

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 #: 912 5th Street

P1. Other Identifier: none

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 Location:** Not for Publication Unrestricted

*a. County Yolo

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

c. Address: 912 5th Street City: Davis Zip: 95616

d. UTM: Zone 10s , 609930.25 mE/ 4267314.59 mN

e. Other Locational Data: APN 070-321-010

***P3a. Description:**

The building at 912 5th Street (APN 070-321-010) is in irregular plan, concrete, concrete block, and wood frame building with a combination flat and shed roof commercial building. It is located on a corner lot bounded by railroad tracks to the west, 5th Street to the north, Rowe Place to the east, and a parking lot to the south. It is composed of three masses with different-sized rectangular footprints. The north mass fronts 5th Street and is the original and largest portion of the building. It is one-story in height with a square plan, bow truss roof, and is constructed of concrete block. The central mass is a one-and-a-half story, concrete tilt-up addition, with a rectangular plan and a flat roof. It is clad in rough stucco. Its east façade extends beyond the other two masses and fronts Rowe Place. The south mass is the same width as the north mass, and is a one-story, wood frame, shed roof addition clad with corrugated metal sheeting that fronts the parking lot to the south.

(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:
 Northeast corner from Rowe Place,
 looking southwest

***P6. Date Constructed/Age and Source:**
 Historic Prehistoric Both
 1956 / City building permits

***P7. Owner and Address:**
 BS Management LP
 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 # 912 5th Street
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*NRHP Status Code: 6Z

B1. Historic Name: 912 5th Street, 912 ½ 5th Street

B2. Common Name: 912 5th Street

B3. Original Use: moving van and storage

B4. Present Use: commercial (various)

***B5. Architectural Style:** Industrial

***B6. Construction History:** (Construction date, alterations, and date of alterations)

1956 – north building constructed

1959 – south building constructed

1963 – addition to north building constructed (connects the two buildings)

2010 – south building demolished

2011 – new south building constructed (in same footprint and 1959 building)

***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** Commercial Development

Area Downtown Davis

Period of Significance 1956

Property Type Commercial

Applicable Criteria none

(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 in 1956, and therefore 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

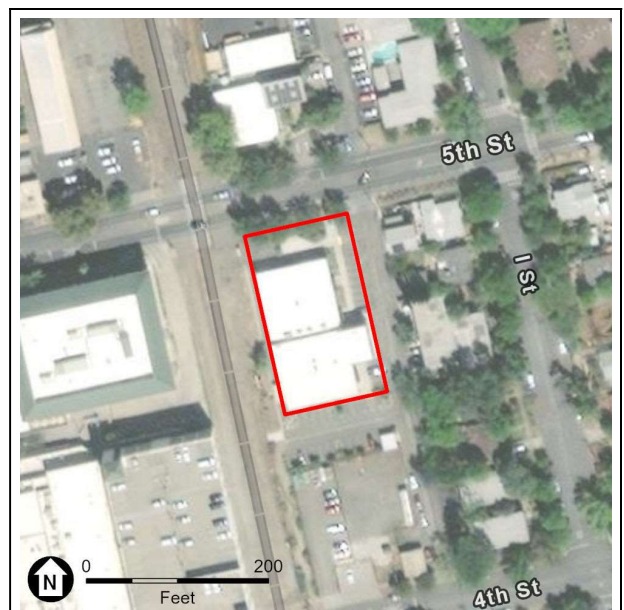
***B12. References:** (Continued on page 15)

B13. Remarks: none

***B14. Evaluator:** Becky Urbano

***Date of Evaluation:** September 7, 2022

(This space reserved for official comments.)



*P3a. Description: (Continued from page 1)



North (primary) façade, looking south. ESA, 2022.



East façade, looking northwest. The three different building masses are visible and differentiated by color. ESA, 2022.

The north (primary) façade of the building fronts 5th is separated from 5th Street by a landscaped plaza with wide concrete walkways. It has three sets of commercial storefront entries, each composed of a double-leaf, metal frame glazed set of doors, flanked by metal-frame fixed windows and topped by four fixed transom windows. Two entries are located in the center of the north façade and are covered by a canvas awning. The third storefront is located at the east corner. It is also covered by a

canvas awning. A small portion of the central mass extends to the east. The north façade of this mass has an additional storefront entry module, also covered by a canvas awning.

