

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 11

***Resource Name or #:** 232 E Street

P1. Other Identifier: 230 – 238 E Street

***P2. Location:** Not for Publication Unrestricted

***a. County** Yolo

***b. USGS 7.5' Quad** **Date** **T** ; **R** ; **¼ of ¼ of Sec** ; **B.M.**

c. Address: 232 E Street **City:** Davis **Zip:** 95616

d. UTM: Zone , **mE/** **mN**

e. Other Locational Data: APN 070-242-003

***P3a. Description:**

The subject property is located on the east side of E Street between 2nd and 3rd streets. The 0.138-acre lot includes a 5,236-square-foot, one-story building with a rectangular footprint. It is a strip mall-type building that has a flat roof with wide eaves supported by exposed rafter tails on the south and west facades. The building has five commercial spaces and two primary facades, south and west. The east and north facades abut the adjacent buildings and are not visible from the public right-of-way.

The west façade includes entrances to two commercial spaces. Each entry contains glazed aluminum-frame doors flanked by aluminum-sash, plate glass windows.

The south façade includes entrances to three commercial spaces. Each entry contains a pair of aluminum-frame doors flanked by aluminum-sash, plate glass windows.

(Continued on page 3)

***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:
 Partial view of the south façade (232 and 234 E Street), looking north, ESA 2022

***P6. Date Constructed/Age and Source:**
 Historic Prehistoric Both
 1966 / ParcelQuest.com

***P7. Owner and Address:**
 JP Morgan Chase Bank
 1111 Polaris Parkway, Suite 1J
 Columbus, OH 43240

P8. Recorded by:
 Amber Grady and Vanessa Armenta, ESA
 2600 Capitol Avenue, Suite 200
 Sacramento, CA 95816

***P9. Date Recorded:** June 2, 2022

***P10. Survey Type:** intensive

***P11. Report Citation:** none

***Attachments:** NONE Location Map Sketch 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 # 232 E Street
Page 2 of 11

*NRHP Status Code 6Z

- B1. Historic Name: none
B2. Common Name: none
B3. Original Use: commercial
B4. Present Use: commercial
*B5. **Architectural Style:** Mid-20th Century Commercial
*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1966. (Continued on page 5)

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a
*B8. **Related Features:** none

- B9a. Architect: unknown b. Builder: unknown
*B10. **Significance: Theme** Explosive Growth (1959 – 1971) **Area** Downtown Davis
Period of Significance 1966 **Property Type** Commercial **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 2015, the *Davis, California: Citywide Survey and Historic Context Update* was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significance themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property at 224 A Street was constructed in 1966; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context.

(Continued on page 3)

- B11. Additional Resource Attributes: (List attributes and codes)
*B12. **References:** (Continued on page 10)
B13. Remarks: none
*B14. **Evaluator:** Amber Grady, ESA
Date of Evaluation: September 14, 2022

(This space reserved for official comments.)



*P3a. Description: (Continued from page 1)



West and south facades, ESA 2022



South façade, ESA 2022

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

Commercial development was originally concentrated on G Street close to the railroad station at the southern end of G Street while the surrounding area was sparsely developed with residences. As the commercial area expanded many residences were converted to commercial use or demolished to make way for new commercial building.

The following is excerpted from, the *Davis, California: Citywide Survey and Historic Context Update*.

Explosive Growth (1959 – 1971)¹

Decades of sustained growth of the University [of California], Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s... [The] sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in "potential slums," inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed "urban sprawl" was actually planned "perimeter growth." The newspaper explained that Davis' expansion outside its original boundaries on all sides was the result of a "carefully calculated policy ... to annex all perimeter land, in every direction," and that the town's "orderly growth" in all directions was a direct benefit of this policy.[...]

