

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 12

***Resource Name or #:** 830 4th Street

P1. Other Identifier: none

***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 Location:** Not for Publication Unrestricted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 10 ; **B.M.**

c. Address: 830 4th Street

City: Davis **Zip:** 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-218-007

***P3a. Description:**

The subject property is located on the southside of 4th Street east of G Street. The 0.53-acre lot includes an 1,880 square foot, U-shaped building. The primary (north) façade abuts the public sidewalk. Railroad tracks are located to the east and an alley to the west. It is a single-story commercial building. The primary façade is clad in corrugated metal panels. The windows and doors are aluminum framed. The storefront includes a sliding automatic door which is glass and aluminum frame. A wide corrugated metal awning is present above the main entrance and stops at a decorative angular break in the ribbon windows. The business name is located above the awning.

***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:

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

Historic Prehistoric Both
 1960 / ParcelQuest.com

***P7. Owner and Address:**

Lifestyle Davis Re LLC
 9045 Adams Ave
 Huntington Beach Ca 92646

P8. Recorded by:

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 # 830 4th St
Page 2 of 12

*NRHP Status Code 6Z

B1. Historic Name: Davis Lumber Company

B2. Common Name: Davis Ace Garden & Pet

B3. Original Use: plumbing shop

B4. Present Use: hardware and pet store

*B5. **Architectural Style:** mid-century commercial

*B6. **Construction History:** Original construction 1960; Addition in 1963, Remodeled to auto repair shop in 1970, Entry remodeled in 1977, 1982 installation of new storage container, Minor addition in 2012 for Davis Ace Hardware and Pet Expansion.
(Continued on page 4)

*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 1960

Property Type

Commercial

Applicable Criteria n/a

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 significant 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 in 1960; 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) none

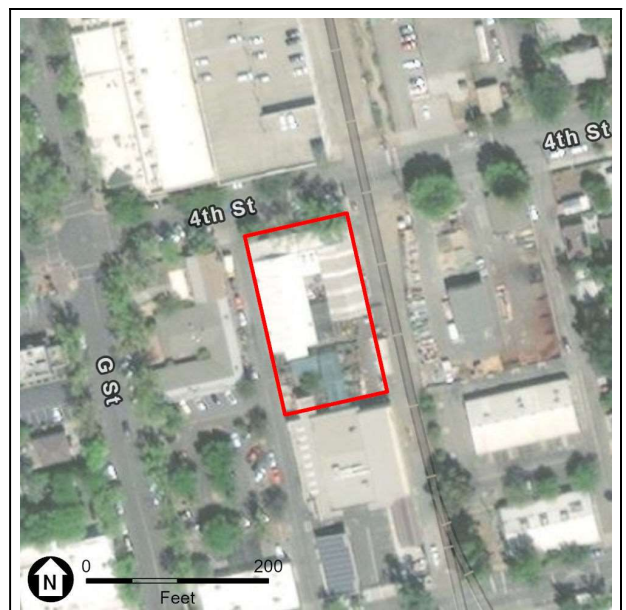
*B12. **References:** (Continued on page 12)

B13. Remarks: none

*B14. **Evaluator:** Kathy Cleveland, ESA

***Date of Evaluation:** September 6, 2022

(This space reserved for official comments.)



***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

The current building at 830 4th G Street was constructed in 1960, and appears in historic aerials maps dating to 1965 (**Figures 1 and 2**). The original plot plan (**Figure 1**) shows a similar U-shaped footprint, and the design drawings from 1970 primary façade upgrade show a gable style roof and completely different primary entrance configuration (**Figure 4**). Review of historic phone directories indicate that Nicholson Plumbing Co. occupied the space from 1960 through 1970, when the building was converted to a Firestone Tire Shop. In 1974, the building became the Davis Lumber Co./Davis Lumber and Hardware, which was converted to an Ace Hardware in 1996. Ace Hardware has occupied the building through the present.

Alterations and additions have also occurred in c1982 and 2012 (**Figures 5 through 7**).

