

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 13

*Resource Name or #: 240 G Street

P1. Other Identifier: none

*P2. Location: Not for Publication Unrestricted

*a. County Yolo

*b. USGS 7.5' Quad Davis, CA Date 2021 T 8N ; R 2E ; ¼ of ¼ of Sec ; B.M.

c. Address: 240 G Street City: Davis Zip: 95616

d. UTM: Zone 10s, 609933.29 mE/ 4267007.12 mN

e. Other Locational Data: APN 070-252-025

*P3a. Description:

The building at 240 G Street is an irregular plan, one- and two-story, concrete and wood-frame building with a flat roof and stucco finished walls. It is located at the southwest corner of 3rd and H streets in downtown Davis. It is bound on the north by 3rd Street, on the east by H Street, and the Southern Pacific Railroad tracks, a small surface parking lot on the south, and an entrance drive/parking lot on the west. The surrounding lots are developed with 1-2 story commercial buildings. Most of the area has been developed since 1960.

The primary (north) façade is dominated by the main building entrance in the northwest corner of the building. The entry is marked by a false front clad in corrugated metal that extends above the roofline of the rest of the building. The primary entrance is on the west façade, but wraps around to the north façade. The corner entrance is fully glazed and consists of a double-leaf pedestrian door flanked by plate glass windows. Additional plate glass windows are on the north façade. The entire corner entry has a row of transom windows and is covered by a red metal awning clad also composed of corrugated metal.

(Continued on page 3)

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

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



P5b. Description of Photo:
 North and west facades, looking southeast.

*P6. Date Constructed/Age and Source:

Historic Prehistoric

Both

1957-1965 (UCSB Aerial Photography Archive)

*P7. Owner and Address:

DA Land LLC
 1801 Hanover Drive, Suite C
 Davis, CA 95616

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 # 240 G Street
Page 2 of 13

*NRHP Status Code 6Z

B1. Historic Name: Davis Lumber Company
B2. Common Name: Davis Ace Hardware
B3. Original Use: commercial retail B4. Present Use: vacant

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed between 1957 and 1965. (Continued on page 7)

*B7. Moved? No Yes Unknown Date: n/a

Original Location: n/a

*B8. Related Features: 815 3rd Street, 836 and 904 4th Street

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme Commercial Development Area Downtown Davis
Period of Significance 1957-1965 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 was constructed between 1957 and 1965, and therefore falls into the World War II and Post-War (1940 – 1958) and Explosive Growth (1959 – 1971) significance themes established in the 2015 historic context.

(Continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) none

*B12. References: (Continued on page 13)

B13. Remarks: none

*B14. Evaluator: Becky Urbano

*Date of Evaluation: September 9, 2022

(This space reserved for official comments.)



****P3a. Description:** (Continued from page 1)



West façade, looking northeast. ESA, 2022.



West façade, looking east. ESA, 2022.

The east facade is divided into structural bays of varying width. The northern half of the façade is one-story high with bays broken up by scores in the concrete that resemble metal framing members. The southern half of the face is composed of two-story bays that are angled to the street, creating a stepped appearance. Vehicular entrances, loading docks, and a secondary pedestrian

entrance are on the first floor. The second floor appears to be for office use, and has metal sliding windows (both two-lite and three-lite) across the second floor. Two shallow balconies with recessed access doors are also visible. The far south of the building is similar to the northern half and has a second metal frame and glass pedestrian entry compose of a double leaf door and fixed window to the south.

The south and east facades were not visible from the public right-of-way.

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

The subject property is located within the original plat boundaries of the City of Davisville near the Southern Pacific Railroad tracks. It is associated both with the initial growth of the City as well as its rapid growth in the 1960s and 1970s.

The following early history of the City of Davis is taken from the *Davis, California: Citywide Survey and Historic Context Update*.¹

American settler Joseph Chiles bought a portion of the Rancho Laguna de Santos Calle, which he resold to his son-in-law Jerome Davis in 1854. Davis established a dairy and other ventures, and eventually his land holdings grew to 12,000 acres. After California became a state in 1850, other farmers, many of them German immigrants, began to settle in the area. Yolo County quickly became a prosperous farming region focused on grain, livestock and orchard crops.

