer to the right of the accessible desk. Heating ventilation and air condition work was done 1 1994 and 2009-2010. Plans relating to alterations in 1986 were unable to be reviewed due to low/illegible scan quality.¹

*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 Civic Applicable Criteria N/A

Station 31 is the City of Davis' headquarters station or the downtown station. The station receives over half of the City's calls, and houses the Fire Department's business office.² Station 31 was the second of three fire stations constructed in the City of Davis following the construction of former City Hall and the Davis Fire Station of 1938 at 3rd and F Streets in the downtown area. The first station, known as Station 33 or "South Davis Station," is located on Mace Boulevard and serves the east and south sections of Davis, including Interstate-80 and the Causeway, per the City of Davis Fire Department. The third station, known as Station 32 or West Davis Station, was built in 1985 and is located at Arlington and Lake boulevards. It serves the west and north sections of Davis and the Springlake Fire Protection District outside of Davis city limits.³

Located roughly two blocks north of the former City Hall and Davis Fire Station, the subject building was built during Davis' Explosive Growth Period, as identified by Brunzell Historical.⁴ As the City of Davis expanded from its original grid plan, extension of municipal services including firefighting followed, providing additional capacity for such given the city's rapid residential growth during the period. As Brunzell describes, "Development of civic and institutional properties was more rapid in the 1960s than in any other era of Davis' history. The population growth and prosperity of the era meant that new public buildings were required."⁵ (See Continuation Sheet)

B11. Additional Resource Attributes: **HP14. Government Building HP. 39 Fire Station**

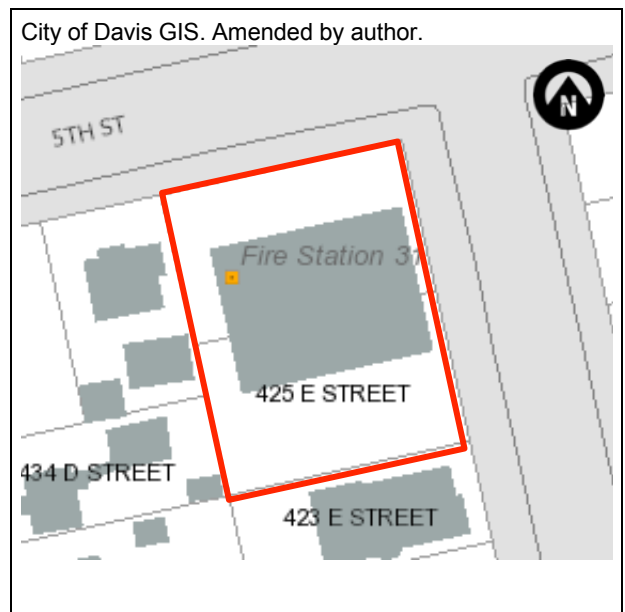
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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

² City of Davis, "Stations," City of Davis website. Accessed May 10, 2019. <https://cityofdavis.org/city-hall/fire-department/about-dfd/stations>.

³ City of Davis, "Stations," City of Davis website. Accessed May 10, 2019. <https://cityofdavis.org/city-hall/fire-department/about-dfd/stations>.

⁴ Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 40-41.

⁵ Ibid., 41.

CONTINUATION SHEET

Property Name: 530 5th Street/Station 31-Fire Department Headquarters

Page 3 of 4

*B10. Significance (Continued):

This included construction of several school buildings for elementary, intermediate, junior, and high school levels. The City of Davis describes, "No formal fire department existed in the City of Davis at the turn of the century. After a series of devastating fires destroyed many buildings in town, the citizens recognized the need for a formal fire department. In March of 1917, a meeting was held to establish an official fire department."⁶ When Station 31 was constructed in 1965, the fire department consisted of 19 profession and 43 volunteer firefighters. During the 1970s, additional apparatuses were acquired by the department. Station 32's construction in 1985 enabled the adaption of the 1938 station attached to City Hall for Police Department evidence storage.⁷

The subject station and the City of Davis's Fire Department on a larger scale have provided supportive firefighting services the UC Davis Campus since the establishment of the University Farm in 1908. However, the University's fire department, which grew from a roster of volunteer students and professors that utilized hose carts to fully-fledged professional department by the mid-1950s, has served as the campus's primary firefighting entity.⁸

Fire Station Building Typology

The following historic context of the development of the fire station typology is adapted from Tom Wilkinson's "Typology: Fire Stations."⁹

The Fire Station building typology is one reflective of changes in firefighting technology that have occurred over many centuries, from efforts to fight fires bucket-by-bucket in ancient Rome, and later the invention of motorized fire engines by the turn of the twentieth century. By the mid-seventeenth century, firefighting equipment was began to be mounted on horse-drawn carriages, which required stations that accommodated such equipment and personal. Leather fire houses invented in Amsterdam in 1673 required hanging to dry out to avoid rot; hence, the need for hose towers at many stations. By the mid-1700s, both private and volunteer firefighting companies were established in the United States, preceding the establishment of municipal crews as cities grew rapidly.

Stations were often limited by the narrow urban lots they were built upon, necessitating vertical space and multiple stories to house equipment and personnel.

As Wilkinson notes:

Fire crews had to take the stairs until David B Kenyon...invented the firehouse pole in 1878. This made his unit noticeably faster and was quickly adopted worldwide.

Motori[z]ed engines were introduced around 1900, but these slotted fairly easily into existing buildings. By the middle of the century, however, a number of technological changes altered firefighting. Structural steel made buildings taller, requiring much longer ladders, and cherry pickers were also added to the kit. These innovations made fire engines bigger and this rendered many older stations unfit for purpose. A new wave of buildings was constructed with Modernist disregard for historical precedent, for instance Robert Mallet-Stevens' 1936 station in Paris, Owen Williams' 1938 station for the Boots drug factory in Nottingham, and Claude Ferret's 1954 Bordeaux station surmounted by a Corbusian accommodation block. From the mid 1960s to the 1980s the Greater London Council built a large number of stations, such as the one at Shoreditch with its exposed concrete frame and cantilevered apartments. Hose towers were no longer disguised as campaniles or machicolated keeps, but stripped down to skeletal béton brut [rough textured concrete common to Brutalist style architecture].¹⁰

The subject building may be categorized as a modernistic station that has typical features of a fire station such as apparatus bays, spaces (offices), and is build of robust materials with minimal ornamentation. The building's exterior is minimally adorned with a stucco exterior, wide roof fascia, and tall-wide apparatus bays sized for modern apparatuses. The building is also minimally fenestrated with ribbon windows that became common features of both corporate and civic building during the 1960s when the International style of architecture was applied to various building typologies.

⁶ City of Davis, "History," City of Davis website. Accessed May 10, 2019. <https://cityofdavis.org/city-hall/fire-department/about-dfd/history>.

⁷ City of Davis, "History," City of Davis website. Accessed May 10, 2019. <https://cityofdavis.org/city-hall/fire-department/about-dfd/history>.

⁸ University of California Davis, "UC Davis Fire Department," website. Accessed May 10, 2019. <https://fire.ucdavis.edu/our-history>.

⁹ Tom Wilkinson, "Typology: Fire Stations," *The Architectural Review*, February 3, 2016. Accessed online, April 16, 2019.

<https://www.architectural-review.com/essays/typology-fire-stations/10002048.article>.

¹⁰ Ibid.

CONTINUATION SHEET

Property Name: 530 5th Street/Station 31-Fire Department Headquarters

Page 4 of 4

Evaluation:

The following section provides evaluation of the subject property for eligibility for individual listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the Davis Register of Historical Resources (local register), which contains buildings identified as Landmarks and Merit resources. The CRHR bases its criteria on that of the NRHP, and the local register criteria are based on those of the NRHP/CRHR. Therefore, evaluation under all three registers is undertaken simultaneously.