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

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1959	157	Building permit for a plumbing shop
1960	204	Fence
1963	245	Commercial addition
1963	14-63	Use permit for a retail store and bicycle shop
1970	2949	Remodel building to use as auto repair shop
1970	3205	Wire sign, two lighted signs
1970	3739	Gas system, addition
1974	8116	Water and electrical conduit, fence, paving
1974	8236	Spray on insulation
1974	8647	Electrical
1977	471	Remodel entry
1979	5745	Underground change
1980	8172	Interior improvement
1980	8559	Install A/C units
1980	8626	Change service (electrical)
1982	22-82	New storage container
1996	96-1016	Electrical – commercial remodel/addition, energy efficient lighting retrofit
2012	12-334	Minor addition (Davis Ace Hardware and Pet Expansion)

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1959 - 1970	Miles Nicholson (owner)	
1959	Nicholson Plumbing Co.	
1963	Done Gale	
1963	Bicycle shop, offices	
1970	Bill Whitaker (owner)	
1970	Firestone Tire Shop	
1974 - 1996	Davis Lumber Co./Davis Lumber and Hardware (830 & 842 4 th St)	
1974 - 1980	Don Anderson (owner)	
1996 - 2012	Anderson trust (owner)	

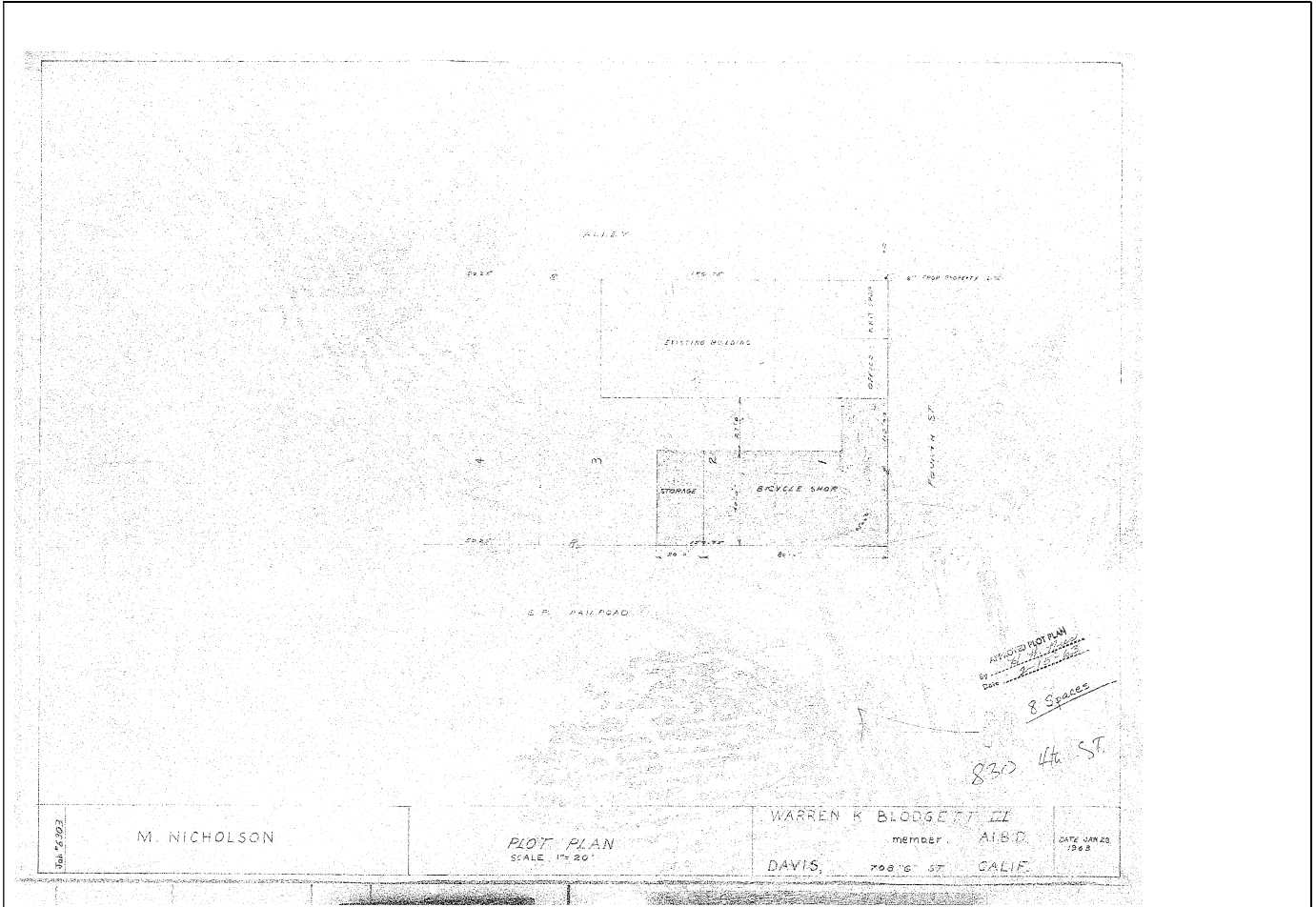


Figure 1: 1963 Plot plan



Figure 2: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130_14-118, 05/18/1965, accessed June 3, 2022.



