

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 15

**\*Resource Name or #:** 617 2<sup>nd</sup> Street

**P1. Other Identifier:** 615-617 2<sup>nd</sup> Street / 209 F Street / 211 F Street / Quessenberry Building

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 Location:**  Not for Publication  Unrestricted

**\*a. County** Yolo

**\*b. USGS 7.5' Quad** Davis **Date** 1952 **T** 8N ; **R** 2E ; ¼ of ¼ of Sec ; **B.M.**

**c. Address:** 617 2<sup>nd</sup> Street **City:** Davis **Zip:** 95616

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

**e. Other Locational Data:** Portion of APN 070-242-006

**\*P3a. Description:**

The subject property is located on the northwest corner of F and 2<sup>nd</sup> streets. The 0.35 acre lot includes a two story, 18,899 square foot building with a rectangular footprint. Storefronts are present on the south, east and north facades. The west façade abuts the building to the west and is only minimally visible from the right-of-way.

The south façade includes three commercial spaces and appears to be two separate buildings due to the different architectural detailing. The westernmost portion and includes two storefronts; each storefront includes a recessed entry with a pair of glass and aluminum frame doors flanked by fixed, floor-to-ceiling, aluminum frame windows. A large canvas awning that runs the full length of the two storefronts. The easternmost portion of the south façade includes five structural bays that include arches under the deep eaves. Each bay is divided by pilasters that flare at the top to form the arches under the eaves. This same architectural treatment wraps around to the southernmost portion of the east façade with four structural bays.

(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:**  
 primary/southern façade, facing northeast.  
 ESA, 2022.

**\*P6. Date Constructed/Age and Source:**  
 Historic  Prehistoric  Both  
 c1951 / Historic photograph

**\*P7. Owner and Address:**  
 BDC Livermore LP  
 1556 Parkside Drive  
 Walnut Creek, CA 94596

**P8. Recorded by:**  
 Amber Grady, 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 # 617 2<sup>nd</sup> Street  
Page 2 of 15

\*NRHP Status Code 6Z

- B1. Historic Name: Quessenberry Building  
B2. Common Name: Quessenberry Building  
B3. Original Use: commercial  
B4. Present Use: commercial  
\*B5. **Architectural Style:** Mid-20<sup>th</sup> Century Commercial  
\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
Constructed in 1951. (Continued on page 5)

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

- B9a. Architect: George C. Higgins (1963 addition) b. Builder: unknown  
\*B10. **Significance: Theme** World War II and Post-War (1940 – 1958) **Area** Downtown Davis  
**Period of Significance** 1951 **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 ca. 1970; therefore, it falls into the World War II and Post-War (1940 – 1958) significance theme established in the 2015 historic context.

(Continued on page 3)

- B11. Additional Resource Attributes: (List attributes and codes) none  
\*B12. **References:** (Continue on page 13)

B13. Remarks: none

- \*B14. **Evaluator:** Amber Grady, ESA  
**Date of Evaluation:** September 9, 2022

(This space reserved for official comments.)



\*Recorded by: Amber Grady, ESA

\*Date: June 2, 2022

Continuation

Update

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

The east façade includes four distinct storefronts as well as the stairwell to the second floor, which is centrally located on the façade. There is a variety of cladding on the east façade including stucco, brick facing, corrugated metal sheeting, small mosaic tiles, large square tiles, and natural stone facing. The two middle storefronts are similar in their architectural treatments with a single glass and aluminum frame door in a recessed entry and large, fixed, aluminum frame windows on the first floor and large, fixed, aluminum frame windows on the second floor. The northernmost storefront includes two structural bays; each bay has two, fixed, aluminum framed windows separated by two story pilasters clad in natural stone and brick cladding and a water table that is clad in natural stone. The second floor has no window or door openings; only the natural stone and brick clad pilasters divide the blank wall. This same architectural treatment wraps around to the northernmost portion of the north façade with three unequally sized structural bays.