The east (secondary) façade is broken up into three sections, each representing a building mass of varying volume. Three additional storefront entry modules are located on the east façade: two are in the northern volume and one is in the southern volume and all are covered by awnings. A fourth, taller, storefront entry is located in the center of the central volume. It is flanked by small light sconces and two, single leaf, solid panel pedestrian doors.

The south (secondary) façade has a single storefront module with a canvas awning, located in the center of the southern building volume. Three pairs of fixed two-over-two windows are equally spaced on the façade. A pair of small, fixed windows, covered by a canvas awning are located on the south façade of the central projecting volume.

The west façade has no windows or decoration. Two rollup vehicular doors are located on the central building volume. At least one, single-leaf, solid panel pedestrian door is located in each of the three building volumes. Visibility of this façade was limited due to restricted access on account of the railroad tracks.

***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. The following provides a brief summary of the initial growth of the City prior to the construction of the subject property as well as the period when the property was developed.

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 lumberyard, 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'être*, 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

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

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.

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*.

World War II/Post-war Era (1940 – 1958) ²

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 end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Over two-thirds of students had come directly from military service to the University. This abrupt spike in enrollment led to an on-campus housing crisis that quickly spilled over into the town. Without adequate dormitory or rental housing, students lived in basements, water towers, converted warehouses, and wherever else they could find space.

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 [...]

Resources Constructed during World War II/Post-war Era

The limited construction that took place in Davis during and immediately after World War II largely conformed to development patterns established during the Great Depression. Projects were small in scale as one lot at a time was developed in and around old Downtown Davis. By the late 1940s, however, builders were subdividing new areas and development was picking up speed. Residential projects began to increase in scale as Davis attempted to provide housing for its new citizens. Commercial and institutional development, meanwhile, proceeded at an incremental rate. Industrial development had been sluggish since education began to replace agricultural processing as the primary local industry with the establishment of the University Farm shortly after the turn of the century. During this era, old industrial properties began

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 11.

gradually to be demolished or converted to commercial uses. After 1940, development of agricultural properties within modern Davis city limits also slowed, and there are no known agriculture-related resources that date from this period.

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 is 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.

912 5th Street was constructed as a moving and storage facility. With the tremendous growth in population during the post-World War II period, there came increased demands for moving services. Residential growth, commercial development, and expansion of the University made moving and storage an important part of the commercial expansion in businesses during this period. As such, the building and property were expanded several times in both 1959 and 1963 to accommodate this growth. 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.

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

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

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 building fronting 5th Street was constructed in 1957 by Leo and Mary Gehring for their company Davis Van and Storage (**Figures 1 and 2**).⁴ They expanded their business with the construction of a second building further south on the lot in 1959 (**Figures 3 and 4**).⁵ A one-and-a-half story addition in 1964 completed the current footprint of the building.⁶ All three sections were completed during Gehring's ownership.

It is unclear how long Davis Van and Storage operated at the property. Research shows that they operated out of the 1956 (**Figure 5**) and 1963 sections of the building (northern and middle section) through at least 1973.⁷ Leo Gehring died sometime around 1975.⁸ Following his death, the business was sold and renamed King Transfer and Storage.⁹ By 1979, the business was operated as Yolo Transfer and Storage (**Figure 6**).¹⁰

The rear (1959) section of the building was originally constructed by Gehring, but by at least 1963, it was being operated by A-1 Body Shop.¹¹ They operated there through at least 1979.¹² By 1986, Harter Volkswagen (aka A.E. Harter Body Shop) is listed at the site.¹³

When Davis Lumber Co. purchased the property in 1984, they purchased all three buildings but appear to have operated out of only the northern and central structures.¹⁴ The rear building continued to operate as an autobody shop through at least 1995.¹⁵

In 2010, the rear body shop was demolished. And in 2011, the whole building was remodeled into its current appearance.¹⁶ At that time a new rear structure was constructed in the same approximate footprint as the body shop. New openings, awnings, storefronts, and interior changes were implemented. The building's current appearance dates to the 2011 remodel.