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

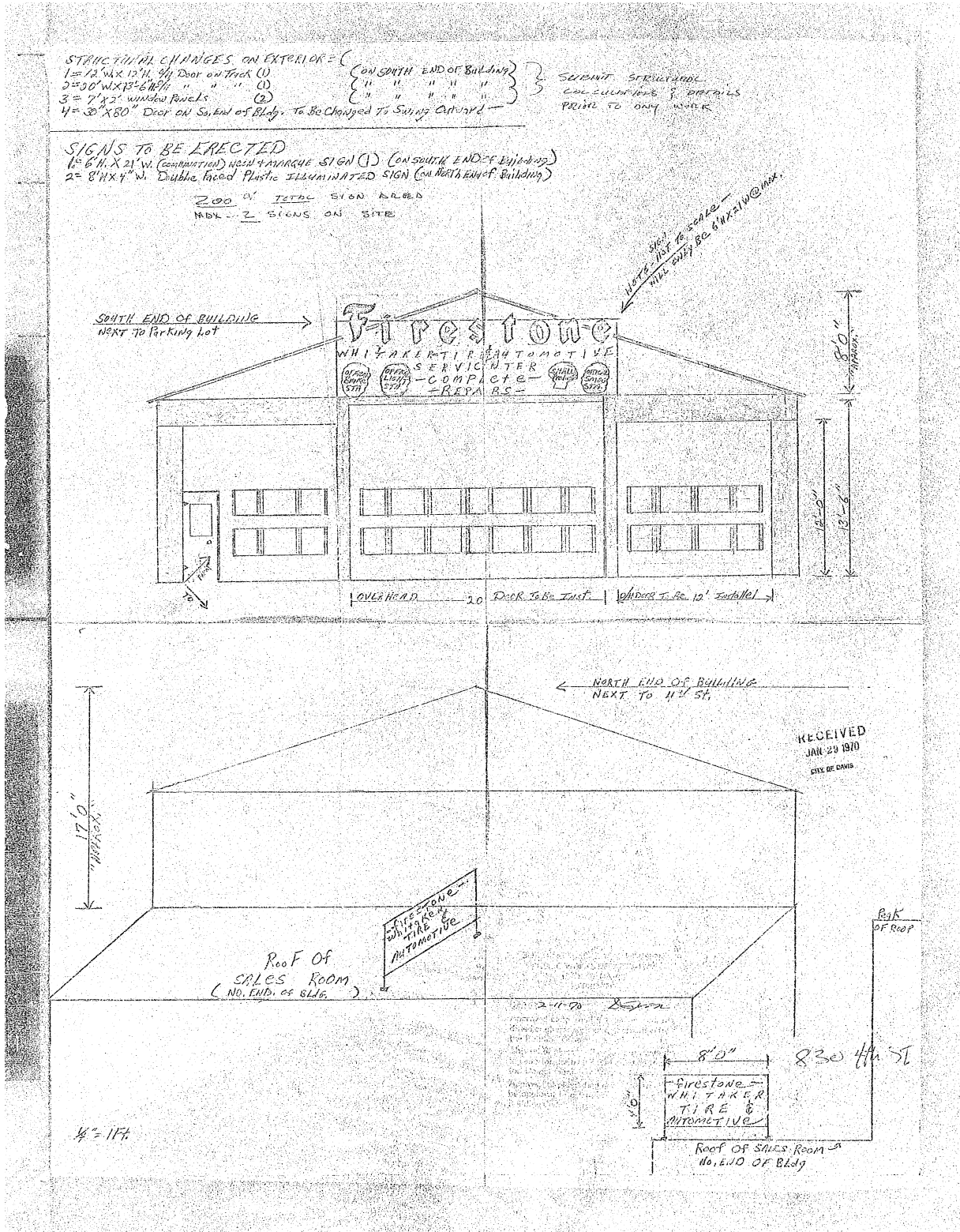


Figure 4: 1970 Elevation drawings for Firestone Tire Shop.