The north façade includes three distinct storefronts and a total of eight structural bays of various sizes. The three easternmost bays mirror the architectural style of the north end of the east façade with large, aluminum framed windows and natural stone and brick cladding on the pilasters and water table; the second floor walls are blank with no window or door openings. Continuing west the first floor of the fourth bay includes a recessed entry with two glass and aluminum frame doors; the second floor wall is blank with no window or door openings. The fifth bay includes aluminum frame plate glass windows on the first floor and six, square, fixed windows on the second floor. The sixth bay includes a glass and aluminum frame door and aluminum frame plate glass windows on the first floor and six, square, fixed windows on the second floor. The seventh bay includes a glass and aluminum frame door and aluminum frame plate glass windows on the first floor and a vinyl sash slider on the second floor. The eighth bay includes aluminum frame plate glass windows on the first floor and only vinyl sash slider and one tripart vinyl sash window on the second floor. The pilasters of the sixth, seventh, and eighth bays are clad in painted corrugated metal.



East facade, c1970s addition, ESA 2022



East and north façades, 1963 addition, ESA 2022



North façade (west end), 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*.

World War II/Post-war Era (1940 – 1958)<sup>1</sup>

Davis was typical of communities across the United States in that support for the war effort was a collective priority during World War II. In addition to more common volunteer activities, local residents assisted with harvesting crops and unloading railroad cars. After the fall semester in 1942, classes were suspended at the University Farm because so many students (who were almost all male during this era) had enlisted in the military. Professors engaged in agricultural research, however, redoubled their efforts to expand food production. The University also donated a ten-acre parcel south of the Richards underpass for a community garden. In February 1943, the U.S. Army took over the entire campus, which it used as an advanced training facility for its Signal Corps. The Signal Corps returned the campus to the University in fall of 1944, and classes resumed in 1945. Despite the sacrifice and disruptions of wartime, Davis during World War II remained the quiet agricultural community it had been for many years.

Transformation of the University Farm

[...]The G.I. Bill (officially the Serviceman's Readjustment Bill of 1944) made it possible for more people than ever to attend college, and the federal government was also increasing its support for University research during this period. Decisions made by the University Regents to increase investment in the Davis campus caused it to grow even more quickly than other campuses in the system. In 1945, before the war had even ended, the Regents appropriated \$2,700,000 to construct six new buildings on the Davis campus, including new Veterinary College, Plant Science, and Student Health buildings. The University was also in the process of buying 539 acres of farmland adjacent to the campus to prepare for future expansion. In 1951, the University established the College of Letters and Science, a first step toward becoming an institution with a broader focus. By 1956, enrollment had risen to 2,166 students, including over 600 women. This context of growth and new emphasis on education was reflected in the massive expansion of the University of California system in the 1950s.[...]

*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. The State Market on Second Street (no longer extant) was designed by local architect Silvio Barovetto and constructed in 1940, while the Varsity Theater at 616 Second Street was built in 1950. Despite the 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.[...]

#### Quessenberry Drug Store

Clay Quessenberry attended the University of California, Berkeley and passed his boards to become a pharmacist in 1926.<sup>2, 3</sup> Quessenberry Drug Store was owned by Clay Quessenberry with archival evidence indicating that it occupied 617 2<sup>nd</sup> Street from at least 1951 to 1986. Quessenberry Drug Store appears to have been a locally owned and operated establishment.

#### George C. Higgins, AIA - Architect

George Calvin Higgins was born in Oroville, CA on February 22, 1925 and graduated from Oroville Union High School in 1942. He joined the Army Air Corps in 1943 and fought in World War II.<sup>4</sup> In 1949, Higgins gained ownership of HMR Architects from Herb Goodpastor.<sup>5</sup> In 1973, Higgins was installed as the president of the Central Valley Chapter of the American Institute of

<sup>1</sup> Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 11.

<sup>2</sup> Register – University of California Berkeley, United States: n.p., 1926.

<sup>3</sup> Oil, Paint and Drug Publishing Company, Incorporated, *Druggists' Circular, Volume 70*, 1926, page 154.

<sup>4</sup> Obituary of George Calvin Higgins, <https://www.legacy.com/us/obituaries/sacbee/name/george-higgins-obituary?id=11420840>, accessed September 11, 2022.

<sup>5</sup> HMR Architects website, <http://hmrarchitects.com/about/>, accessed September 11, 2022.