Of all the tenants that occupied the various spaces since 1957, only Davis Van and Storage has an association with the building that is within the 45-year threshold. It was also the business for which the buildings were originally constructed.

The building has been occupied by various tenants. (**Table 1**).

⁴ City of Davis, *Building Permit #212*, August 17, 1956.

⁵ City of Davis, *Building Permit #119*, June 1, 1959.

⁶ City of Davis, *Building Permit #7*, January 10, 1964.

⁷ Auction advertisement, *Sacramento Bee*, May 17, 1973.

⁸ Western Title Company, *title report*, July 12, 1976.

⁹ City of Davis, letter to Davis Van and Storage, re: sign noncompliance, December 29, 1975.

¹⁰ City of Davis, *Permit #100-79*, May 15, 1979.

¹¹ "Warehouse for Davis Van and Storage: Plot and Roof Plan," September 1963, amended and approved August 31, 1973.

¹² City of Davis, *Permit #100-79*, May 15, 1979.

¹³ City of Davis, *Permit #17399*, June 13, 1986.

¹⁴ City of Davis, *Permit #13852*, March 7, 1984.

¹⁵ City of Davis, *Permit #140005*, October 18, 1995.

¹⁶ City of Davis, *Permit #10-1063*, October 1, 2010.

TABLE 1: OWNERS/OCCUPANT

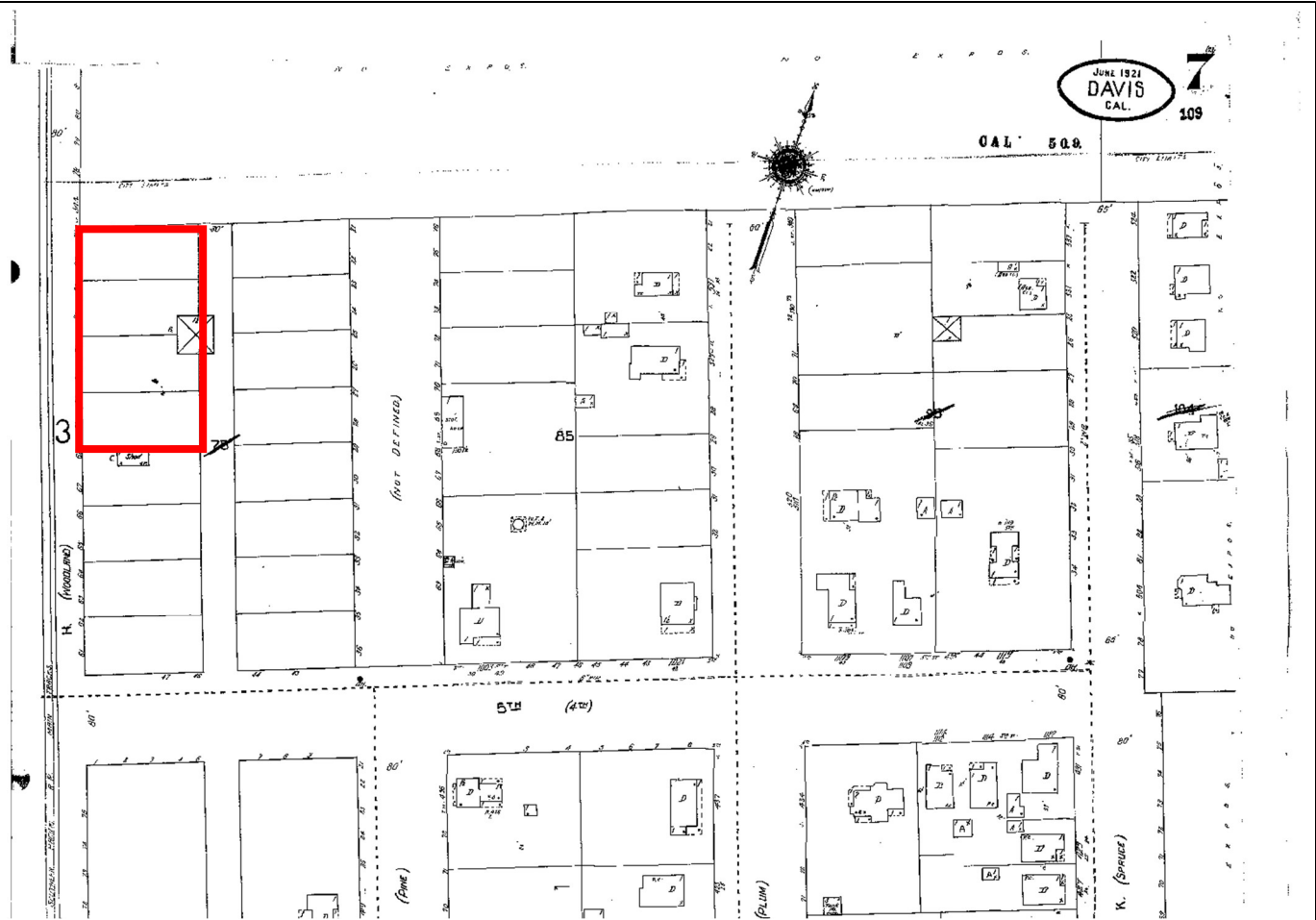
Year(s) of Occupation	Occupant(s)/Business	Notes
1957 – c. 1975	Davis Van and Storage	
1963 – 1979	A-1 Body Shop	Exact dates are unknown, could be both earlier and later than the confirmed dates reported here, rear building only
c.1975 – 1979	King Transfer and Storage	Northern and central sections only
1979 – c.1984	Yolo Transfer and Storage	Northern and central sections only
1985 – c.2010	Davis Lumber Co	Northern and central sections only
1986 – unknown	A.E. Harter Body Shop	Rear building only
c. 2011* - 2018	Baciarini's Martial Arts (Suite 100)	
2011 – c.2016*	Casa Verde Designs (Suite 300)	
2018 – present	Inspire Martial Arts (Suite 100)	
c.2016 – present*	Performance 22 (Suite 300)	
c.2017 – present*	The Max Challenge (915 5 th Street)	