Criterion A/1 (Events)

The subject building does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. Built in 1965, the subject property was constructed during a period of explosive growth in Davis, as university enrollments increased rapidly and the town expanded beyond its historic grid through numerous residential subdivisions. The period saw the construction of numerous public school buildings and two fire stations including the Station 33 in 1962 and the subject Station 31 in 1965. With the City of Davis, exclusive of the University of California Davis campus which is served by separate a fire department, the subject building is not the earliest of fire stations in the City, and is not the first built during its period of construction. Although the subject building was among modern civic and public buildings constructed in Davis during its period of explosive growth, the building does not individually reflect that period of growth. Available information relating to the history of the Davis Fire Department and the City's historic did not find evidence to support a finding of individual significance under this criterion.

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 the David Fire Department and the subject building's role within the department's history indicates that numerous individuals have occupied the building as firefighting personnel since 1965. Although many firefighters have contributed to the general development of municipal services in Davis since the early 1900s, research did not find evidence that the subject building bears direct association with a particular individual, or that the building reflects the achievements of 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 or local register. The subject building was constructed in 1965 and is not designed in a sense that a particular architectural style is embodied. The building's ribbon window just below the roofline is representative of the International style, which was commonly applied to civic and institutional buildings between the mid 1930s and late 1960s. The exterior concrete-stucco walls are representative of aspects of the Brutalist style, but do not fully represent rough-cast concrete. Research did not identify a designer or builder of the station through archival research including building permit and plan records. As a building typology, the fire station evolved from high-style examples of the late nineteenth and early 20th centuries to more robust, yet economical designs of the mid-twentieth century as the buildings were adapted to larger equipment. The subject building features large apparatus bays, sparse fenestration, and a robust aesthetic common to modern fire stations, but does not appear to be an individually important example of its type or period of construction.

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 property at 530 5th 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. The property is not a historical resource for the purposes of the California Environmental Quality Act (CEQA). The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

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 4 *Resource Name or #: (Assigned by recorder) 533 G 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 533 G 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 070 194 14

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
533 G Street is a one-story-over-basement, Minimal Traditional style duplex, situated on the west side of G Street, between 6th Street north, and 5th Street south (P5a.) The building has a wood-frame structure, and appears to rest on a concrete foundation. The building is linear in plan with a primary gabled roof extending east to west, connecting cross-gabled sections at the front and rear of the building. The roof is covered with asphalt shingles. One visible entrance door at the southeast corner of the building was a six-panel wood door with modest wood casing. The entrance is set into a recessed corner porch. Windows appear to be wood-sash and are set into single and tripartite arrangements. The building appears to be in good condition. The building is set back from the street roughly 15 feet and has a small front yard area and a concrete pathway leading along the south property line toward the rear of the duplex. The property has several trees and plantings planted around the building.

*P3b. Resource Attributes: HP3. Multiple family property.

***P4. Resources Present:**

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

***P5b. Description of Photo:**

Oblique view of front of subject building from west side of G Street, looking northwest.

March 14, 2019.

*P6. Date Constructed/Age and Source: ca. 1953. Appears on 1953 Sanborn map, but not present on 1945 Sanborn map.

Historic Prehistoric Both

***P7. Owner and Address:**

Ellen Kathleen Martinich
139 Comstock Road
Redwood City, CA 94062

*P8. Recorded by:
Garavaglia Architecture, Inc.
582 Market Street, Suite 1800
San Francisco, CA 94104

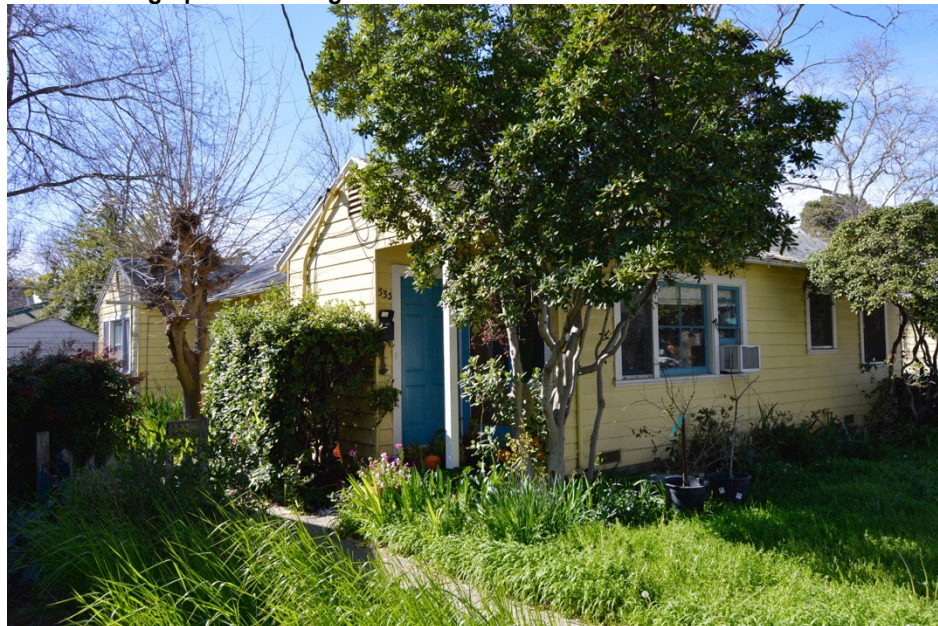
***P9. Date Recorded:**

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 533 G Street *NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: 533-35 G Street

B2. Common Name: 533 G Street

B3. Original Use: Residential Duplex B4. Present Use: Residential Duplex

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: The subject building was constructed in around 1953. The building did not appear on the 1945 Sanborn map of Davis, but does appear on the 1953 Sanborn map. The building does not appear to have undergone any major alterations.

*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 Residential Applicable Criteria N/A

The subject building was constructed ca. 1953 on a rectangular lot in the 500 block of G Street. Between the 1930s and 1950s, this block of G Street was built out lot-by-lot with single- and multiple-family residences, most of which were design in a Minimal Traditional style. Within the broader Downtown Conservation District, which spans the area of the original town plan, neighborhoods of mixed character developed with "a few scattered Victorians, and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another..." per the City's 2003 Historic Conservation District survey.¹

Early occupancy and ownership information is not known, as Census data and City Directory information prior to 1970 is not available. The 1970 Davis City Directory listed owner John Candelo and his wife Antoinette as occupants of 533 G Street, while the address 535 G Street within the building was listed as vacant. John Candelo was listed as retired in 1970. Antoinette Candelo did not list an occupation in the directory.

(See Continuation Sheet)

B11. Additional Resource Attributes:

HP6. Multiple family property

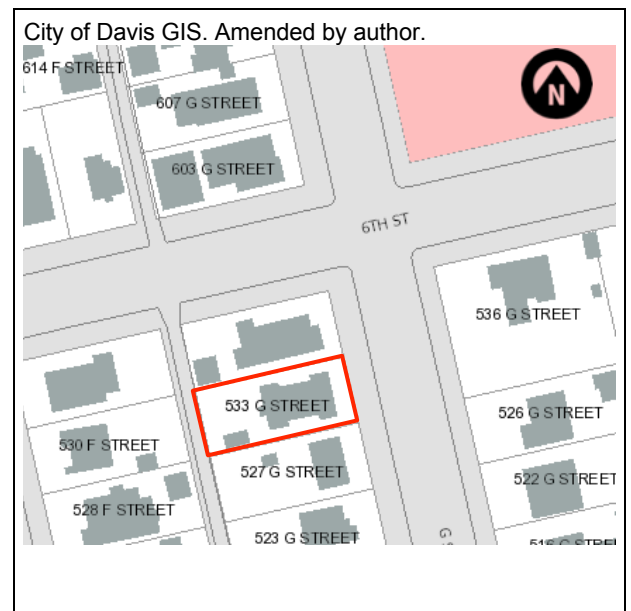
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Central Davis Historic Conservation District, Historical Resources Survey, August 2003, 12. Accessed online May 13, 2019.