Architects.<sup>6</sup> His projects included “schools, savings and loans, shopping centers, apartments, and an Elks Lodge” and he retired from private practice in 1989.<sup>7</sup>

Subject Property

By 1921 the subject property was developed with a single family residence (**Figure 1**). The current building was constructed in c1951 with additions in 1963 and c1970 (**Figures 2 and 3**) and a façade remodel in 1985 (**Figures 4 through 6**).<sup>8, 9, 10</sup> Quessenberry Drug is identified as being in Davis in 1952; it is unknown if the business was housed in a different location or if the building at 617 2<sup>nd</sup> Street was constructed earlier than 1956. The original building had a rectangular footprint was single story. It was likely constructed for the Quessenberry Drug Store, which occupied the building until at least 1986. A Foster Freeze occupied the lot to the east, on the northwest corner of 2<sup>nd</sup> and F Street, prior to construction of the c1970 addition (**Figures 4 through 9**). There are currently seven commercial spaces on the first floor and office space on the second floor. The current addresses associated with the property are 615, 617, and 623 2<sup>nd</sup> Street and 203, 205, 209, 211, and 213 F Street.

**Table 1: Building Permits**

Date	Permit Number	Notes
1963	7-63	Architectural plans - addition to Quessenberry Drug Store, George C. Higgins A.I.A. (architect)
1964	79	Electrical
1967	307	Electrical
1968	941, 946	Install signs
1971	3773	Roof repair
1979	4456	Repair trusses
1983	13548	Roof repair – truss design
1985		Electrical
1989		Interior – install a partition wall at Quessenberry Drugs
1991	91-637	Remodel – demolish interior
1991	91-921	Building - addition
1991	91-00002416	Building - commercial interior improvement (lighting), (difficult to read permit - number 16 could be 76 or 26)
1991	91-00002418	Sign
1991	91-00002646	Building - commercial interior improvement
1995	95-13476	Electrical
1996	96-1951	Building - new roof
1997	97-3393	Building - commercial interior improvement (windows)

**Table 2: Owners/Occupant**

Year(s) of Occupation	Occupant(s)/Business	Notes
1963	Clay S. Quessenberry (owner)	
1956 - 1986	Quessenberry Drug Co.	(617 2 <sup>nd</sup> Street)
1970	Lucett's Women's Clothes	(623 2 <sup>nd</sup> Street)
1970	Plaza Barber Shop	(203 F Street)
1970	Peggy's Women's Clothes	(205 F Street)
1970	Wayne's Men's Shop	(207 F Street)
1970	Margaret's Hair Fashions	(211 F Street)
1970	State Farm Insurance Co.	(213 F Street)
1978 - 1997	John Brinley (trust) (owner)	
1986	Needleart	
1988 - present	Avid Reader	

<sup>6</sup> Sacramento Bee, *Architects Install Higgins*, [www.newspapers.com/image/620215684](http://www.newspapers.com/image/620215684), January 28, 1973.

<sup>7</sup> Obituary of George Calvin Higgins, <https://www.legacy.com/us/obituaries/sacbee/name/george-higgins-obituary?id=11420840>, accessed September 11, 2022.

<sup>8</sup> DavisWiki, [https://localwiki.org/davis/Quessenberry%27s\\_Drug\\_Store/\\_files/0E1CD1BA-717C-40B5-A0DE-22423940F158.jpeg/\\_info/](https://localwiki.org/davis/Quessenberry%27s_Drug_Store/_files/0E1CD1BA-717C-40B5-A0DE-22423940F158.jpeg/_info/), accessed September 11, 2022.

<sup>9</sup> City of Davis, Permit #7-63, 1963.

<sup>10</sup> UC Santa Barbara Library, *Framefinder Aerial Imagery*, CAS-2830\_2-96, 03/21/1970, accessed June 3, 2022.