In the 1860s, a group of five investors sometimes called the "Big Five" began planning a railroad routed through Davis' ranch, and by 1868 the California Pacific Railroad had built its line to the area, laying out the three-way junction in its present location and alignment, where the Woodland branch line turned north from the main line. The railroad also constructed a depot, and laid out a town around it as a speculative investment.

The arrival of the railroad was a turning point, creating an economic impetus to found a town out of what had previously been a collection of scattered farms. The railroad's investors laid out the town site adjacent to the depot, and by 1868 Davisville had about 400 residents. The railroad and new population spurred a brief building boom, but by the 1870s local growth had slowed. Davisville during the late nineteenth century was a farm village devoted to processing, storing, and shipping agricultural products. There was also industrial activity along the railroad tracks, some of which, like the lumber-yard, served the town in general. Most of the industry, however, was related to agriculture in one way or another, such as the Schmeiser manufacturing plant, on the east side of the railroad tracks with buildings on both sides of what is now Third street, which built almond hullers.

After the railroad provided an economic impetus for a town, commercial establishments quickly sprang up to serve local residents. In addition to the farming-related businesses that were the community's raison d'etre, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and express office provided access to the world beyond Davis, and hotels, restaurants, saloons, and boarding houses catered to travelers. Retail businesses such as grocery stores, butchers, liquor stores, and clothing stores opened, as did a doctor's office and shoe repair shop. With warehouses and industrial services concentrated along the railroad tracks, downtown was clustered between First and Third Streets on G Street, a block west of the depot and tracks. A shortlived weekly newspaper was founded in 1869, and the Davis Enterprise began publishing in 1897. In addition to all the commercial activity, local residents established an Odd Fellows Lodge and Presbyterian and Roman Catholic churches.

With the tiny downtown located on G Street, residential development began around F Street just one more block to the west. Individual property owners built houses one at a time, and the availability of land meant that during the nineteenth century many blocks had only one or two houses set on large parcels. The gradual population growth of this area (ten residents a year) meant that residential construction proceeded at a measured pace. At the turn of the twentieth century, Davis did not have a single residential block that was completely built-out in the modern sense. The original town plat easily accommodated the gradual growth of the little town, and the only major subdivision was Rice's Addition in 1888, which was four small blocks along Rice Lane between the University campus and B Streets.

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

Peak & Associates, Inc. *Historical Resources Assessment of the 302/304 G Street Properties, City of Davis, California*. May 13, 2015. Page 1.

Davisville was platted out in 1868, with the California Pacific Railroad from Vallejo to Sacramento completed through the townsite in 1869. The grid included thirty two square blocks. Each full block contained 16 lots, roughly 50 by 120 feet in size. G Street was first called "Olive Street."

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

Early Twentieth Century and Depression Era (1905 – 1939)²

In 1905, Davisville experienced a second momentous economic turning point when Governor George Pardee established a commission to find a site for a University Farm. The University of California (which at the time was what is now known as UC Berkeley) had an agriculture department, but California legislators wanted a dedicated university farm located in a rural area where practical farming techniques could be taught, and where Berkeley instructors could easily travel. Communities state-wide competed for the farm, but Davis boosters ultimately won by underwriting the land sale to the University of California, purchasing water rights and promoting Davis as conveniently accessible from the Bay Area via railway. The first building was constructed in 1907, and the Farm began a period of rapid growth. The University Farm brought state investment and a well-educated population to town.

In 1906, after the UC Regents announced the location of the University Farm, the publisher of the Davisville Enterprise changed the paper's name to the Davis Enterprise, to celebrate Davis becoming a more important place. Local residents agreed, and in 1907, the U.S. Postal Service changed the name of the post office, and the town officially became "Davis." In 1922, the campus began its first four year degree program, and initiated a campus development plan the same year. By 1930, the University Farm encompassed 1,000 acres.