Commercial Properties

Commercial development was no longer limited to Downtown, and was robust all over Davis. Downtown continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced. Meanwhile, subdivision developers were building strip-type shopping centers to serve neighborhood retail needs. And land near the freeway, even in the remote southern portion of Davis, was becoming attractive to business owners who wanted space to construct a corporate headquarters or a land-intensive venture like a car dealership. Although function was emphasized for the strip-type development, Downtown and freeway adjacent commercial structures from the era were often ambitious, architect-designed buildings. Architect designed commercial buildings included strong examples of established styles, such as Silvio Barovetto's New Formalist Intercoast Insurance Building. Other architects during the period combined elements of various modernist styles to create unique buildings like the Downtown Wells Fargo Bank, designed by Gordon Stafford in 1965.

Subject Property

Prior to 1945, it was part of a larger lot that included a duplex (**Figures 1 and 2**). The current building at 232 E Street was constructed in 1966 (**Figures 2 through 6**). The City's permit records indicate that the alterations have been minimal with maintenance and sign alterations. Visual inspection indicates that the building reflects a 1960s aesthetic and likely has gone through minimal exterior alterations.

¹ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1966	835	Sign, Books at Gayles
1972	93-72	Design Review – new sign, Dale E. Drake (Alpine Moutaineering).
1972	5816	Electrical
1974		Architectural plans for sign (“Judy’s Cards, Etc.”)
1994	94-00009421	Electrical – exterior lights
1996	96-1742	New roof
2005	05	
2017	17-3898	Replace HVAC

TABLE 2: OWNERS/OCCUPANTS

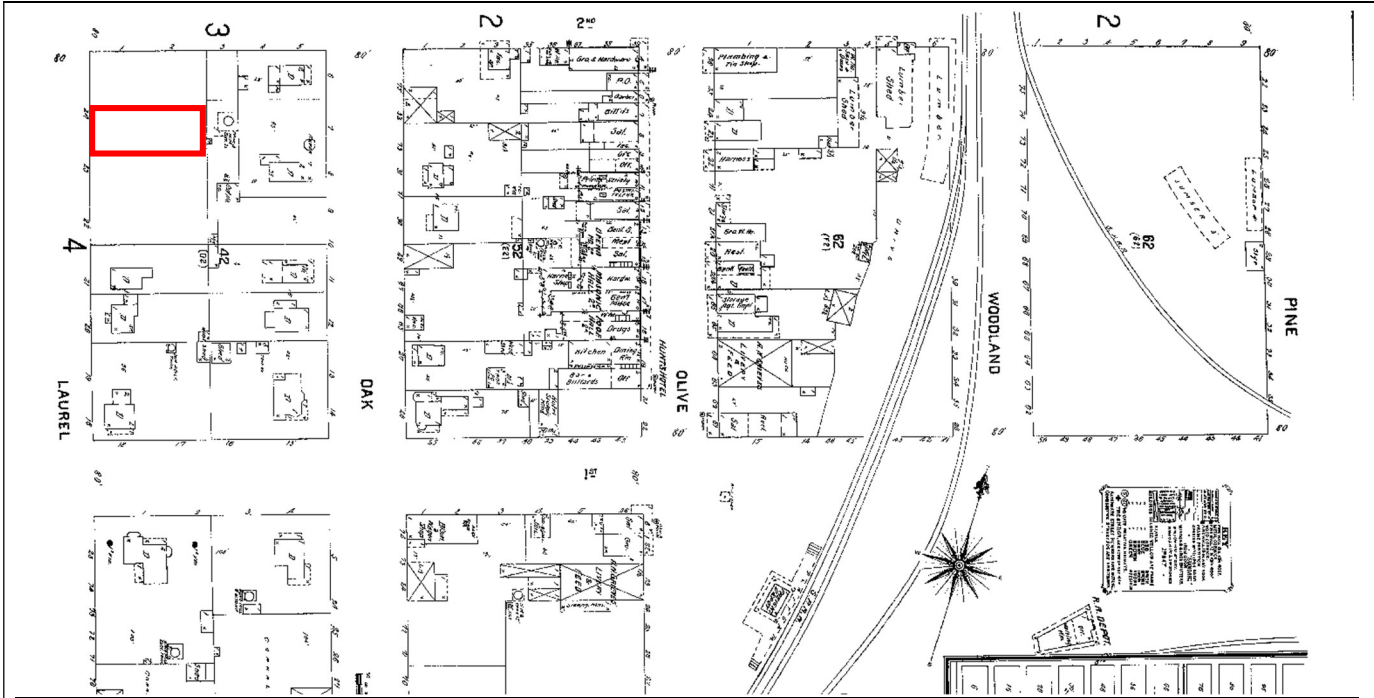
Year(s) of Occupation	Occupant(s)/Business	Notes
1967	cleaners	Building inspection from 3/15/1967
1966 - 1970	Books at Gayles (book store) (232 E Street)	Building inspection from 3/15/1967
1970	Corfee’s Cleaners & Laundry (230 E Street) Frier House Restaurant (234 E Street) Baskin-Robbins Ice Cream Store (236 E Street) Hull’s Jewlers (238 E Street)	
1974	Judy’s Cards, Etc.	
1976	Alpine Products - Mountaineering & Backpacking	Design Review – 9/7/1976
1994 - 2005	Friedman Properties (owner)	Expired building permit #05-3386
2006	Outdoor Kids, Inc.	Zoning permit, Sept 2006
2007 - present	Pinkadot	Google streetview August 2007
2018 - 2020	Yeti’s Mini Mart	Expired building permit #19-510, Zoning permit July 2018
2019	KSM Friedman LLC (owner)	
2020	Yeti Restaurant	Zoning permit January 2020.
2020	Bad Bakers	Zoning permit October 2020.