1991 - present	Armadillo Music	
----------------	-----------------	--

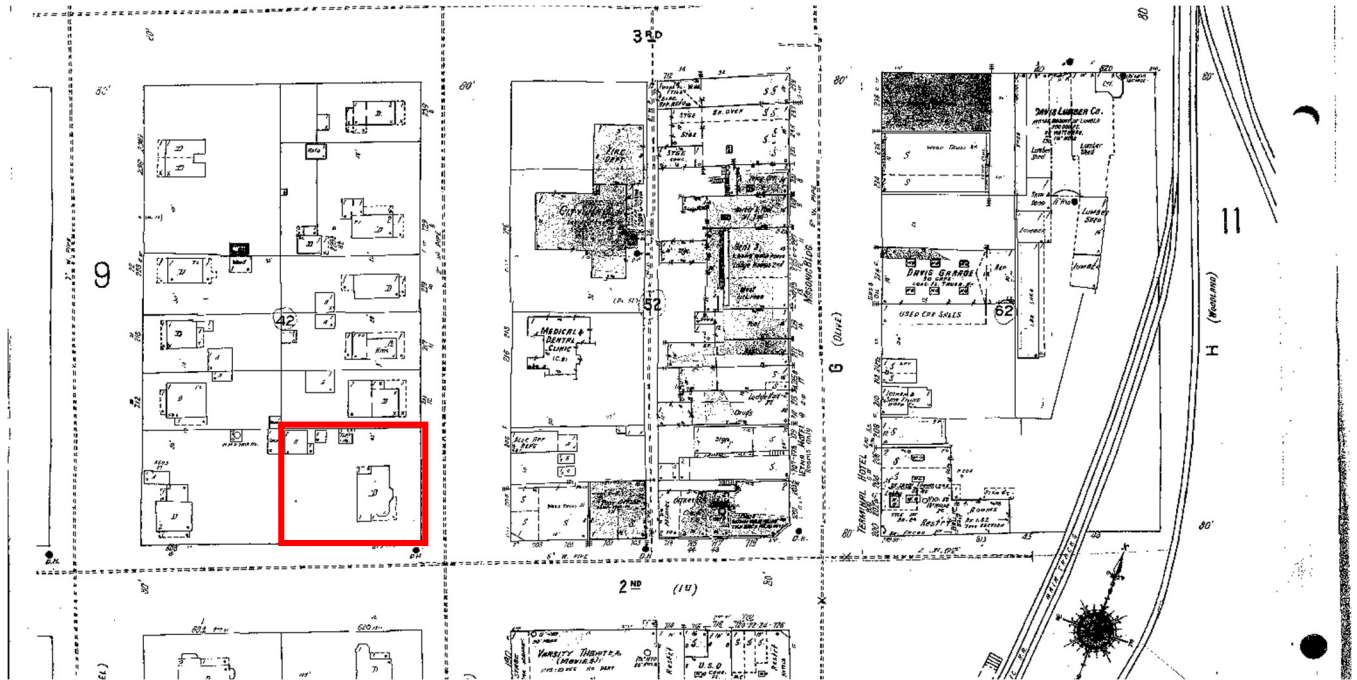


Figure 1: 1921 – 45 Sanborn Map



Source: DavisWiki, [https://localwiki.org/davis/Quessenberry%27s Drug Store/ files/0E1CD1BA-717C-40B5-A0DE-22423940F158.jpeg/ info/](https://localwiki.org/davis/Quessenberry%27s_Drug_Store/files/0E1CD1BA-717C-40B5-A0DE-22423940F158.jpeg/info/), accessed September 11, 2022.

**Figure 2:** Quessenberry Drug Store, 1951



Source: Dunning, Bob. *Bob Dunning: Businesses of my youth built Davis (and me)*, July 2, 2017, <https://www.davisenterprise.com/news/local/bob-dunning-businesses-of-my-youth-built-davis-and-me/>