Municipal Growth

Changing its name to "Davis" was a symbolic first step toward the growth of the little village into a more substantial and prosperous town. In addition to the economic boost provided by the University Farm, a devastating downtown fire in 1916 spurred an interest in formalizing municipal government. In 1917, Davis incorporated as a city, setting off a decade of civic improvements and additions to city services. Davis developed a water system in 1920, and sewer and garbage collection followed the next year. Davis government then undertook significant road improvements, tree planting, and streetlight installation. In 1923, citizens proposed a long-range development plan, and a more formalized plan was developed in 1927 when the city retained professional planner Charles Cheney. Cheney's Davis plan, most of which was never adopted, included urbane elements such as transforming Second Street into a formal allée culminating in a classical quadrangle at the University Farm entrance. Although some of Cheney's ideas were perhaps too grand for Davis, his proposal for devoting an entire block to a park was carried out in spirit when the Federal Works Progress Administration (WPA) built a park with landscaping, paths, and restrooms on the block between Fourth, Fifth, B, and C streets in the 1930s.

Commercial and Residential Development

During the early twentieth century Davis' commercial district began to spread to the west and north, and its original wood-frame buildings were replaced with more substantial masonry structures as the town prospered. During the teens and 1920s banks, theaters, and new commercial buildings diversified Downtown Davis. Residents constructed new churches and lodge buildings during this period to serve the growing population. The Davis Community Church, a city landmark, was built during this era. Early developers subdivided several ranches adjacent to the little town into residential parcels after the

240 G Street was owned and occupied by the Davis Lumber Company since 1909. The business was actively engaged in the building boom throughout this early period of the City's development. However, the current building was constructed between 1957 and 1965 and is associated with the later period of the City's growth, one where it was transforming from its small town roots into the modern city of today. The following excerpts from the *Davis, California: Citywide Survey and Historic Context Update* describe the continued changes this population influx caused in Davis in the 1960s and 1970s.

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 8.

Explosive Growth (1959 – 1971)³

Decades of sustained growth of the University, Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, 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.

Davis Lumber

Davis Lumber Company was founded in Davis in 1908.⁴ It purchased the 240 G Street property in 1909, taking over a former lumber yard on the same location.⁵ The company was a central pillar of the commercial community, providing lumber, hardware, and construction equipment for much of the development occurring within the city. At one time it ran adds showcasing the modern homes it supplied materials for⁶ and used the tagline "Helping to build Davis."⁷

Davis Hardware was founded in 1919 by A. Gordon Anderson.⁸ When Davis Lumber Company purchased Davis Hardware in 1937, the long association with the Anderson family began. In 1962, Donald, Dora, And Essie Anderson bought Davis Lumber Company outright and in 1968 joined the Anderson Hardware Consortium.⁹ It is during this period that the company improved their lumber yard at 240 G Street with the current building.¹⁰ In 1999, the company changed its name to Davis Ace Hardware. Jennifer Anderson, granddaughter of Essie Anderson, sold the company in 2019, ending the family's 82-year association with

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

⁴ Advertisement, *Woodland Daily Democrat*, April 18, 1934, p.5.

⁵ Real Estate Transfers, *Woodland Daily Democrat*, November 22, 1909.

⁶ "Progress Reported at Davis," *Woodland Daily Democrat*, May 8, 1919, p.19.

⁷ Advertisement, *Woodland Daily Democrat*, December 24, 1924, p.6.

⁸ "Lumber Concern Buys Davis Hardware Store," *Sacramento Bee*, November 27, 1937, p. 21.

⁹ Bob Schultz, "Centennial: Davis Ace: Serving Davis since it was Davisville," *Davis Enterprise*, July 2, 2017.

¹⁰ Aerial photographs are available for 1957 and 1965. No interim images could be located.

the business.¹¹ Today it is owned and operated by Crown Hardware and operates out of three locations at 815 3rd Street, 836 and 940 4th Street, and 606 West Covell Boulevard.

Subject Property

The property at 240 G Street has been operated as a lumber yard since at least 1888 (**Figure 1**).¹² It was purchased by the Davis Lumber Company in 1909 and became the company's primary location.¹³ Improvements to the property were modest and generally included expanded lumber sheds.¹⁴ The current building on the site was constructed between 1957 and 1965 (**Figures 3 and 4**).¹⁵ It continued to be occupied by Davis Lumber Co, now Davis Ace Hardware until 2017. It then briefly housed a Davis Ace hardware spinoff business, *Cookery & Company* in 2018. By 2019, the location was unoccupied and remains so today.¹⁶

The building has been occupied by only three, related tenants. (**Table 1**).