CONTINUATION SHEET

Property Name: 533 G Street

Page 3 of 4

*B10. Significance (Continued):

Minimal Traditional Style

Minimal Traditional style residences were constructed in the United States between ca. 1935 and 1950. Such residences typically designed with small, rectangular footprints, and gabled roofs with low or intermediate pitches, with a one-story height. In rare instances, roofs featured dormer windows. Fenestration was typically accomplished with multi-pane or one-over-one double-hung windows. Exteriors were minimally ornamented.² The subject building is representative of a side-gabled sub type of the style, sometimes referred to as a “Cape Cod”, as it resembles early house forms found in New England. Virginia McAlester notes, “Although many examples were symmetrical, in keeping with the original folk form, there was much experimentation with asymmetrical variations, including varied window placement and small porches or carports; some had an extra half-story finished under the roof.”³ McAlester additionally describes, “Minimal Traditional style homes often had a paneled front door (sometimes with a multi-pane window in the upper half), perhaps accompanied by shutters or a chimney. Occasionally, Minimal Traditionals [sic] have other bits of stylistic detailing added—such as elements of Tudor or Colonial Revival.”⁴

The subject building embodies the typically gabled massing and minimal ornamentation of the style. Variations of the style are embodied through the paneled front door, symmetrical facade, rare roof dormers, and an extra half-story under the roof.

Regarding residential development in Davis between 1940 and 1958, and characteristics of the Minimal Traditional architectural style, Brunzell describes:

The most widespread and important type of development between 1940 and 1958 was residential. Residential construction during the war and immediately afterward was functional, and usually architecturally straightforward. Most buildings were executed in simple, traditional materials according to standard plans, and new projects were built as infill in existing neighborhoods. During the 1940s, builders tended to construct one building at a time according to traditional methods. After 1950, Davis builders began using industrialized construction techniques, and the pace of residential construction increased. As had been the case before the war residential construction during this period of development focused on development of single-family homes and a small number of duplexes. The shortage of housing also led to the addition of multi-family buildings during the period, which was a new property type in Davis.⁵

Minimal Traditional Style

The Minimal Tradition style grew out of an attempt to building houses based on traditional forms during the difficult economic conditions imposed by the Great Depression. For small houses in Davis, the style was dominant through the end of the 1940s. Early examples display a fair amount of variation between parcels. During the early 1950s developers began utilizing industrialized building techniques and building houses based on virtually identical plans.

Minimal Traditional

- Medium pitched gabled or hipped roofs
- Minimal eave overhang
- Integral or detached single garage facing the street
- Linear or slightly L-shaped plan
- Stucco or wood cladding, occasionally with brick trim
- Steel casement or double-hung wood-frame windows
- Lack of ornamentation

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. The subject property was developed ca. 1953 as a duplex residence in a neighboring undergoing lot-by-lot development that began during the Great Depression and continued into the 1950s. Within the context of post-World War II development in Davis, the property does not stand out for having played a significant role within that development pattern. Research did not find evidence that the subject building was the site of a singular event of historic importance.

² Virginia Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 587-589.

³ McAlester, 587

⁴ *Ibid.*, 588.

⁵ Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 24.

CONTINUATION SHEET

Property Name: 533 G Street

Page 4 of 4

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 building does not appear to be individually eligible under Criterion B/2 for listing in the NRHP/CRHR or the local register. 533 G Street is a vernacular duplex residential typology designed in Minimal Traditional style. Research of building permits and property ownership did not identify a builder or developer of the building. The building embodies several characteristics of the Minimal Traditional style including one-story, gabled massing, wood drop siding at the exterior, wood-sash windows, and minimal exterior ornamentation. The building's design does not appear to stand out, as a distinct example of a type, period, or method of construction as it was completed ca. 1953 at the end of the Minimal Traditional style's period of construction and was not able to be associated with a prominent builder or designer. The building does not express high art value.

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.

**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 Street, 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): _____

CONTINUATION SHEET

Property Name: 604 3rd Street

Page 2 of 5



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

Page 3 of 5

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 1971.¹ 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

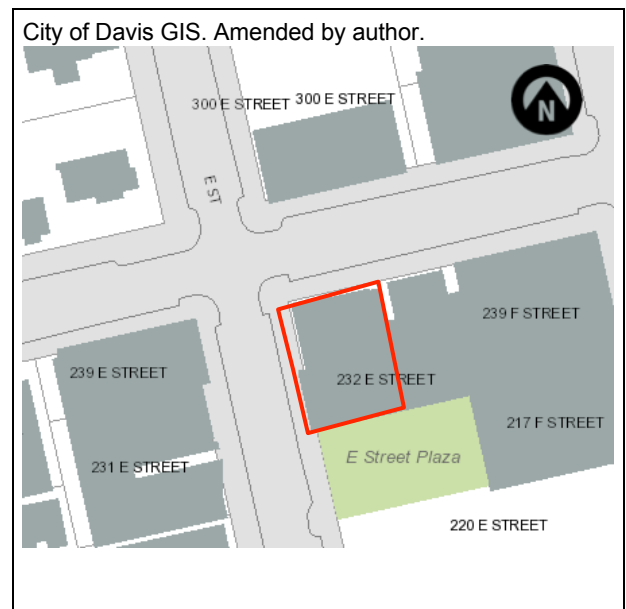
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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



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

CONTINUATION SHEET

Property Name: 604 3rd Street

Page 4 of 5

***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.² 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.³

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.⁴ 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 2009.⁵

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.⁶ 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.

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

³ 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>.

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

⁵ "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/>.

⁶ 1970 Davis City Directory. Accessed at Ancestry.com.

CONTINUATION SHEET

Property Name: 604 3rd Street

Page 5 of 5

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.

**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) 610 3rd Street

P1. Other Identifier: B&L Bike Shop

*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 610 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 02

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
610 3rd Street is a two-story, concrete commercial building located on the south side of 3rd Street between F. Street (east) and E. Street (west) (P5a.) The building has a square footprint, which occupies the full depth of its lot and nearly the entire width. To the west of the building, the property features an outdoor bike storage area, which is enclosed by a wood fence adjacent to the public sidewalk. A flat roof covered with composition materials caps the building, and surrounded by a parapet at all elevations. The exterior features red and yellow, narrow face brick along the first story of the facade, but is otherwise covered with stucco. The stucco appears to cover concrete blocks. The facade is symmetrical, with two storefronts at the first story and two banks of windows at the second story. The storefronts are framed by outer columns and divided at the center of the facade by a third column. Each storefront is recessed into the facade plane and features an aluminum-frame storefront system with three plate glass windows above a bulkhead toward center, and a single-entry glazed door at the outer portion of the bay. A stucco-covered canopy with a pent roof is attached to the facade at the spandrel between the first and second story. The canopy does not appear to be an original feature of the building as it obscures portions of brick and has started to pull away from the facade. Above the canopy, the second story features aluminum-frame single-lite window arranged in banks of four, aligned with each storefront below. Visibility through the second story windows is obscured at the interior.