**Figure 3:** Quessenberry Drug Store (left, behind Foster Freeze), c1965



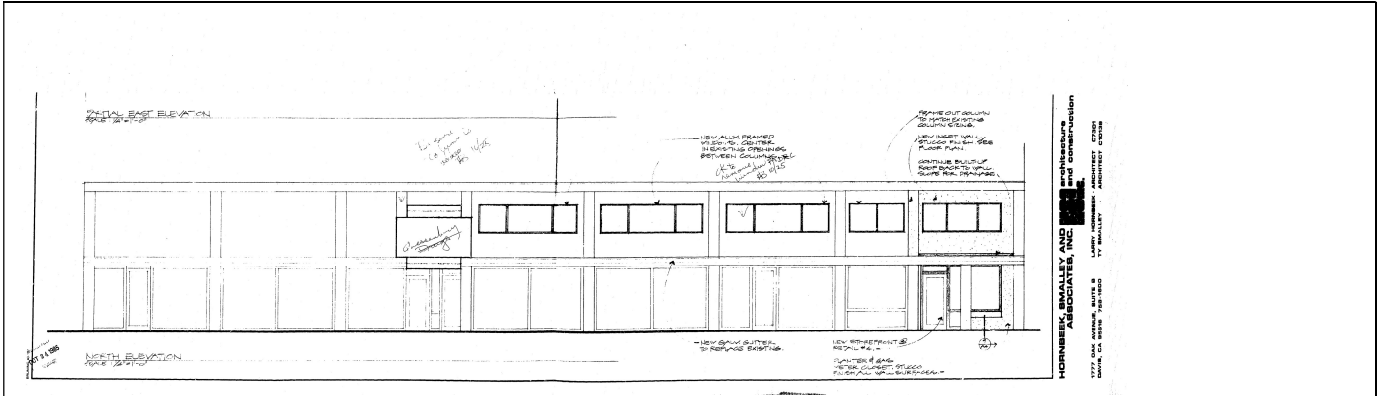


Figure 4: Architectural Drawing for 617 2<sup>nd</sup> Street; Hornbeek, Smalley and Associates, Inc.; 1985.

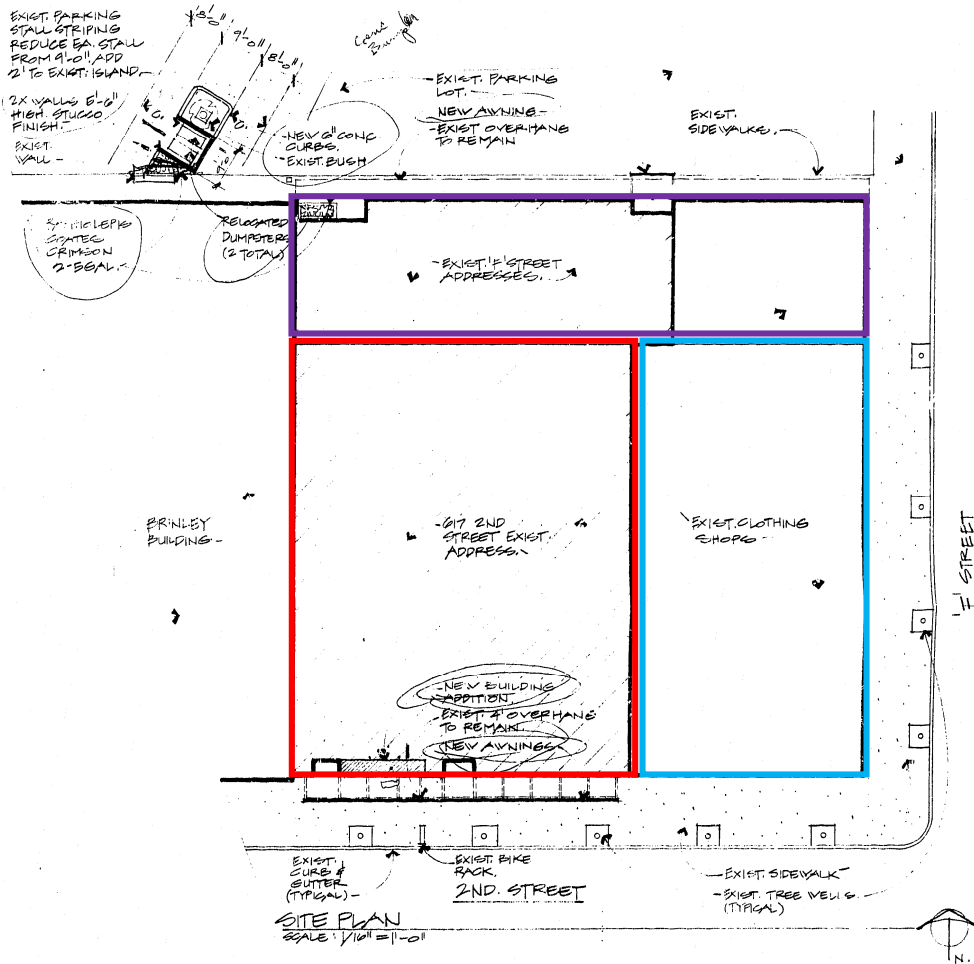


Figure 5: Architectural Drawing for 617 2<sup>nd</sup> Street; Hornbeek, Smalley and Associates, Inc.; 1985. (Red = original c1957 building, purple = 1963 addition, blue = c1970 addition)