TABLE 1: OWNERS/OCCUPANT

Year(s) of Occupation	Occupant(s)/Business	Notes
c. 1960 – 1999	Davis Lumber Co.	The building was purpose-built for Davis Lumber Co, but the exact date of construction is unknown
1999 – 2017	Davis Ace Hardware	The company changed its name but the business remained the same.
2018*	Cookery & Company	Spin-off company specializing in housewares
2019 – present*	Vacant	

Notes: * = Google Streetview comparison

Very few building permits for this address are available. **Table 2** below includes an accounting of the available information from the City's permit records.

TABLE 2: BUILDING PERMITS AND CITY RECORDS

Date	Permit Number	Type	Notes
1998	22-98	Design Review	Minor modifications for all Davis Ace Hardware stores, primarily awnings, planters, and signage upgrades
1998	7-98	Design Review	Minor modifications for all Davis Ace Hardware stores, primarily awnings, planters, and signage upgrades

¹¹ Jeff Hudson, "Davis Ace Hardware getting new owners," *Davis Enterprise*, March 21, 2019.

¹² "Davis, California," *Sanborn Fire Insurance Company*, 1888, p.1.

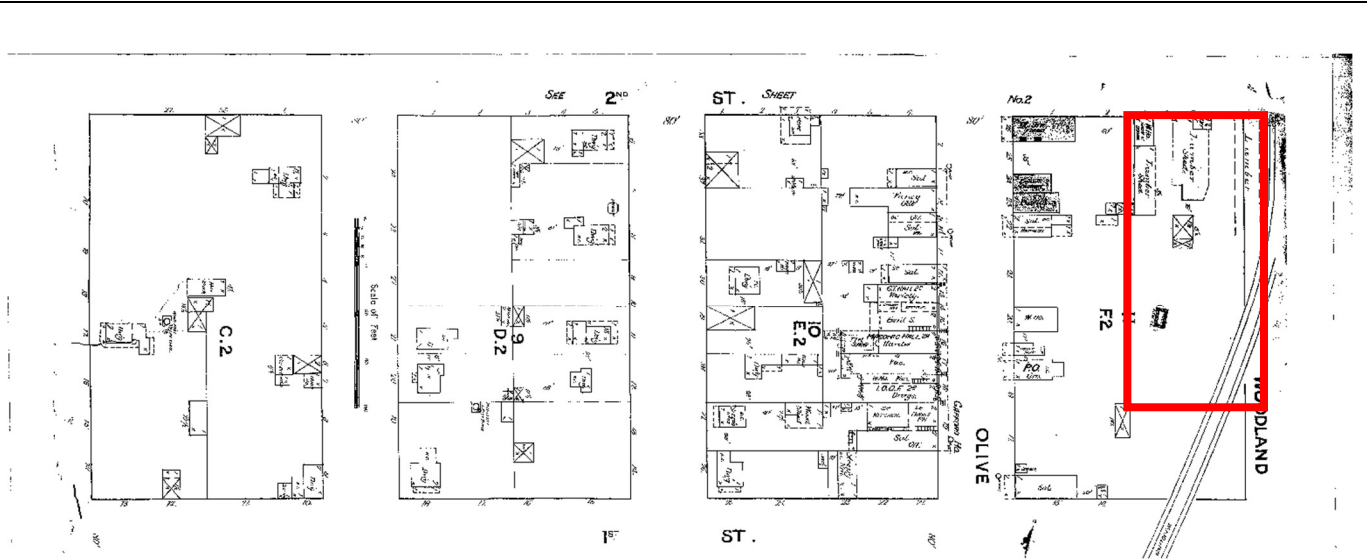
¹³ Real Estate Transfers, *Woodland Daily Democrat*, November 22, 1909, p.3.

¹⁴ "Davis, California," *Sanborn Fire Insurance Company*, 1907, p.1; "Davis, California," *Sanborn Fire Insurance Company*, 1911, p.1;

"Davis, California," *Sanborn Fire Insurance Company*, 1921, p.10.