P5a. Photograph or Drawing



- *P3b. Resource Attributes: HP6. 1-3 story commercial building.
- *P4. Resources Present:
 Building Structure Object Site
 District Element of District Other (Isolates, etc.)
- *P5b. Description of Photo:
Facade viewed from 3rd Street, looking south.
March 14, 2019.
- *P6. Date Constructed/Age and Source: 1966. Davis HRMC.
 Historic Prehistoric Both
- *P7. Owner and Address:
DCG Cycling Group
610 3rd 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 610 3rd Street *NRHP Status Code 6Z

Page 2 of 5

B1. Historic Name: 610 3rd Street

B2. Common Name: B&L Bike Shop

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

*B5. Architectural Style: Modern Commercial

*B6. Construction History: The site containing present day 610 3rd Street was a vacant site as recorded on Sanborn maps of Davis published between 1921 and 1953. The subject building was built in 1965 as a one-story commercial structure for B & L Bike Shop, with design by Woodland-based architect, Robert E. Crippen and construction by local contractor Don Gale. In 1972, the building received a second story addition designed and/or supervised by structural engineer Gordon H. Klippel, which added additional storage space above the bike shop at the first story. As originally designed, the facade featured two storefronts with aluminum-frame storefront systems, including single-entry doors. The exterior of the first story was clad with brick veneer along the piers that framed and divided the storefronts. A full-width canopy was mounted to the facade above the storefronts.

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

*B8. Related Features: N/A

B9a. Architect: Robert E. Crippen b. Builder: Don Gale, Contractor

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

610 3rd Street was constructed during a period of "explosive growth" in Davis as identified in the Brunzell Historical's *Davis California: Citywide Survey and Historic Context Update*. In 1959, the University of California at Davis was officially upgraded from an agricultural school to a full university campus. This upgrade immediately preceded a half-decade of rapid growth of that saw the University's population nearly double, reaching over 11,000 students, which led to the University's construction of many new buildings within its campus west of the downtown. During the early to mid-1960s, the downtown area "continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced."¹ By the end of the decade, commercial developments occurred at the edges of the city, including groceries and retail strips. Brunzell notes, "Although function was emphasized for the strip-type development, Downtown and freeway-adjacent commercial structures from the era were often ambitious, architect-designed buildings."²

(See continuation sheet)

*B11. Additional Resource Attributes:

HP6. 1-3 story commercial building

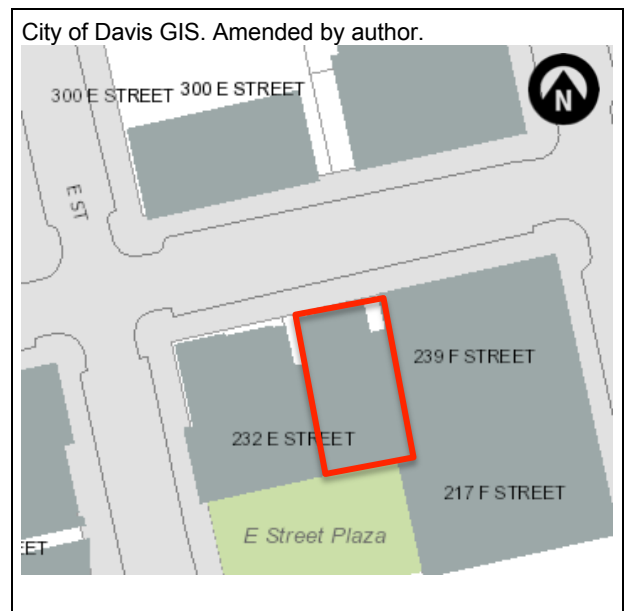
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Context 40

² 40.

CONTINUATION SHEET

Property Name: 610 3rd Street

Page 3 of 5

*B6. Construction History (Continued):

In 1972, the second story addition was constructed of concrete block. Similar aluminum-frame windows appeared at the facade. Original drawings show the windows specified had a central light with small spandrel panels above and below. These panels have since been covered with stucco. The exterior of the second story was covered with stucco, in contrast to the brick veneer at the first story. In 1996, second story air condition units were enclosed, and the enclosures were covered with stucco and painted to matching existing stucco. New roofing materials were installed in 2004.³

*B10. Significance (Continued):

The subject property's development occurred at a time when many formerly residential properties were replaced by commercial properties, as the downtown modernized and the city adapted to the rapid growth of the University. During this period, automobile-oriented development increased as freeways were widened and Davis transformed from a rural community to an expanding suburb. Despite the emergence of automobile dominance, Davis was at the precipice of instituting bicycle-related infrastructure that would influence other cities across the nation. By 1965, advocacy for bicycle paths and dedicated bicycle parking was underway. In 1967, the University prohibited car traffic within the central part of campus, and the City laid the first official bicycle lanes; the first lane dedicated to the preferential use of bikes on an existing roadway in the United States.⁴

B&L Bike Shop was originally established in Woodland, California in 1964 by Woodland, California residents and husband and wife, Helen and Lee Pool, and their business partners Elgin and Flo Brannon. In 1965, the Pools, bought out their partners and relocated the B&L Bike Shop business within an new purpose-built building in Davis, while continuing to reside in Woodland.⁵ In 1997, the shop was sold to Beth Annon-Lovering, who remained the proprietor until 2017, when shop manager Dave Grundman became owner.⁶ Based upon building permit records, available city directory data, and online sources, the building has been continuously occupied by B&L Bike Shop since 1965.

Lee F. Pool and Helen Pool, Original Owners of B&L Bike Shop

The following biographical information is available for Lee F. Pool:

Lee was born in Haskell, TX and was the youngest of nine children. His family moved to California when he was two years old.

Lee grew up in the Bakersfield area and served in the Merchant Marines and Navy. In 1949 he married Helen James and they moved to Woodland in 1950. He drove commercial trucks until they and their close friends, Elgin and Flo Brannon opened B&L Bike Shops; one in 1964 in Woodland and another in Davis in 1965. In 1984 the family also purchased Foy's Bike Shop in Woodland. Lee and Helen retired in 1991.⁷

Archival and online research did not find additional information for Helen Pool.

Robert E. Crippen, Architect – Original Designer of 610 3rd Street, 1965

Robert E. Crippen (1922-2004) was born in Burbank, California in 1922, and relocated to Woodland, CA in his youth. After graduating from Woodland High School in 1940, Crippen studied at the College of the Pacific (Class of 1941), prior to serving in the U.S. Army during World War II.⁸ Crippen received a Bachelor's degree from University of Oregon (Class of 1951). Following his graduation from University of Oregon, Crippen served in the United States Army between 1942 and 1946. Between 1951 and 1956, Crippen worked as a draftsman and/or associate with the firms Barovetto & Thomas (1951-1953), Sellon & Cox (1953-1954), and Cox & Linske (1954-1956).⁹ Later in 1956, Crippen established his own eponymous architectural practice and passed obtained licensing throughout the American Institute of Architects.¹⁰ Crippen's office was located in Woodland, California, where he was a member of the Woodland City Planning Commission between 1953 and 1959, and where he gained several commissions over the following decade.¹¹ In 1957, Crippen served as director of the AIA's Central Valley Chapter, and was a board member of the Yolo County Regional Planning Board between 1957 and 1958.¹² According to Crippen's biographic information provided in the 1962 and

³ Building Permit records provided by City of Davis Planning Department.

⁴ Context 37-38

⁵ City directories for Woodland, California and Davis, California, accessed at Ancestry.com.

⁶ Bob Schultz, "Centennial: B and L Bikes: 50-plus years of bicycling and loving it," *Davis Enterprise*, July 2, 2017

⁷ "Lee F. Pool," Legacy.com, accessed May 6, 2019. <https://www.legacy.com/obituaries/dailydemocrat/obituary.aspx?pid=175097607>.

⁸ "Robert Earl Crippen," Obituary at Legacy.com, published in the *East Bay Times*, January 4-5, 2005. Accessed May 6, 2019, <https://www.legacy.com/obituaries/eastbaytimes/obituary.aspx?n=robert-earl-crippen&pid=2997072&fhid=2400>.

⁹ Edited by George S. Koyl, "Crippen, Robert E(arl)," in *American Architects Directory*, (New York: R.R. Bowker Company under Sponsorship of American Institute of Architects, Second Edition 1962), 143-144.