*Recorded by: Amber Grady and Vanessa Armenta, ESA

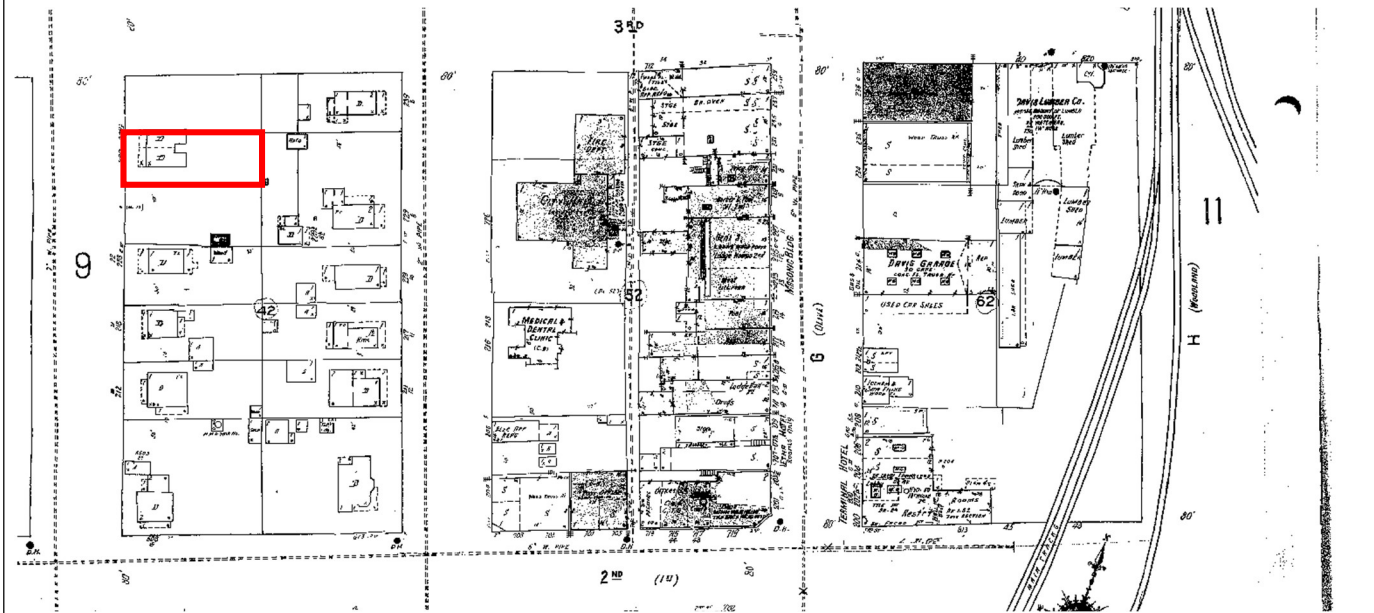
*Date: June 2, 2022

Continuation

Update



Source: Los Angeles Public Library, accessed June 3, 2022
Figure 1: 1907 Sanborn Map (E Street was originally Laurel Street)



Source: Los Angeles Public Library, accessed June 3, 2022
Figure 2: 1921 - 1945 Sanborn Map



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, ABO-1957-46t-36, 08/01/1957, accessed June 3, 2022.

Figure 3: 1957 Aerial Photograph



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130_12-213, 05/18/1965, accessed June 3, 2022.

Figure 5: 1965 Aerial Photograph



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-2830_2-96, 03/21/1970, accessed June 3, 2022.

Figure 6: 1970 Aerial Photograph

Regulatory Framework

National Register of Historic Places

A property is eligible for listing in the National Register of Historic Places (National Register) if it meets the National Register listing criteria at 36 CFR 60.4, as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A) Are associated with events that have made a significant contribution to the broad patterns of our history, or
- B) Are associated with the lives of persons significant in our past, or
- C) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D) Have yielded, or may be likely to yield, information important in prehistory or history

California Register of Historical Resources

To be eligible for the California Register of Historical Resources (California Register) a historical resource must be significant under one or more of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

City of Davis Landmark Resource

In addition to the National and California registers, the City of Davis provides for the additional designations of Landmark Resource and Merit Resource in their Historical Resources Management Zoning Code (40.23.060). To be eligible as a Landmark a resource must meet at least one of the four criteria at the local, state, or national level of significance and retail a high level of historic integrity.

- (1) Associated with events that have made a significant contribution to the broad patterns in the history of Davis, California, or the nation; or
- (2) Associated with the lives of significant persons in the history of Davis, California, or the nation; or