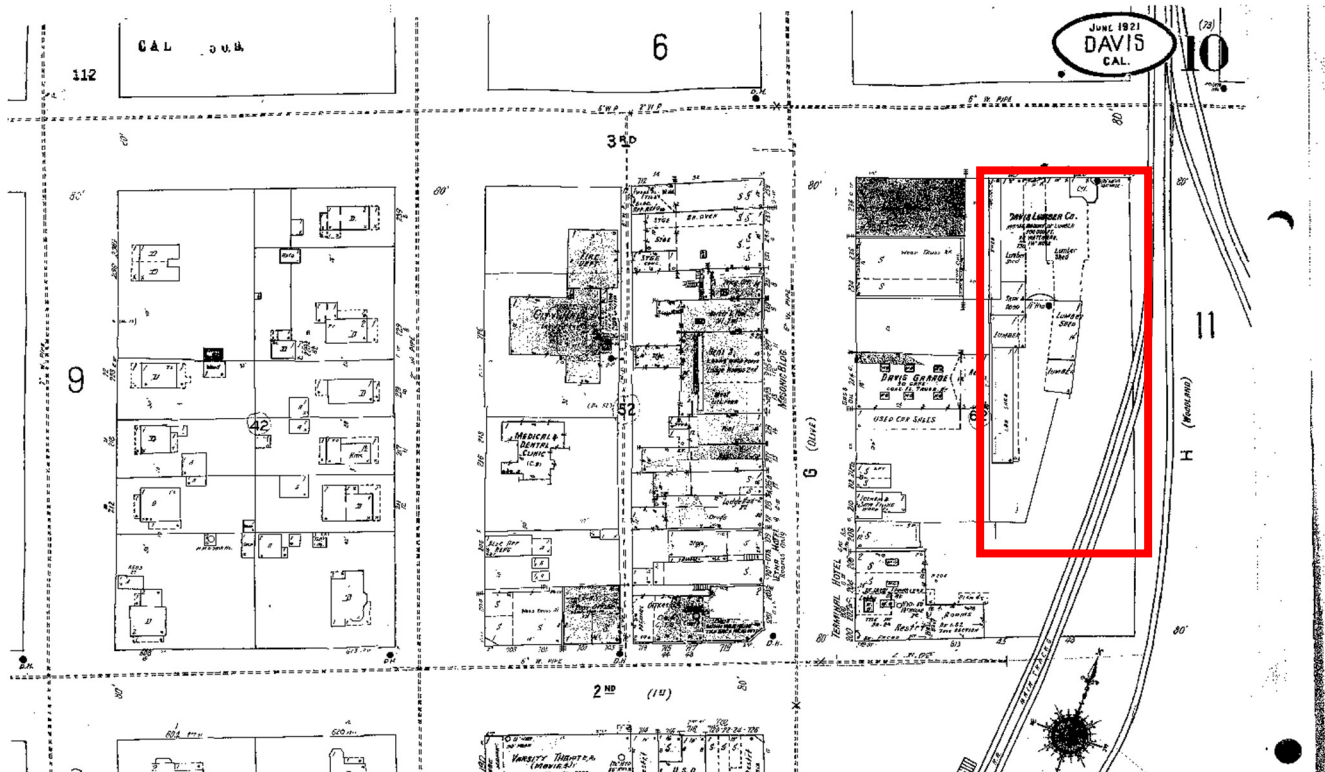
¹⁵ Aerial photographs are available for 1957 and 1965. No interim images could be located.

¹⁶ Google Streetview comparisons.



Source: Los Angeles Public Library, accessed June 3, 2022

Figure 1: 1888 Sanborn Map, the subject property is a lumber yard prior to purchase by Davis Lumber Co. in 1909.