¹⁰ "Large Number Pass Recent Architectural Exams," *Architect and Engineer*, January 1957.

¹¹ Edited by George S. Koyl, "Crippen, Robert E(arl)," in *American Architects Directory*, 143-144.

¹² Edited by George S. Koyl, "Crippen, Robert E(arl)," in *American Architects Directory*, (New York: R.R. Bowker Company under Sponsorship of

CONTINUATION SHEET

Property Name: 610 3rd Street

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1970 American Architects directories, his principal projects included:

- Marysville Masonic Hall, 1958
- Woodland, CA Masonic Hall 1958
- Holy Rosary School addition, Woodland, 1959
- Yolo County YMCA, Woodland, 1960
- City Hall Annex, Woodland, CA, 1961

In 1967, Crippen established the firm Crippen, Schaeffer & Associates, with an office based in Reno, Nevada.¹³ Commissions of the firm included:

- South Side Fire House, Woodland, CA 1967
- City Hall Addition, Dixon, CA 1967
- Yolo County Jail and Sheriff Office, Woodland, CA 1968
- St. John's Retirement Village Woodland

Criterion A/1 (Events)

The subject property does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR, but does appear to be potentially eligible for listing in the local register as Merit Resource for its association with the development of commerce in downtown Davis during the 1960s. Built in 1965, the subject property was developed during a period of explosive growth in Davis that saw many formerly residential properties get replaced by commercial properties, as the downtown modernized and the city adapted to the rapid growth of the University. B&L Bike shop has been located at 610 3rd Street since 1965, and appears to be the City's oldest bike shop in operation. During the 1960s, automobile-oriented development increased in Davis, as freeways were widened and Davis transformed from a rural community to an expanding suburb. Despite the emergence of automobile dominance, Davis was at the precipice of instituting bicycle-related infrastructure that would influence other cities across the nation. By 1965, advocacy for bicycle paths and dedicated bicycle parking was underway. Alongside the growing popularity of the bicycle, bicycle-related businesses developed, including the B&L bike shop housed within the subject building. Additional research is necessary to determine how the subject building may be associated to statewide or national contexts related to commerce and cycling culture, however, within the City of Davis the property appears to be strongly associated with such themes such that it appears eligible as Merit Resource.

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 occupied by B&L Bike Shop throughout its history, the original owners of B&L Bike Shop, Lee F. and Helen Pool, appear to have resided in Woodside, California during their period of ownership of the subject building, and available information does not suggest they made significant contributions local, state, or national history, that are expressed by the subject building.

Criterion C/3 (Architecture-Design)

The subject building does not appear to be individually eligible under Criterion B/2 for listing in the NRHP/CRHR or local register. 610 3rd Street was designed and constructed in 1965 for use as B&L Bike Shop. The building, as designed, embodied some distinct characteristics of a mid-century, modern commercial building, including: one-story height with a rectangular plan, a flat roof, aluminum-storefront fenestration, brick veneer facade cladding, and a boxed canopy overhanging the storefronts. The building does not appear to have stood amount among other local examples of its period and type, and was built toward the end of the period of mid-century commercial development.

American Institute of Architects, Third Edition 1970), 189.

¹³ Edited by George S. Koyl, "Crippen, Robert E(arl)," in *American Architects Directory*, 189.

CONTINUATION SHEET

Property Name: 610 3rd Street

Page 5 of 5

The subject building was designed design by Woodland, California-based architect Robert E. Crippen. Crippen was a prominent architect in the Central Valley, and received several commissions in his hometown of Woodland, where he also served on local and regional boards and commissions related to city planning. Research did not find that Crippen was strongly associated with a particular building or buildings in Davis to the same extent as he was to those in Woodland. Similarly, the subject building does not appear to have been among one of Crippen's principal works, based upon available scholarship on the architect's career. Although Crippen designed several important civic buildings in Woodland and other buildings in several California municipalities, existing scholarship and understanding of Crippen's influence does not support a finding that Crippen would be considered a master architect. Thus, the building does not appear be individually eligible as the work of a master.

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:

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.

The commercial building at 610 3rd 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.

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 4 *Resource Name or #: (Assigned by recorder) 630 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 630 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 070 243 09

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 630 2nd Street is a concrete, commercial building with a rectangular plan, set on a concrete foundation situated at the southwest corner of 2nd and F streets in downtown Davis. The building mass is comprised formed from a one-story-plus-clerestory primary rectangular block and an adjoined two-story rectangular block at the rear of the building. The building's exterior is covered with painted plaster and is fenestrated with plate glass windows set into first story and clerestory openings. The building spans four bays in width along 2nd Street and seven bay along F Street. Each bay is separated by a concrete pier that extends upward and transitions to a cantilevered beam above. A non-original mansard canopy wraps around the street-facing elevations above the clerestory level, resting on the cantilevered beams below. The main entrance at 2nd Street has anodized metal doors with plate glass and plate glass sidelites. The canopy is covered with standing-seam copper. The residence has a stucco exterior and is capped by a hipped roof covered in diamond-cut shingles with clay ridge tiles. (P5a.)

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

***P4. Resources Present:**

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

***P5b. Description of Photo:**

630 2nd Street viewed from intersection of 2nd and F Streets, looking southwest. March 14, 2019.

*P6. Date Constructed/Age and Source: 1953-1954. Davis building permit records and Lofland and Haig, *Images of America: Davis, California 1940s*.

X Historic Prehistoric Both

***P7. Owner and Address:**

Boschken Family Trust
 P.O. Box 4713, Davis, CA 95617

***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 X Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 630 2nd Street *NRHP Status Code 6Z

Page 2 of 5

B1. Historic Name: 630 2nd Street

B2. Common Name: UC Davis Store

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

*B5. Architectural Style: Late Modern Commercial

*B6. Construction History: 630 2nd Street was constructed in 1953, after the recordation of the 1953 Davis Sanborn map, which recorded the subject property as a vacant site to the immediate east of the Varsity Theater at 616-618 2nd Street. The building was originally designed for and occupied as a Bank of America branch bank location (**Figure 2**). The building was altered in 1972 to accommodate additional commercial tenants, with alterations designed by architect Harry Nyland.¹ 1972 alterations included: insertion of new openings along the east elevation in a section of wall formerly composed of concrete block; Installation of existing awnings with copper standing seam covering; redesign of 2nd Street entrance with vestibule, new aluminum doors and windows; installation of redwood beam transoms at base of clerestory. Since 1972, subsequent alterations include plastering of the exterior walls and 1972 redwood beam transoms, and replacement of entrance doors with metal doors of more recent origin.