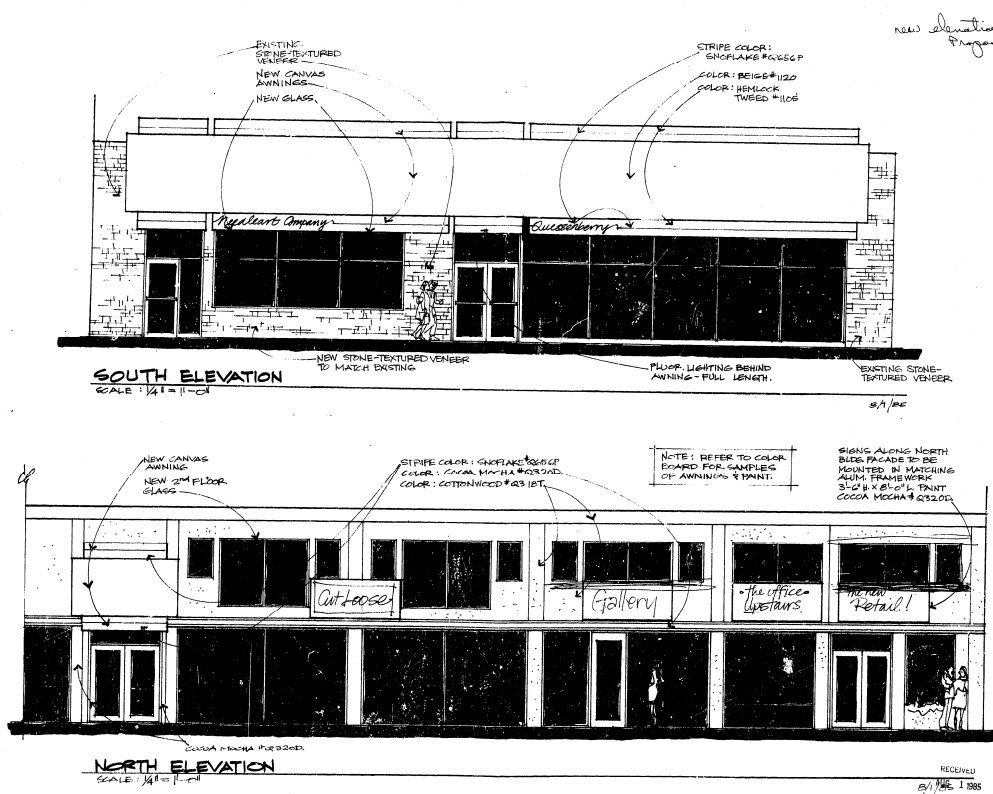


Figure 6: Architectural Drawing for 617 2<sup>nd</sup> Street; Hornbeek, Smalley and Associates, Inc., 1985.



Figure 7: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-1957, 05/21/1957, accessed June 3, 2022.