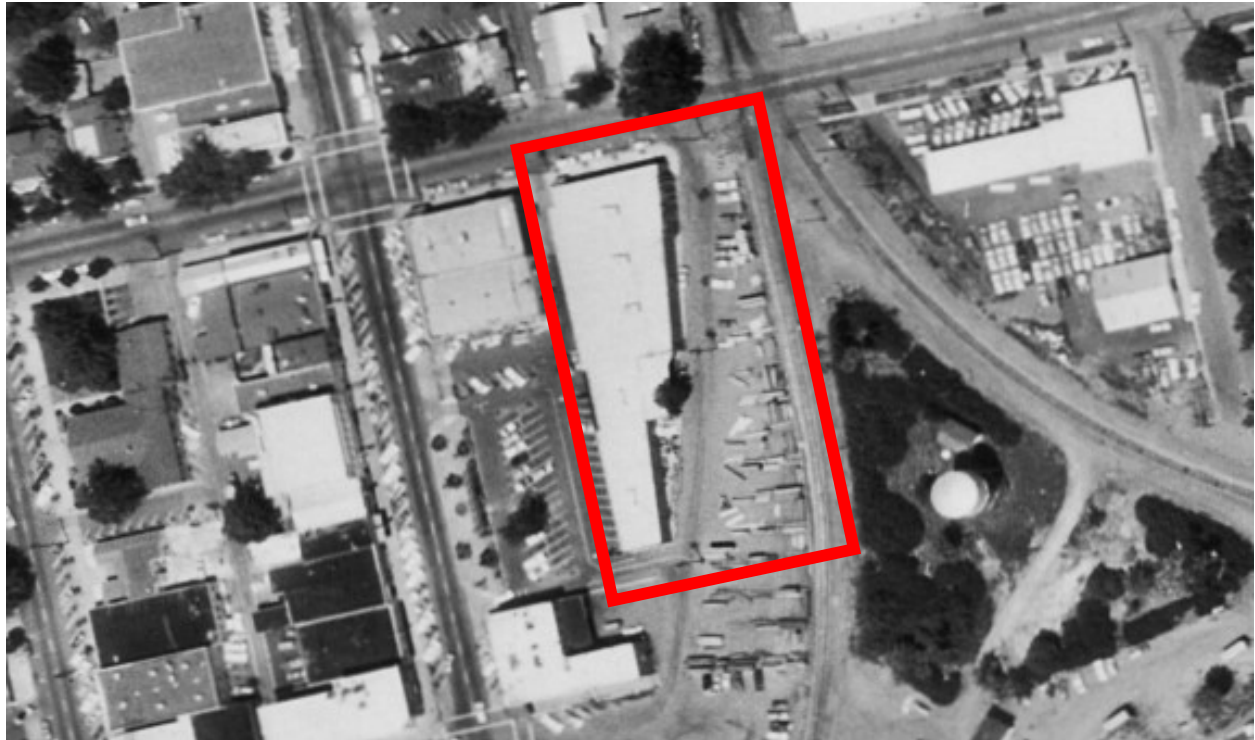
Source: Los Angeles Public Library, accessed June 3, 2022

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 showing lumber sheds still in place.



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

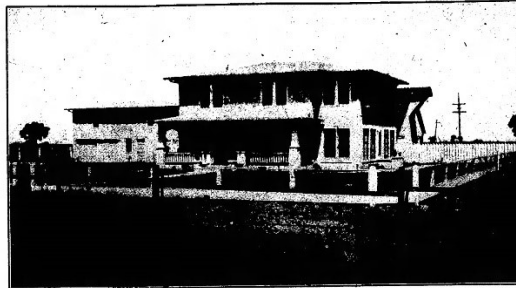
Figure 4: 1965 Aerial Photograph

**Progress Reported at Davis --
 City Fast Becoming College Town
 Improvement Spirit Prevails**

Building activities in Davis are forging ahead in keeping with the other business activities of the progressive Farm City. "The demand for homes is great and there is not a vacant house to be had in Davis," said Manager McBeide of the Davis Lumber Co. "Several very elegant and pretentious homes are being erected at present. Among these are two homes going up on the corner facing the Farm park at the approach to the entrance to the subway. The corner building is to be the residence of Mr. and Mrs. Jack Weiss and the adjoining residence is that of Mr. and Mrs. J. W. Anderson. Both of these homes are well under way and are modern in every detail. They are built on the sweeping lines that make modern architecture so attractive, and when completed will be among the most pretentious dwellings in Davis.

"Just on the outskirts of town, as the turn in the highway from Woodland leads into Davis, is the new home of H. V. Trayham. This large and elegant dwelling is surrounded with ad-

DAVIS RESIDENT SECTION EXPANDING



Typifying Luxury and Refinement—the new home of H. V. Trayham, Davis.

identical spot. The Farm activities as a most attractive and desirable residential to the usual town affairs, have developed Davis into a bustling and thriving community. The residential section of the Farm, where many of the professors reside, is laid out in

pretty garden plots and fine homes. Many of the parents of the students of Davis as a place of residence and have built homes there to reside in

during the several years their sons are in attendance at the Farm. The Farm buildings themselves, built on attractive lines and surrounded by flowering lawns, bordered by shrub-

EFFECT OF COLOR UPON THE DURABILITY OF PAINT.