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

*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A

Area Davis

Period of Significance N/A

Property Type Commercial

Applicable Criteria N/A

The following context for resources constructed during World War II and during the Post-war Era in Davis is excerpted from Brunzell Historical's *Davis, California: Citywide Survey and Historic Context Update*:

The limited construction that took place in Davis during and immediately after World War II largely conformed to development patterns established during the Great Depression. Projects were small in scale as one lot at a time was developed in and around old Downtown Davis. By the late 1940s, however, builders were subdividing new areas and development was picking up speed. [...] Commercial and institutional development, meanwhile, proceeded at an incremental rate. Industrial development had been sluggish since education began to replace agricultural processing as the primary local industry with the establishment of the University Farm shortly after the turn of the century. During this era, old industrial properties began gradually to be demolished or converted to commercial uses. After 1940, development of agricultural properties within modern Davis city limits also slowed, and there are no known agricultural-related resources that date from this period.
(See continuation sheet)

B11. Additional Resource Attributes:

HP6. 1-3 story commercial building

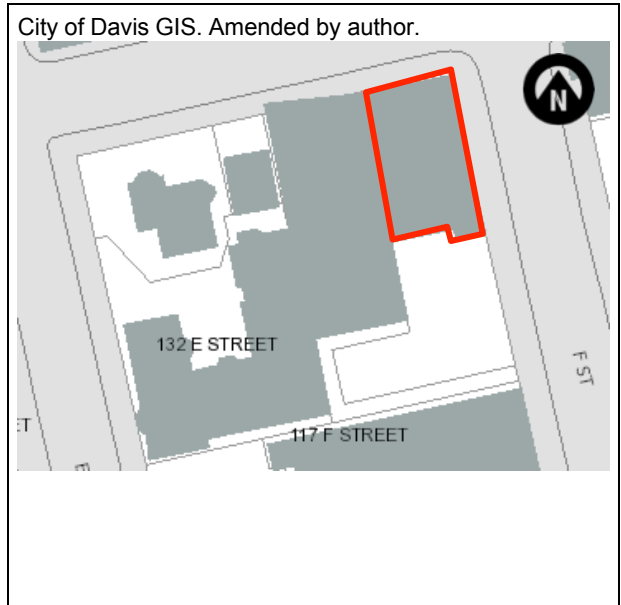
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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

CONTINUATION SHEET

Property Name: 630 2nd Street

Page 3 of 5

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



Figure 2. Subject building photographed in 1953 during original occupancy by Bank of America. This photograph shows the building's original appearance, prior to 1972 alterations. (Lofland and Haig, *Images of America: Davis California 1910s-1940s*, photograph credit to John W. Brinley)

***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 Bavarretto 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.²

630 2nd Street

630 Second Street was constructed in 1953 during a period of gradual commercial development in downtown Davis following World War II. The subject building was built on a vacant site formerly occupied by a residence based on review of the 1921 and 1945 Sanborns maps of Davis. The building did not appear on the 1953 Sanborn map, but appears in a 1953 photograph. 630 2nd Street appears to have embodied several characteristics of the mid-century commercial type buildings identified as a common commercial typology in Davis and numerous American downtowns during the postwar period. The building's original design featured a rectangular

² 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.

CONTINUATION SHEET

Property Name: 630 2nd Street

Page 4 of 5

footprint, flat roof with a parapet, a flat canopy at the facade, and glass storefront system at the facade. The east elevation appears to have featured clerestory windows. The building was modestly adorned, and was easily identified given its "Bank of America" signage above the facade canopy. As is the case with many other buildings of the period in downtown Davis, the subject building has been heavily altered to the degree that its original design is largely obscured.

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. Built in 1953, the subject property was developed during a period of postwar construction in downtown Davis that saw many formerly residential properties get replaced by commercial properties, as the downtown modernized gradually. The site presently addressed 630 2nd Street was redeveloped for use as a Bank of America branch location, immediate east of the popular, high-style Varsity Theater on 2nd Street, which was built in 1950. Although the subject property was developed during a period of postwar development, research did not find that the subject building was individually important within the context of Davis' post-war development.

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 occupied by Bank of America originally, its history, the building did not serve as the headquarters of the company and was the workplace of many employees. The building does not appear to be strongly associated with any particular past owner or employee and does not reflect any of the professional accomplishments of such individuals.

Criterion C/3 (Architecture-Design)

The subject property appears to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR at the local level of significance and local register as a Merit Resource with a period of significance of 1953. The subject building was constructed in 1953 by the Capital Corporation as a bank branch location for Bank of America. The building was designed in a mid-century modern commercial style reflective of the popular International style of the period, executed with economical materials and modestly ornamented. The bank's original design, as studied throughout available historic photographs appears to have been highly representative of mid-century commercial typologies based upon its scale, fenestration, massing, and features including its roof form, facade canopy, and entrance. Although the bank originally provided a very good local example of mid-century commercial architecture, its current design does not embody distinct aspects of a mid-century modern commercial building. Modifications of the bank's exterior designed by architect Harry Nyland in 1972, heavily altered its original appearance, resulting in retention of height and footprint, and redesign of entrances, insertion of additional windows, and installation of transom beams and the existing metal-covered canopy. The bank's design no longer embodies the distinct characteristics of its type, style, period of construction. 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:

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.

CONTINUATION SHEET

Property Name: 630 2nd Street

Page 5 of 5

- 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 1953.

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 canopy were altered in 1972, replacing original features while retaining the building's height and flat roof. Little evidence remains of the building's original design.

Setting. The subject property retains integrity of setting. The subject building retains the setting as it remains situated on a rectangular lot to the immediate east of the Varsity Theater. The building remains situated in a primarily commercial area, despite alteration to many nearby buildings that were constructed contemporaneously or in decades after 1950.

Materials. The subject property does not retain integrity of materials. The buildings original material palette consisting of a concrete and stucco exterior and aluminum-framed plate glass display windows has been impaired by the installation of newer materials in 1972 and later.

Workmanship. The subject property does not retain integrity of workmanship due to replace of original materials. Materials installed in 1972 reflect workmanship of that period, and obscure or completely replaced pre-existing, original materials that reflect workmanship ca. 1953.

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. 1953 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 630 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.

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

Page 2 of 7



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

Page 3 of 7

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

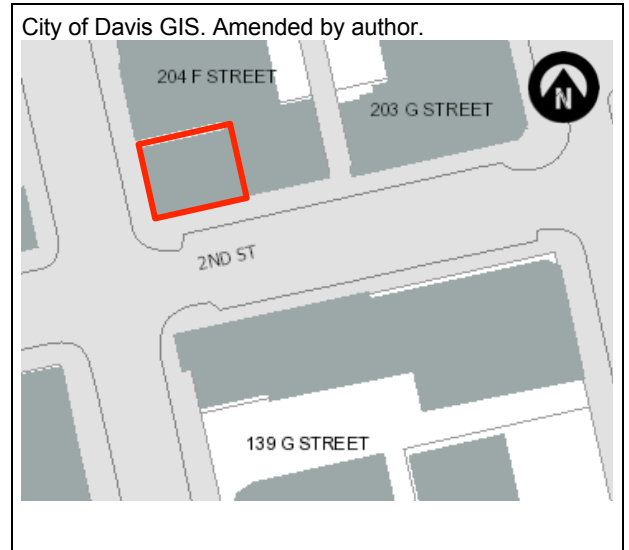
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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

CONTINUATION SHEET

Property Name: 703 2nd Street

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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)

CONTINUATION SHEET

Property Name: 703 2nd Street

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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>.

CONTINUATION SHEET

Property Name: 703 2nd Street

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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 utilized 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.

CONTINUATION SHEET

Property Name: 703 2nd Street

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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.

**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.

P5a. Photograph or Drawing



***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.

***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 2nd Street

Page 2 of 5



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

Page 3 of 5

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.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

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.² 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

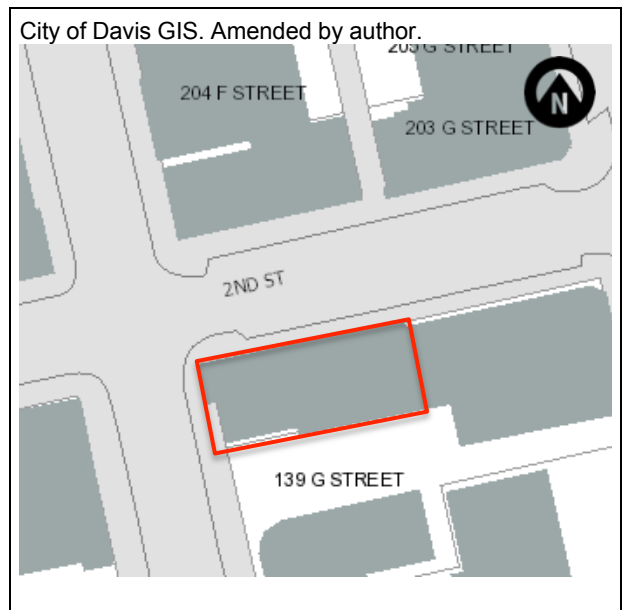
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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



¹ Building permit and plan records provided by City of Davis Planning Department

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

CONTINUATION SHEET

Property Name: 706 2nd Street

Page 4 of 5

*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.³

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.

