

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

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\*Resource Name or #: 217-219 E Street and 223 E Street

P1. Other Identifier: none

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Yolo

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

c. Address: 217-223 E Street City: Davis Zip: 95616

d. UTM: Zone 10 S, 609670.92 mE/ 4266899.46 mN

e. Other Locational Data: APN 070-241-010-000

**\*P3a. Description:**

The subject property is located on a 12,040 square foot lot in a commercial neighborhood in downtown Davis. Two buildings occupy the lot (217-219 E Street and 223 E Street). The southern portion of the lot is occupied by 217-219 E Street. It is a two-story, 8,676 square foot building with an irregular footprint. The building is of wood-frame, concrete, and brick construction and capped by a flat roof that creates an overhang over the second-floor storefronts. Storefronts are present on the east and north façades. The south façade abuts the building to the south. The east façade faces E Street and, at the ground level, features a wood storefront for the Bull N' Mouth restaurant. A pair of wood panel doors are recessed beneath the second-floor walkway and are flanked by fixed, floor-to-ceiling windows and sliding glass doors. Additional outdoor dining patios and seating enclosed by a metal railing wraps around the east and north façades at the ground level. The second level is clad in stucco and features commercial spaces with recessed entries with aluminum-frame, glass doors flanked by fixed, floor-to-ceiling aluminum-frame windows that wrap around the east and north façades. (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:  
View of 217-223 E Street, view facing northwest. ESA, 2024.

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

Historic  Prehistoric  Both  
Ca. 1953 (223 E Street, City of Davis Planning and Building Department);  
1964 (217-219 E Street, Yolo County Assessor).

**\*P7. Owner and Address:**

Nelson Van Dissen Properties LLC  
8761 Tom Thumb Court  
Elk Grove, CA 95624

**P8. Recorded by:**

Amy Langford, ESA  
2600 Capitol Avenue, Suite 200  
Sacramento, CA 95816

**\*P9. Date Recorded:** March 29, 2024

**\*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 # 217-219 and 223 E Street  
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\*NRHP Status Code 6Z

- B1. Historic Name: 217-219 E Street and 223 E Street  
B2. Common Name: 217-219 and 223 E Street  
B3. Original Use: Commercial (217-219 E Street); Apartments (223 E Street) B4. Present Use: Commercial  
\*B5. **Architectural Style:** Mid-Century Commercial

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
223 E Street was constructed ca. 1953. It was converted into a commercial office space in 1966, underwent an interior remodel in 1974, and underwent an exterior storefront remodel in 1984. Between 1985 and 1991, the roof overhang was replaced, a concrete stoop was installed at the front entrance, windows were replaced on the east façade, and unspecified modifications were made to exterior walls and interior partition walls. 217-219 E Street was constructed in 1964. Exterior wall modifications were made in 1969, exterior doors were installed in 1974, and curtain awning were installed on the second floor in 1980. In 1981, the building underwent a storefront remodel. In 1984, the roof was replaced, and an awning was installed over the exterior deck. Exterior doors were replaced, and an interior wall was installed in 1986. In 1988, the ground floor underwent a complete interior remodel, entry doors were replaced, and an iron railing was installed along the north façade. In 1994, various windows were replaced with sliding glass doors. In 1995, a new bar entry was installed. In 2011, the first floor underwent complete interior demolition and remodel.

- \*B7. **Moved?**  No  Yes  Unknown **Date:** n/a **Original Location:** n/a  
\*B8. **Related Features:** 217-219 E Street share a lot with 223 E Street.

B9a. Architect: Unknown b. Builder: Unknown  
\*B10. **Significance: Theme** World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971)  
**Area** Downtown Davis **Period of Significance** ca. 1953; 1964 **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 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 223 E Street was constructed in ca. 1953; therefore, it falls into the World War II and Post-War (1940 – 1958) significance theme established in the 2015 historic context. The subject property at 217-219 E Street was constructed in 1964; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context.