Property owners who may have under consideration the painting of dwellings and other structures should remember that more durable results are obtained when tinted paints are used. Permanent coloring materials which have been ground by machine into a high grade white paint base have the effect of preventing "chalking" and "checking," two defects which are often observed when white paints are used.

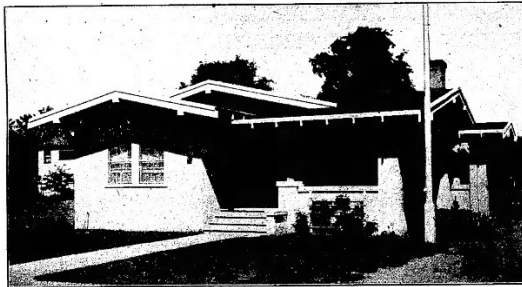
Home—with all that the sweet word means; home for each of us, in its best sense; yet shorn of inordinate expenses, freed of grinding labors, open to the blessed currents of progress that lead and list us all—this we may have and keep for all time.

Just the wee cot—the cricket's chair—Love and the smiling face of her—James Whitcomb Riley.

bery and shaded by every variety of tree are a great addition to Davis.

Its easy accessibility is another feature that tends to place Davis in the forefront. Situated on the highway

and having any number of daily trains going north and south on both the east and west sides it may be truthfully said that "all roads lead to Davis."



Modern in Type and Structure—the Bungalow of Myron E. Hall, Davis.



E. M. McGuire's Home at Davis Charming in its Simplicity.

OWN YOUR OWN HOME

It is much more pleasure to live in a home that is all your own. The money you pay out in rent does not come back to you. Pay it in on your own home and you will soon have it paid for.

BUILD IT NOW!

There is no prospect of materials being any cheaper for some time to come. Make your start TODAY. Come to us and let us help you.

OUR MATERIALS

Have been used on all of the finest homes in Davis and vicinity. Nothing too much trouble to satisfy you.

Davis Lumber Co., Inc.

Phone 39-J

"The Progressive Lumber Dealers"

Davis, Calif.

NEWSPAPERARCHIVE®

NEWSPAPERARCHIVE®

Source: Woodland Daily Democrat, May 8, 1919, page 19.

Figure 5: 1919 advertisement for Davis Lumber Co.

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 retain 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 retain 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 240 G 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 building at 240 G Street is a commercial building constructed by Davis Lumber Company between 1957 and 1965 for use as a commercial retail store. It has remained in this use and associated with Davis Lumber Company, now Davis Ace Hardware since its construction. The building's use as a hardware store, and its association with the commercial development of Davis do not appear to be historically significant. No significant events or trends can be associated with the subject property. Rather it appears to a general commercial building not associated with a particular period or area of expansion of the city. Nor does it have historically significant associations with trends in commercial development in Davis. It is for these reasons that 240 G Street is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Davis Ace Hardware has a long history in Davis going back to its founding in 1908 as the Davis Lumber Company. Since 1937, that business has been associated with the Anderson family, who sold their interest in the company in 2019. However, in spite of the long period of operation, archival research does not support consideration of these associations to be historically significant. Davis Lumber was a successful company that furnished supplies for many building projects in the region. It was, however, one of many such business and does not appear to be historically significant as a supplier of building materials. The Anderson family likewise has a long history in the City of Davis and has served the community generously for many generations. However, the building is most closely associated with their businesses and no one member of the family appears to be historically significant as a business pioneer within the city of Davis. As research does not indicate that 240 G 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 240 G Street does not appear to embody the distinctive characteristics of a type, period, region, or method of construction. The building is utilitarian in nature, consisting of multiple, seemingly unrelated volumes that respond to the highly irregular shape of the site. In that way, it is not very dissimilar in footprint to the lumber sheds it replaced. The building is largely devoid of decoration or other defining features of a particular style or period of architectural design and does

not possess high artistic values. It does not appear to be associated with a master designer. For these reasons, 240 G 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.” 240 G 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 240 G 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)

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