CONTINUATION SHEET

Property Name: 706 2nd Street

Page 5 of 5

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.⁴ 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 2008.⁵

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.

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

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

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

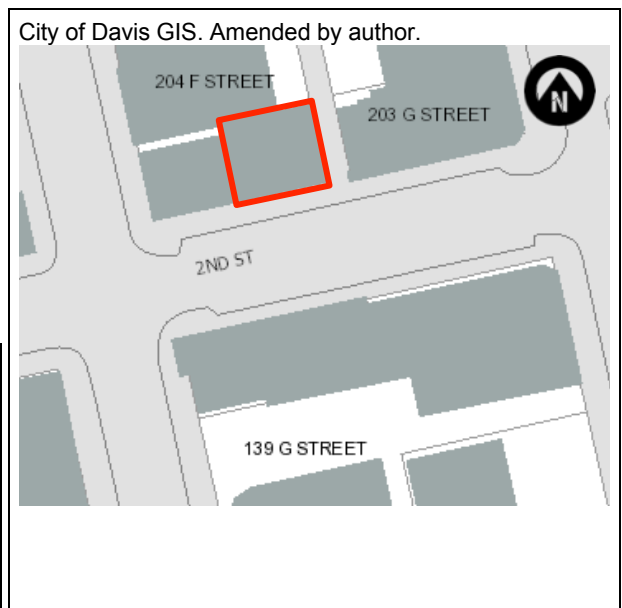
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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

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

Property Name: 802 2nd Street

Page 2 of 5



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

Page 4 of 5

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.¹ 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.² The establishment of the railroad was driven by agriculture in Yolo County and the transport of grain crops from fields to markets.³ 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.⁴
(See Continuation Sheet)

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

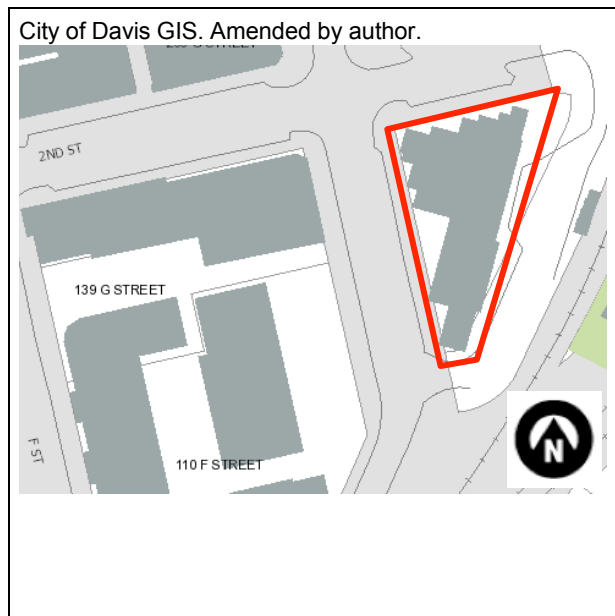
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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

CONTINUATION SHEET

Property Name: 802 2nd Street

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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.

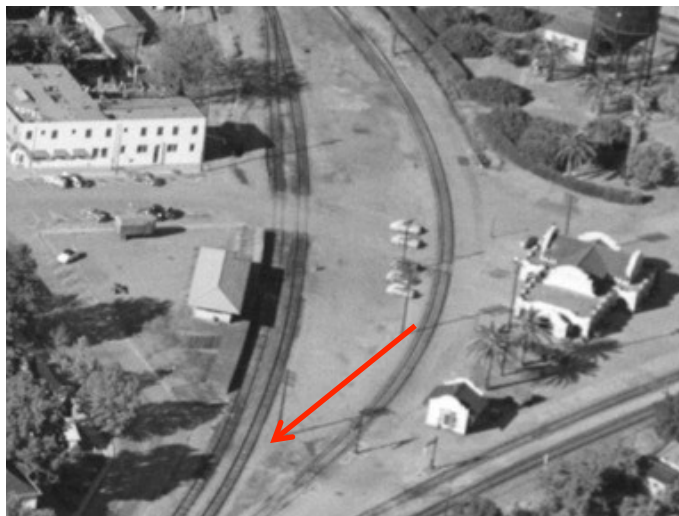


Figure 4. 1946 aerial photograph of subject property and vicinity. Red arrow points to pre-existing freight depot. (UC Davis Special Collections, Eastman's Originals Collection, Photograph B4706)



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)

CONTINUATION SHEET

Property Name: 802 2nd Street

Page 5 of 5
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.

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) 820 4th 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 820 4th 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 070 218 06

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 820 4th Street is a two-story, vernacular commercial building located on the south side of 4th Street between H Street (east) and G Street (west) (**P5a.**). The subject building appears to be built to the property lines and abuts a neighboring building to the immediate south. The first story is constructed of concrete masonry units (CMU) and the second story constructed with a wood frame. The east elevation exhibits the typical appearance of CMU, while the west elevation has been clad with face brick and textured plaster or stucco at the first story (**Figure 1**). A gabled roof covered with asphalt shingles caps the building, and an eave extension constructed of wood rafters with a metal shed roof extends from the west eave of the roof to overhang a porch at the second story. A passageway accessing storefronts at the west elevation is located directly beneath the second story porch. A quarter-turn metal staircase with a metal railing accesses the porch and is located immediately west of the first story passageway (**Figure 2**). The second story is finished with board-and-batten wood siding at the exterior. Fenestration includes a divided-lite, aluminum-frame picture window at the north elevation, plate glass display windows with metal frames along the west elevation, and divided-lite steel casement windows along the east elevation.

P5a. Photograph or Drawing



- *P3b. Resource Attributes: HP6. 1-3 story commercial building.
- *P4. Resources Present:
 Building Structure Object Site District Element of District Other (Isolates, etc.)
- *P5b. Description of Photo:
 Subject building viewed from 4th Street, looking southeast.
 March 14, 2019.
- *P6. Date Constructed/Age and Source: 1949. Sanborn maps and Lofland and Haig, *Images of America: Davis, California 1910s-1940s*.
- Historic Prehistoric Both
- *P7. Owner and Address:
 Maurice and Mary Silva Trust
 44801 N. El Macero Drive
 El Macero, 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): _____

CONTINUATION SHEET

Property Name: 820 4th Street

Page 2 of 3



Figure 1. East elevation viewed from 4th Street, looking southwest.



Figure 2. Passageway to storefronts at first story of west elevation, looking south.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 820 4th Street *NRHP Status Code 6Z

Page 3 of 5

B1. Historic Name: 820 4th Street/330 G Street

B2. Common Name: 820 4th Street

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

*B5. Architectural Style: Vernacular

*B6. Construction History: The subject building appears to have been built in 1948-1949 as a two story commercial building within Town and College Shops at the southeast corner of 4th and G Streets, by developers Richard Barlow and William Warner (Figure 1).¹ The 1953 Sanborn map of Davis recorded the subject building as a two-story commercial building with an L-shaped plan.

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

*B8. Related Features: One-story commercial building at 340 G Street constructed contemporaneously within the Town and College Shops commercial development.

B9a. Architect: Unknown b. Builder: Richard Barlow/William Warner (developers)

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

Occupancy History

The subject building was first occupied as a commercial building with retail units associated with a neighboring property at 340 G Street operated under the direction of proprietors Betty and Dick Fawcett. The subject building and the neighboring commercial building were located within the Town and College Shops development that was established by Richard Barlow and William Warner on three lots located at the southeast corner of 4th and G Streets. Today these lots are occupied by the subject building, and the detached commercial building addressed 340 G Street.