(continued on page 5)

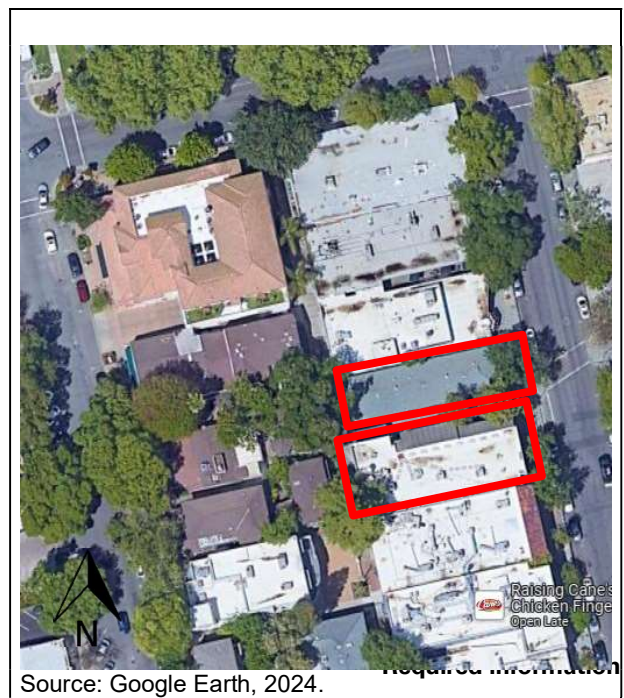
B11. Additional Resource Attributes: none

\*B12. **References:**  
(continued on page 16)

B13. Remarks: none

\*B14. **Evaluator:** Amy Langford, ESA  
**Date of Evaluation:** March 29, 2024

(This space reserved for official comments.)



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

A concrete breezeway provides access to the north façade and features wood planters and two mature trees. The wood storefront cladding, floor-to-ceiling fenestration, and outdoor patio of the restaurant extends the length of the ground level. A concrete and metal stairway provides access to the commercial storefronts at the second level. A large canvas awning supported by metal posts and beams runs the length of the north façade at the second level. A second concrete and metal stairway provides access to a tattoo studio currently occupying the buildings's brick veneer-clad rear structural bay. An enclosed garbage storage area covered by a metal and wood awning also abuts the rear structural bay. During a March 2024 pedestrian survey, a locked wood and metal gate prevented access to the building's west façade, which was not visible from public right-of-way.



North façade of 217-219 E Street, view facing southwest. ESA, 2024.

North of the breezeway on the northern portion of the lot is 223 E Street, a one-story building constructed ca. 1953. It is of wood-frame construction, supported by a concrete slab foundation, and features a rectangular footprint. The building is capped by a hipped roof and aluminum vents at the roofline. The north façade abuts the building to the north and is not visible from public right-of-way. The primary façade faces east. It is clad in vertical wood channel siding. Recessed under a roof overhang is, from left to right, a bay window and a partially-glazed entrance recessed under the roof overhang. A simple, concrete stoop is located at the entrance. To the right of the entrance is a large, single-pane, box window. A screened louvre vent is at the roofline.

The west façade faces the concrete breezeway and features two structural bays. The easternmost bay is clad in vertical wood channel siding and features a partially-glazed enclosure that was once a doorway. The westernmost structural bay is clad in brick cladding and features two wood-frame, wood panel secondary entrances. Fenestration on the west façade is comprised

\*Recorded by: Amy Langford, ESA

\*Date: March 29, 2024

Continuation

Update

of seven metal, multi-lite casement windows. The windows and entrances are recessed under a rustic soffit overhang. Three brick planters run the length of the south façade. The rear (west) façade is clad in basaltite brick and features a metal, multi-lite casement window and a wood-frame, wood panel door.



East façade of 223 E Street, view facing northwest. ESA, 2024.



South façade of 223 E Street, view facing northwest. ESA, 2024.

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

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

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

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

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

After the railroad provided an economic impetus for a town, commercial establishments quickly sprang up to serve local residents. In addition to the farming-related businesses that were the community’s *raison d’être*,

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

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

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

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

#### World War II/Post-war Era (1940 – 1958)<sup>2</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 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

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

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 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.

#### Explosive Growth (1959 – 1971)<sup>3</sup>

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*

<sup>3</sup> 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.

#### *Residential Development*

The continuing growth of the University intensified the population and residential expansion that had characterized the previous decade, and Davis grew rapidly in the 1960s. While the increased student population led to construction of apartments and duplexes, the growth of the academic and administrative staff was even more significant, as it brought new permanent residents to Davis. Fifty-six subdivisions were recorded between 1960 and 1969, many of which were double or triple the size of a typical subdivision from the immediate post-war period. The new neighborhoods required large tracts of land, and Davis began to grow beyond its original boundaries in all directions, crossing former de facto urban limits Highway 99 and Covell Boulevard. In 1969, Davis became the largest city in Yolo County. By 1970, it had 23,488 residents, and half of its workforce was employed in education. Population expansion led to growth in every aspect of local life, which was reflected in the city's primary and secondary education systems. Nine new local schools were constructed between 1952 and 1968. City services and infrastructure often lagged behind during this period, however. In 1965, for example, Davis still had only one traffic signal, on B Street near the High School (since 1981 City Hall).