* Google Streetview comparison

The building and the property have been modified for changes in use and general maintenance **Table 2** below includes an accounting of major modifications from the City's permit records.

TABLE 2: BUILDING PERMITS AND CITY RECORDS

Date	Permit Number	Type	Notes
1956	218	Building Permit	Original construction of 912 5 th Street
1959	119	Building Permit	Steel frame building at rear of 912 5 th Street
1964	7	Building Permit	Addition to 912 5 th Street, central building mass
1984	13852	Building Permit	Lower floor and repair trusses (front 2 buildings)
1986	17327	Building permit	Remodel to body shop
1995	140005	Building permit	Reroof to all building sections
2010	10-1063	Demolition	Demolition of rear steel-frame building
2011	11-1101	Building permit	Construction of new wood-frame building in footprint of demolished building
2011	10-444	Building permit	Site and exterior upgrades



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

Figure 1: 1921-1945 Sanborn Map



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

Figure 2: 1957 Aerial Photograph



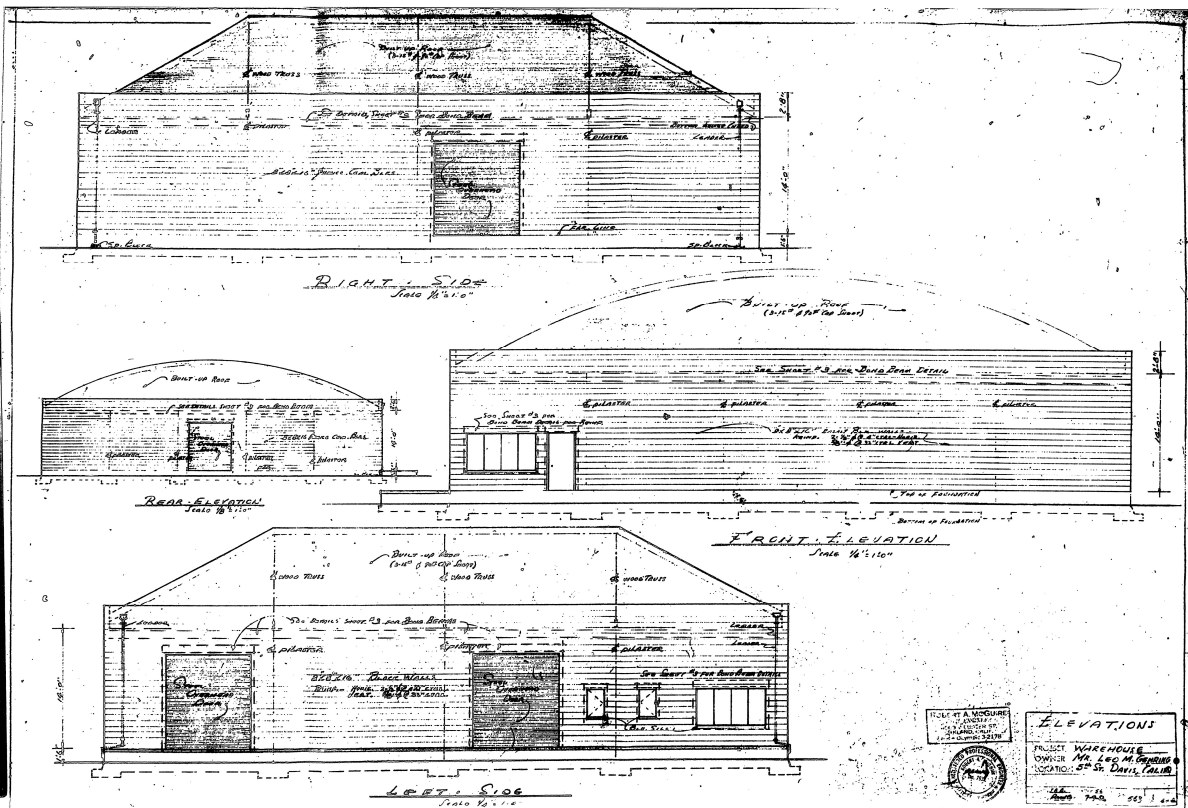
Source: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130_12-213, 05/18/1965, accessed June 3, 2022.

Figure 3: 1965 Aerial Photograph



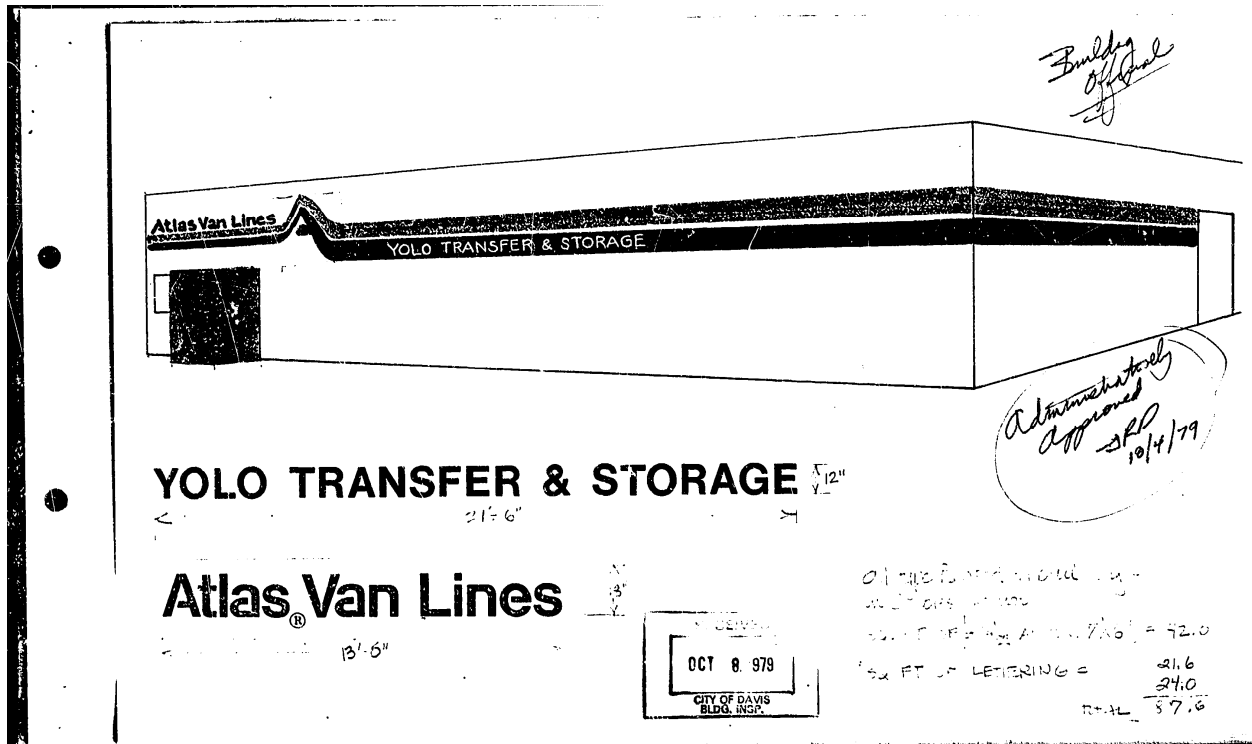
Source: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-2830_2-96, 03/21/1970, accessed June 3, 2022.