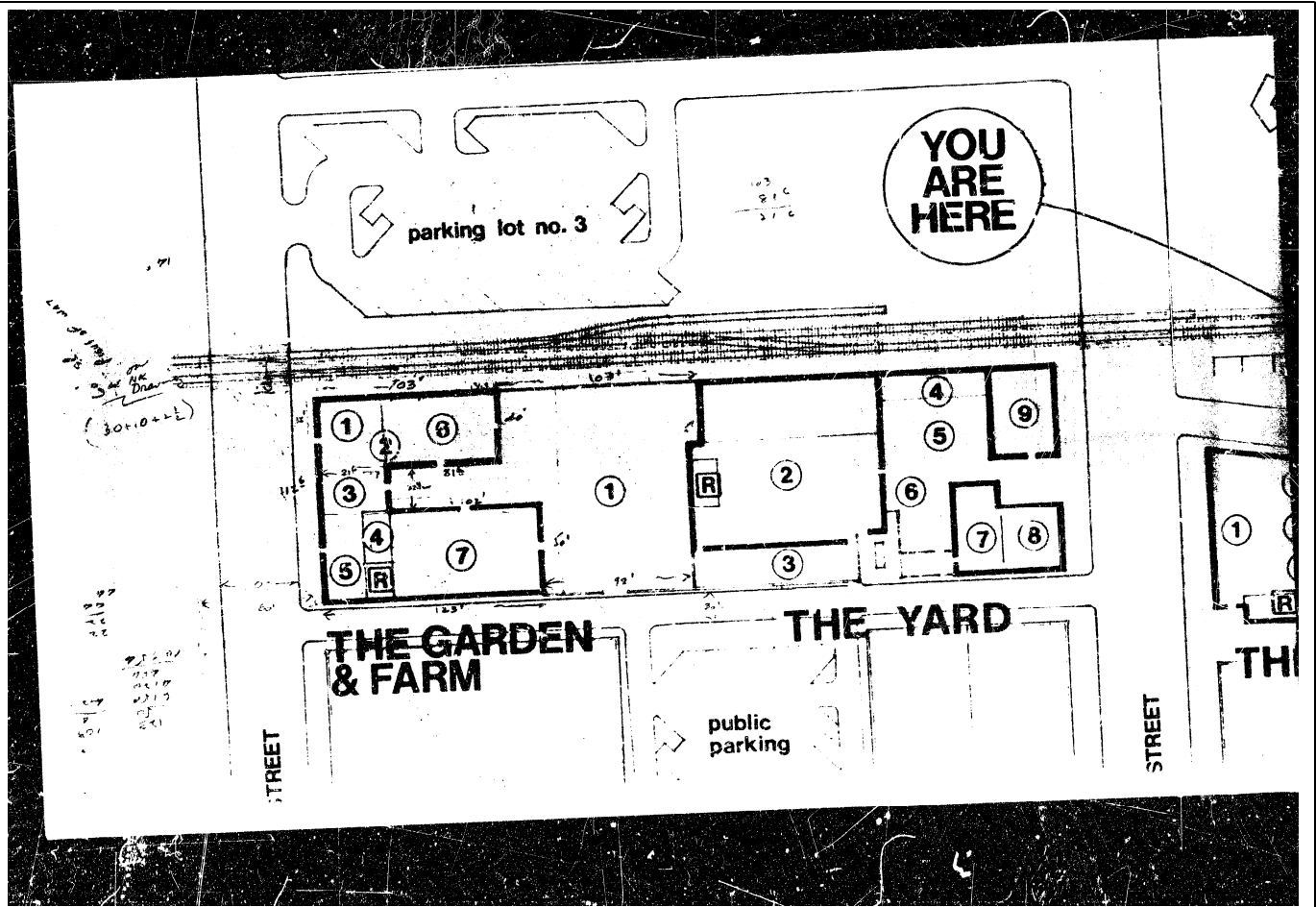


Figure 5: Site plan c. 1982 from Design Review application for the addition of a storage container.