- (3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represents the work of a master designer; or that possesses high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- (4) Has yielded or may likely yield archaeological or anthropological information important in the study of history, prehistory, or human culture.

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a landmark if it is significant primarily for its architectural value or it is one of the most important surviving structures associated with an important person or historic event.
- (2) A birthplace or grave may be designated a landmark if it is that of a historical figure of outstanding importance within the history of Davis, the state or the nation and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a landmark if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (4) A resource achieving significance within the past fifty years may be designated a landmark if the resource is of exceptional importance within the history of Davis, the state or the nation.

City of Davis Merit Resource

In addition to the National and California registers, the City of Davis provides for the additional designations of Landmark Resource and Merit Resource in their Historical Resources Management Zoning Code (40.23.060). To be eligible as a Merit Resource must meet at least one of the four criteria and retail a high level of historic integrity. The four criteria to qualify as a Merit Resource as nearly identical to those for a Landmark except that Merit Resources only consider local significance.

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a merit resource if it is significant for its architectural value or if an understanding of the associated important person or historic event has not been impaired by the relocation.
- (2) A birthplace or grave may be designated a merit resource if it is that of an historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (4) A resource achieving significance within the past fifty years may be designated a merit resource if it is of exceptional importance within the history of Davis.

Even if a resource is not listed in, or determined eligible for listing in, the California Register, the lead agency may consider the resource to be an "historical resource" for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5).