Prior to the redevelopment of the three lots at the southeast corner of 4th and G Streets ca. 1948-1949, the site was located adjacent to a scale and small office building to the west of AJ Plant's Grain Warehouse, and the freight rail line located to the east. The 1970 Davis City Directory listed the following occupants of the building: 830 4th Street Nicholson Plumbing Co.; 830a 4th Street Robert J. Zehnder Bookkeeping Service; 836 4th Street Dunlap's Radio and TV Repair; 842 4th Street Del's Fixit Repair Shop. In 1975, the occupancy address of 338 G Street (located within the south wing of the building) was changed to 820 4th Street. Around that time, the building was owned by University Real Estate per building permit records. The building continues be occupied by commercial uses, but does not appear to be known as the Town and College Shops as of 2019.

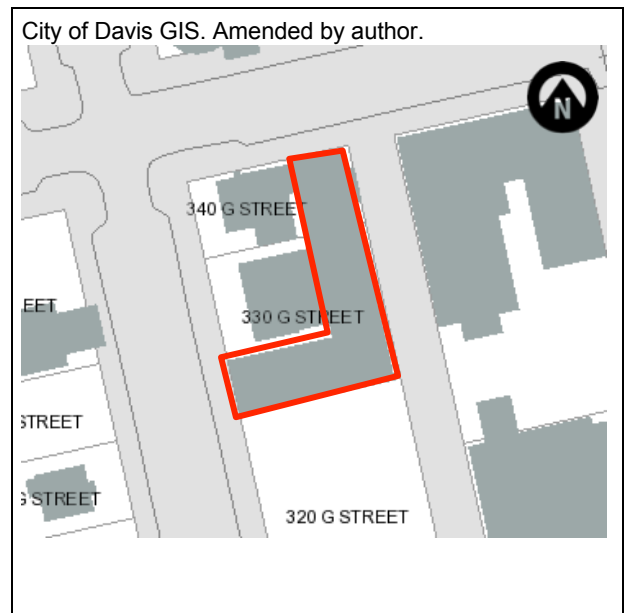
B11. Additional Resource Attributes: HP6. 1-3 story commercial building

*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), 40.

CONTINUATION SHEET

Property Name: 820 4th Street

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***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.²

Betty and Dick Fawcett, Proprietors of Barlows Nursery and Adobe Garden Shop

Betty Lou Fawcett (1927-2016) was born in Seattle, Washington and grew up near Medford, Oregon, where she met her future husband Richard G. Fawcett (1927-1985) in high school. Betty Lou attended the University of Oregon and received an education in horticulture. The Fawcetts settled in Davis after World War II, following Dick Fawcett's return from military service during World War II. Dick Fawcett enrolled at the University of California Davis College of Agriculture and received a degree in horticulture. Fawcett also played baseball for the Aggies by 1950, and won several awards for athletics. Fawcett was later listed in the Helms Athletic Hall of Fame.³ In 1953, the Fawcett's established Fawcett Nursery.⁴ The Fawcetts moved to Santa Cruz, California in 1970. Between ca. 1973 and ca. 1981, Dick Fawcett worked as a salesman for Hines Wholesale Nursery.⁵

According to Richard G. Fawcett's obituary:

He owned and operated the Fawcett Nursery in Davis before working for Oki Wholesale Nursery in Sacramento where he was the first outside sales representative. He then joined Hines Wholesale Nursery, a division of the Weyerhaeuser Co., in 1970 when he moved to Santa Cruz.

Mr. Fawcett was honored in November at the California Association of Nurserymen meeting in Sacramento. [...] Mr. Fawcett also was past president of the California Association of Nurserymen, in which he was active for 30 years.⁶

² 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.

³ *El Rodeo '50* [UC Davis Yearbook], accessed at Ancestry.com May 17, 2019.

https://www.ancestry.com/interactive/1265/42092_920600178_0317-00203?pid=297454873&backurl=https://search.ancestry.com/cgi-bin/sse.dll?i=div%3D1%26dbid%3D1265%26h%3D297454873%26tid%3D%26pid%3D%26usePUB%3Dtrue%26_phsrc%3DJLd10%26_phstart%3DsuccessSource&treeid=&personid=&hintid=&usePUB=true&_phsrc=JLd10%26_phstart=successSource&usePUBJs=true#?i=42092_920600178_0317-0020; and, "Richard G. Fawcett," *Santa Cruz Sentinel*, December 17, 1985.

⁴ "Betty Lou Fawcett," *Santa Cruz Sentinel*, July 31, 2016. Accessed online May 17, 2019.

<https://www.legacy.com/obituaries/santacruzsentinel/obituary.aspx?n=betty-lou-fawcett&pid=180825760&fhid=8818>.

⁵ Santa Cruz city directories, 1973 and 1981. Accessed at Ancestry.com May 17, 2019.

https://www.ancestry.com/interactive/2469/32701_1020601537_0926-00222?pid=1415764736&treeid=&personid=&rc=&usePUB=true&_phsrc=JLd2&_phstart=successSource,

⁶ "Richard G. Fawcett," *Santa Cruz Sentinel*, December 17, 1985.

CONTINUATION SHEET

Property Name: 820 4th Street

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Richard Barlow

Richard B. Barlow (1899-1977) was born in Los Angeles, California in 1899, and was a 1924 graduate of the University of California College of Agriculture in Davis, where he was a captain of the Aggie Boxing team. By 1925, Barlow began work in orchards near Newcastle, California.⁷ Barlow relocated to San Leandro, California by 1935, but returned to Davis where he resided in 1940 with his wife Pearl H. and daughter Eloise A., per the census recorded that year. Barlow listed his occupation as a deliveryman for ice and fuel in 1940. The Barlows resided at 703 6th Street, Davis, in 1940.⁸ In 1948, Barlow was awarded the City of Davis' C.A. Covell Award for Citizen of Year.⁹

William Warner

William Lorenzo Warner (1885-1973) was born in Valley City, Ohio in 1886 and resided in Davis with his wife Fern, and daughters Betty and Peggy by 1930. By 1940, the Warner family expanded to include sons William R. and Ray A. The Warners resided at 528 D Street ca. 1940. During this period, ca. 1930- ca. 1940, William Warner was the owner-operator of a freight trucking line. The Warners resided at 528 D Street in Davis.¹⁰

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. 820 4th Street was built between 1948-1949 during a period of gradual commercial development in downtown Davis that spanned 1938-1959. The subject building was used as a commercial building in association with the Town and College Shops, between the 1950s and ca. 1970. Although the property is associated with the pattern of commercial development in the downtown during immediate post-war years, research did not find evidence that the building's use was individually important with the context. Research also did not find that the building is associated with an event or events of singular 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. Research did not find evidence to support a finding of significance regarding the building's association to its developers Barlow and Warner.

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 does not embody distinct characteristics of a type, period, or method of construction. The building's design is vernacular and is executed with modest materials such as concrete masonry units, wood plank siding and steel windows, and stone veneer. The building was not designed by a builder or design professional considered a master. The building's design does not have high art value.

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.

⁷ "Personal Items from Davis Dis't," *Woodland Daily Democrat*, January 21, 1925.

⁸ 1940 U.S. Federal Census data at Ancestry.com. Accessed May 17, 2019.

⁹ "Covell Award Recipients," City of Davis, website. Accessed May 17, 2019.

<https://cityofdavis.org/about-davis/community-awards/covell-award-recipients>.

¹⁰ 1930 and 1940 U.S. Federal Census data at Ancestry.com. Accessed May 17, 2019.