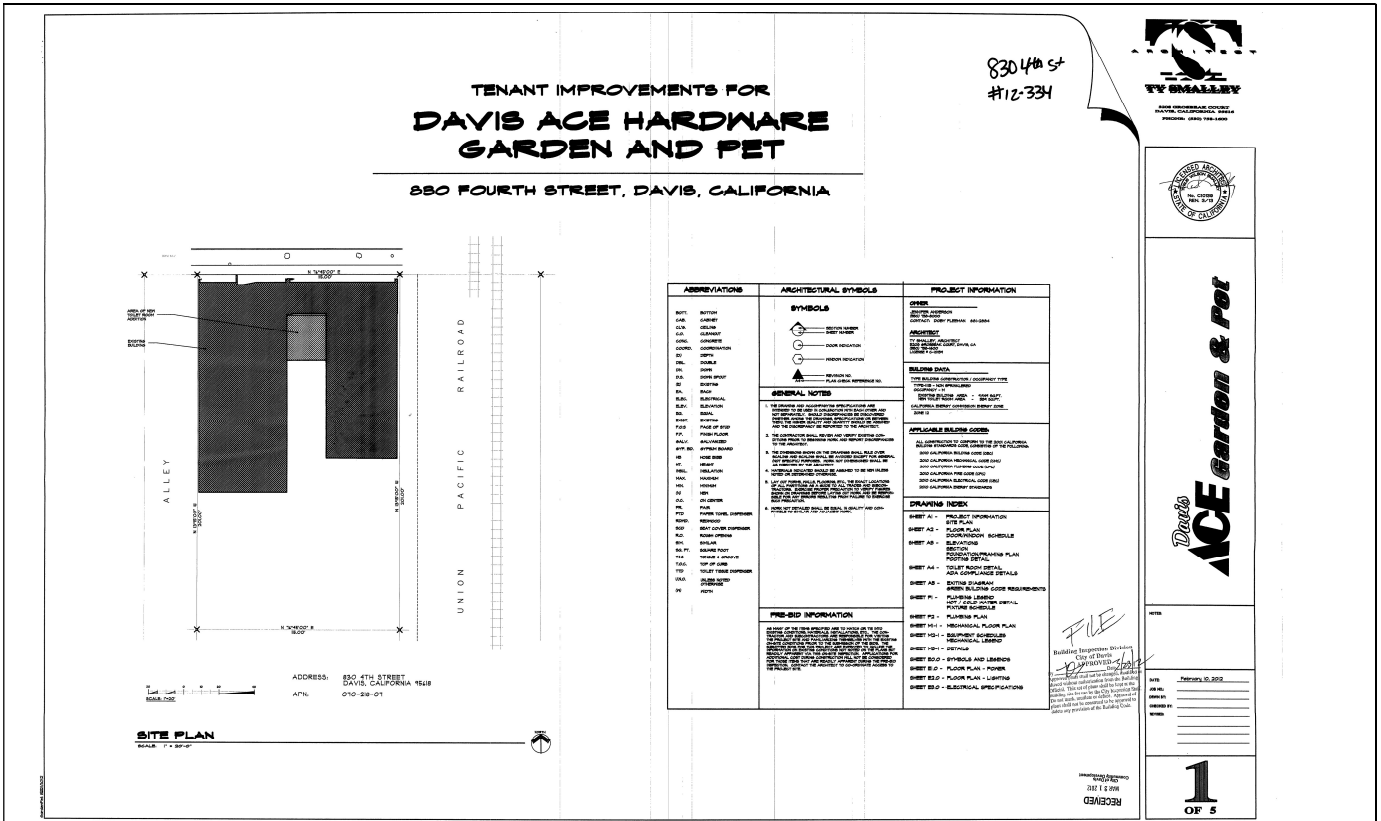


Figure 6: Site plan from 2012 addition/remodel

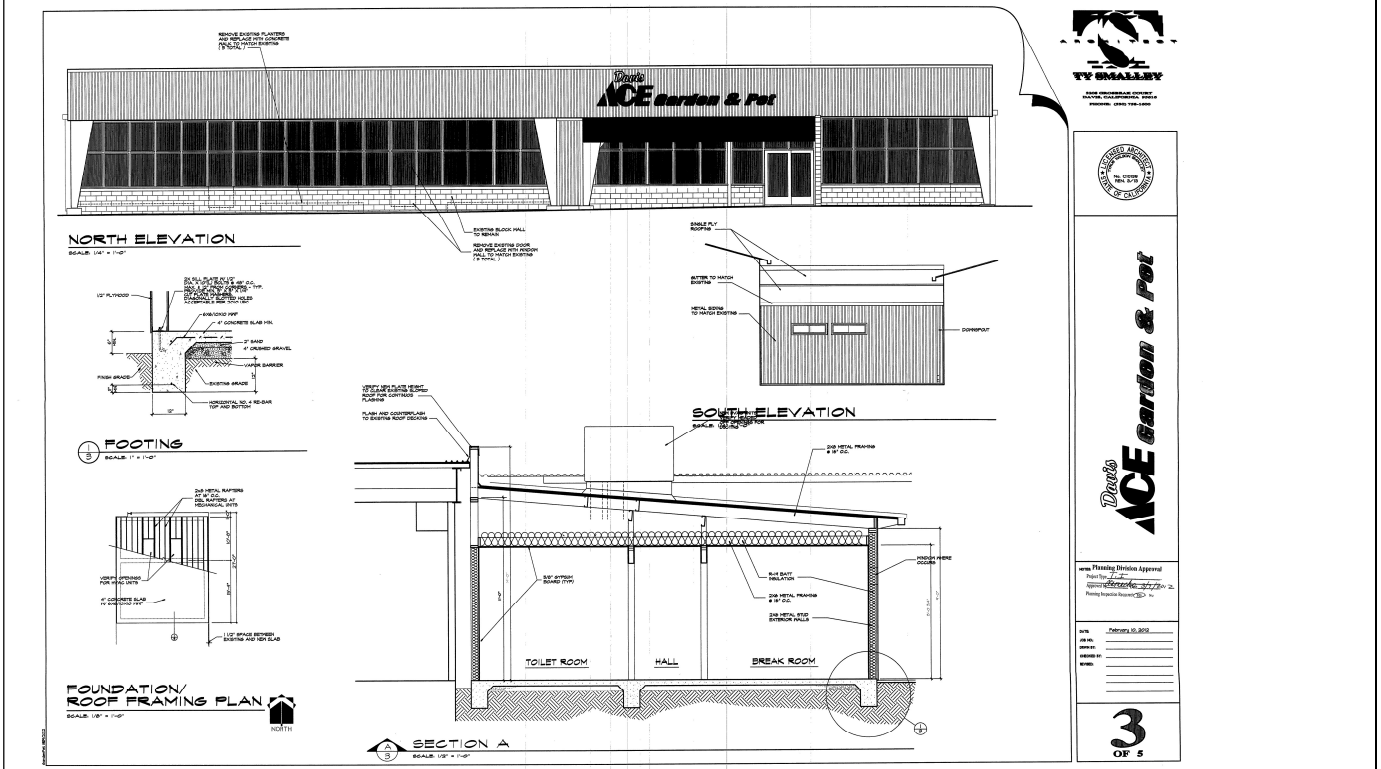


Figure 7: Site plan from 2012 addition/remodel

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 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 830 4th 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 Explosive Growth (1959 – 1971) significant theme. The adjacent area of G Street was an early commercial hub concentrated close to the railroad station at approximately H and 2nd streets. The subject property was developed with the current building in 1960. Archival review does not indicate that there are any significant associations between 830 4th Street and important events or patterns in history. The current building was originally constructed in 1960 as a plumbing store, and was later converted to a lumber store (1974), and then a hardware store (1982). Known occupants have included Nicholson Plumbing Co (1960), Firestone Tire Shop (1970), Davis Lumber Co./Davis Lumber and Hardware (1974), and Ace Hardware (1996). While the building appears to have been a commercial store for the majority of its existence, serving the needs of 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 1959 – 1971. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review indicates that the subject property's primary historic association is with Davis Lumber Co./Davis Lumber and Hardware from 1974 through 1996; however, this association does not meet the 50 year age guideline. Additionally, no archival evidence indicated that the Davis Lumber Co./Davis Lumber business could meet the Criteria Consideration G for properties less than 50 years old. 830 4th Street has housed a variety of community serving businesses, but none have been shown to have been significant to local, state, or national history. No significant associations between 830 4th Street and significant persons were discovered. As research does not indicate that 830 4th 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 830 4th Street is not significant for its design or engineering. The property was developed in 1960, and underwent significant remodeling of the primary entrance in 1977. The original building is unrecognizable today as the façade had been completely replaced with modern metal awnings and siding, glass, and aluminum. No architect or builder was

identified in the archival record for 830 4th Street and the building does not appear to be the work of a master architect. For these reasons, 830 4th 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.” 830 4th 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 830 4th 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)

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

City of Davis. Application for Building Permit and Certificate of Occupancy #157. 1959.

City of Davis. Application for Building Permit #204. 1960.

City of Davis. Application for Commercial Building Permit #14-63. 1963.

City of Davis. Building Permit #245. 1963.

City of Davis. Building Permit #3739. 1970.

City of Davis. Building Permit #8236, 1974.

City of Davis. Building Permit #471. 1977.

City of Davis. Building Permit #12-334. 1996.

City of Davis. Electrical Permit #3205. 1970

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

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.