Evaluation

The subject property at 232 E Street was evaluated for potential historic significance under National Register Criteria A through D, California Register Criteria 1 through 4, Davis Landmark Criteria 1 through 4, and Davis Merit Resource Criteria 1 through 4. While the wording is slightly different for each of the four criteria for the National Register, California Register, Davis Landmark, and Davis Merit Resource eligibility, they each align to cover the same potential significance criterion. A/1/1/1 covers associations with significant historical events, B/2/2/2 covers significant people, C/3/3/3 covers significant architecture, and D/4/4/4 covers the information potential of a site.

A/1/1/1 - Events

The subject property was constructed in 1966 and falls under the Explosive Growth (1959 – 1971) significance theme. The subject property was developed with the current building in 1966. Archival review does not indicate that there are any significant associations between 232 E Street and important events or patterns in history. The current building was originally constructed for commercial uses and has historically been occupied by a variety of businesses. While the building appears to have been serving the needs of the community throughout its use, it does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1959 – 1971. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review indicates that no significant associations between 232 E Street and significant persons or businesses were discovered. Its five storefronts have been occupied by a number of community-serving businesses over its 55 years in operation. As research does not indicate that 232 E Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 232 E Street is not significant for its design or engineering. The property was developed in 1966 and is a typical strip mall-type development. The building at 232 E Street does not appear to be the work of a master architect. For these reasons, 232 E Street is recommended ineligible under Criterion C/3/3/3.

D/4/4/4 – Information Potential

Criterion D/4/4/4 applies to properties that have the potential to inform important research questions about human history. According to National Register Bulletin 15, to qualify for listing, the property must "have or have had information to contribute to our understanding of human history or prehistory and the information must be considered important." 232 E Street does not meet this criterion and is recommended ineligible under Criterion D/4/4/4.

Integrity

For a property to be eligible for listing on the National Register, California Register, or as Landmark or Merit resources per the City of Davis regulations it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. The seven aspects of integrity are **location, setting, design, materials, workmanship, feeling, and association**. The subject property does not meet any of the eligibility criteria for significance; therefore, an analysis of integrity is not needed.

Recommendation

ESA recommends 232 E Street ineligible for listing on the National Register or California Register or locally as a Davis Landmark or Merit Resource.

*B12. References: (Continued from page 2)

1907 Sanborn Map of Davisville CA. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2198/2240/22446?accountid=6749

1921-1945 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2243/22471?accountid=6749

*Recorded by: Amber Grady and Vanessa Armenta, ESA

*Date: June 2, 2022

Continuation

Update

Brunzell Historical. Davis, California: Citywide Survey and Historic Context Update. 2015.

City of Davis. Building Inspection for 230-38 E Street. March 15, 1067.

City of Davis. Building Inspection for 232 E Street. March 15, 1067.

City of Davis. Design Review #93-72. 1972.

City of Davis. Design Review for 230-38 E Street. September 7, 1976.

City of Davis. Permit #835. 1966.

City of Davis. Permit #5816. 1972.

City of Davis. Permit #94-00009421. 1994.

City of Davis. Permit #96-1742. 1996.

City of Davis. Permit #05. 2005.

City of Davis. Permit #17-3898. 2017.

City of Davis. Permit #05-3386. 2005.

City of Davis. Permit #19-510. 2019.

City of Davis. Permit file for 232 E Street - Architectural plans for Judy's Cards, Etc. 1974.

City of Davis. Zoning Permits for 230-38. July 2018, January 2020, and October 2020.

Google Streetview, August 2007, May 2012, May 2014, May 2015, May/November 2016, June 2017, May 2018, April 2019, December 2020, and February 2022.

R.L. Polk & Co. Polk's Davis, Yolo County, California, City Directory. 1970.

UC Santa Barbara Library. Framefinder Aerial Imagery, CAS-1957, 05/21/1957. Accessed June 3, 2022.

UC Santa Barbara Library. Framefinder Aerial Imagery, CAS-65-130_14-118, 05/18/1965. Accessed June 3, 2022.

UC Santa Barbara Library. Framefinder Aerial Imagery, CAS-2830_2-96, 03/21/1970. Accessed June 3, 2022.

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed June 10, 2022.