Figure 4: 1970 Aerial Photograph



Source: City of Davis Permit Records.

Figure 5: 1956 elevations for 912 5th Street, Davis.



Source: City of Davis Permit Records

Figure 6: 1979 approved exterior improvements for 912 5th Street.

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 912 5th 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 912 5th Street is a commercial building, initially constructed in phases between 1957 and 1963. It served as a light-industrial site for a local moving and storage company, Davis Van and Storage. This is a use that is associated with the property until at least 1984 when it was used as part of the Davis Lumber Co. complex. Also associated with the property is automobile repair which was located in the rear building since at least 1963. Archival research does not support any historically important associations between the rapid residential and commercial growth of the City of Davis in this period and the subject building. Likewise, the uses that have historically been associated with 912 5th Street are common and utilitarian. Neither the general associations between 912 5th Street and the period growth between 1957 and 1963 when the building gained its final extent, nor the commercial uses housed in the buildings are considered historically significant. It is for these reasons that 912 5th Street 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 912 5th Street and significant persons or businesses. The original owner, Leo Gehring, does not appear to be historically significant. There is little evidence of either him or his wife and business partner, Mary in the archival record. They appear to have owned and operated several unrelated businesses, including the Forest House Hotel outside Auburn and Davis Van and Storage. They are listed as in Foresthill with two children in 1959, but also as living at 1214 E.8th Street in Davis at the same time. It is possible that there were multiple Leo M. Gehrings, as a third individual with that name appears in Sacramento at the same time. No other information regarding Mr. Gehring could be located.

Likewise, Davis Van and Storage may have started as an independent business, but by 1970 is listed as part of Allied Moving Lines. It is unclear if the business at 912 5th Street was a franchise or was independent, and research revealed little about the business aside from charges of embezzlement by a former employee in 1970. No information on A-1 Body Shop could be located and it is unlikely that associations with that business would be historically significant. All other associations with people or businesses are less than 45-years old and are not considered historically significant for the purposes of this evaluation. In summary, research does not indicate that 912 5th 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 912 5th 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 a large volume of interior space that can be utilized for a variety of purposes. It has been modified over time on both the interior and exterior. At no point in the past or currently did it appear to have decorative elements on its façade, and does not possess high artistic values. Both remaining historic-age sections (1957 and 1963 addition) appear to have been designed and built by local contractors and engineers and it does not appear to be associated with a master architect. For these reasons, 912 5th 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.” 912 5th 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 912 5th Street ineligible for listing on the National Register or California Register or locally as a Davis Landmark or Merit Resource.

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*Resource Name or # 912 5th Street

*Recorded by: Amber Grady and Vanessa Armenta, ESA

*Date: June 2, 2022

Continuation

Update

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

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