**Figure 8:** UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130\_14-118, 05/18/1965, accessed June 3, 2022.



**Figure 9:** UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-2830\_2-96, 03/21/1970, accessed June 3, 2022.

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 617 2<sup>nd</sup> 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 falls into the World War II and Post-War (1940 – 1958) significance theme. While G Street was the commercial hub since the founding of Davis (originally Davisville), that development was concentrated closer to the railroad station at the southern end of G Street. The subject property was not developed with the current building until the c1951. Archival review does not indicate that there are any associations between 617 2<sup>nd</sup> Street and important events or patterns in history. While the building appears to have always been for commercial purposes that have housed a variety of businesses that has served the community it does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1940 – 1958. Additionally, the building does not currently reflect its original construction, but a series of large additions and modifications from the 1963 to at least 1985. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 617 2<sup>nd</sup> Street and significant persons or businesses. The subject property is currently occupied by a variety of business including Fleet Feet (615 2<sup>nd</sup> Street), The Avid Reader (617 2<sup>nd</sup> Street), Starbucks (623 2<sup>nd</sup> Street), Skaggs Real Estate Group (203 F Street), Armadillo Music (207 F Street), Root of Happiness Kava Bar (211 F Street), and Moon's Nails and Spa (213 F Street). The earliest identified business is Quessenberry Drug Company for which the original 1951 portion of the building was constructed and who occupied the building until at least 1986. Archival evidence did not indicate that Quessenberry Drug Company was significant at national, state, or local levels. Additionally, the subject property does not reflect its original 1951 construction, but rather reflects a collection of additions and alterations that began in the early 1960s including additions in 1963 and c1970 as well as a remodel in 1985. As research does not indicate that 617 2<sup>nd</sup> 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 617 2<sup>nd</sup> Street does not reflect any one style or era. 615 and 617 2<sup>nd</sup> Street, the original 1951 building, reflect a heavily modified Mid-20<sup>th</sup> Century Commercial building, while the southeast corner (623 2<sup>nd</sup> Street) reflects a modest

example of New Formalism, and the northern portion (207, 211, and 213 F Street) reflect a 1980s aesthetic. No specific architect, engineer, or designer is associated with the original construction of 615-617 2<sup>nd</sup> Street. George C. Higgins designed the 1963 addition, the northern portion of the subject property currently addresses as 207, 211, and 213 F Street. The original building does it appear to be the work of a master architect and the archival record did not indicate that Higgins is a master architect. Additionally, the subject property does not reflect its original 1951 construction, but rather reflects a collection of additions and alterations that began in the early 1960s including additions in 1963 and c1970 as well as a remodel in 1985. For these reasons, 617 2<sup>nd</sup> 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.” 617 2<sup>nd</sup> 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

#### Recommendation

ESA recommends 617 2<sup>nd</sup> Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

#### \*B12. **References:** (Continued from page 2)

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](https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2243/22471?accountid=6749)

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

City of Davis. Permit #7-63, 1963.

City of Davis. Permit #79. 1964.

City of Davis. Permit #307. 1967.

City of Davis. Permit #941 and 946. 1968.

City of Davis. Permit #3773. 1971.

City of Davis. Permit #4456. 1979

City of Davis. Electrical Permit. 1985.

City of Davis. Building Permit. 1989.

City of Davis. Permit #91-637. 1991.

City of Davis, Permit #91-921. 1991.

City of Davis, Permit #91-00002416. 1991

City of Davis, Permit #91-00002418. 1991.

City of Davis, Permit #91-00002646. 1991.

City of Davis, Permit #95-13476. 1995.

City of Davis, Permit #96-1951. 1996.

Page 15 of 15

\*Resource Name or # 617 2<sup>nd</sup> Street

\*Recorded by: Amber Grady, ESA

\*Date: June 2, 2022

Continuation

Update

City of Davis, Permit #97-3393. 1997.

DavisWiki, [https://localwiki.org/davis/Quessenberry%27s\\_Drug\\_Store/\\_files/0E1CD1BA-717C-40B5-A0DE-22423940F158.jpeg/\\_info/](https://localwiki.org/davis/Quessenberry%27s_Drug_Store/_files/0E1CD1BA-717C-40B5-A0DE-22423940F158.jpeg/_info/), accessed September 11, 2022.

Dunning, Bob. Bob Dunning: Businesses of my youth built Davis (and me), July 2, 2017, <https://www.davisenterprise.com/news/local/bob-dunning-businesses-of-my-youth-built-davis-and-me/>

HMR Architects website, <http://hmrarchitects.com/about/>, accessed September 11, 2022.

Hornbeek, Smalley and Associates, Inc., Architectural Drawings for 617 2nd Street, 1985.

Obituary of George Calvin Higgins, <https://www.legacy.com/us/obituaries/sacbee/name/george-higgins-obituary?id=11420840>, accessed September 11, 2022.

Oil, Paint and Drug Publishing Company, Incorporated, Druggists' Circular, Volume 70, 1926.

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

Register – University of California Berkeley, United States: n.p., 1926.

Sacramento Bee. Architects Install Higgins. [www.newspapers.com/image/620215684](http://www.newspapers.com/image/620215684). January 28, 1973.

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.