Despite Davis' expansion in terms of housing, commercial activity, development of schools, and economic growth, the town took a hiatus from large annexations after the Chamber-led expansion in 1945. Additions to the size of the city were incremental and piecemeal in the 1950s. This did not slow development, and at least a dozen subdivisions were constructed outside city limits in the late 1950s. The pattern began to change after 1960, as developers continued to convert fields into subdivisions. Bruce Mace, a rancher with acreage east of Davis, broke ground on a new development at the end of 1959. El Macero Country Club and Golf Course was merely the initial stage of a large development that was to include hundreds of houses. Approximately three miles outside city limits, Davis leaders were afraid that it would become the nucleus of an adjacent competing city. Mace's plans spurred the Davis city council to undertake the largest annexation in city history. In 1966, Davis annexed 1.6 square miles of new territory south of Interstate 80 in order to head off uncontrolled development adjacent to town.

After 1965, public investment in infrastructure and amenities finally began to catch up with local residential growth with installation of the first local traffic light. Central Park was renovated the same year, major sewer lines were installed in new subdivisions north and west of Downtown, and new police and fire departments were completed. In 1967, Davis opened its new Community Park and public pool and purchased the Municipal Golf Course. In 1969, Davis voters approved new sewer facilities.

"Cluster Planning", which incorporated greenbelts into subdivisions, was an innovative form of development that began to take hold nationwide in the 1960s. It offered the environmental and quality-of-life benefits of increased open space, and allowed builders to avoid difficult terrain and save money by pouring less pavement. Cluster planning came to Davis in the mid-1960s. Like many development trends over the decades, more than one builder adopted the practice about the same time. By 1964, Alfred F. Smith was acquiring land in West Davis for his master-planned Stonegate development, which included a lake and golf course. In 1967, Gentry Development announced a 300-acre, 1400-house project that incorporated 19 acres of greenbelt and parks. Tom Gentry predicted that the open-space community would become a model for future development in Davis. Although Gentry had been developing in North Davis since 1965, he does not appear to have planned the greenbelt until the following year. Smith, though his planning was underway in the early 1960s, did not break ground until near the end of the decade. Although its origins in Davis cannot be credited to one developer, what is certain is that cluster planning had become de rigeur in locally by the last decades of the twentieth century.



#### Davis Builders and Developers

More large-scale regional builders also came to Davis starting in the 1960s. Walker Donant, for example, built University Farms No. 3 in 1960. Although the company was new to Davis, they had been constructing housing in Sacramento since at least 1949. The firm built a few hundred houses in Davis over the next fifteen years, just a fraction of what it was building in the Sacramento area during that period. The Stanley M. Davis Organization had hit its stride Davis by the 1960s, developing hundreds of houses east of Downtown along with its partners. Most of the local subdividers from the immediate post-war period had constructed one or two subdivisions and then left real estate development. John Simmons, however, had gained momentum and by the late 1950s was recording three new subdivisions most years. Simmons remained an important Davis developer through the 1970s. Davis local John Whitcombe, who constructed his first house in 1959, was a newer entrant to the residential housing market. By 1970, he was an important local builder. In the 1960s, he built houses before moving on to apartment construction in the 1970s, becoming a pioneer in energy efficient construction techniques.

The Strengh Brothers probably influenced the aesthetics of the Davis housing market more than any other developers during this period. They entered the Davis market in 1962 with the first of their Ivy Town subdivisions. Bill and Jim Strengh, along with their architect Carter Sparks, were responsible for breaking the dominance of Tract Ranch style in the residential landscape of Davis. In the late 1950s, Strengh Brothers had taken over an uncle's development company and inherited its architectural plans, which were for Tract Ranch houses. After teaming up with Sparks, however, the Strenghs began offering Post-and-Beam designs.

Although the Strenghs and Sparks were in many respects opposites in terms of temperament and philosophy, their differences allowed them to complement one another's strengths. The Strenghs have described Sparks as the creative genius and give him credit for pushing them to use building practices normally associated with custom designs, such as finishing the rear elevation with the same materials and details as the main façade. Although Sparks insisted on more expensive fixtures at times, Post-and-Beam construction saved money on materials. But the artistic Sparks, who built about 50 custom houses as well as commercial and institutional buildings, could never have designed so many houses without the practical and business-minded Strenghs. Bill had been educated as an accountant, and the brothers kept an eye on the bottom line, pushed Sparks to meet deadlines, and reined in some of his excesses. The Strengh Brothers operation never had a money-losing year.[...]

#### *Multi-family Housing*

The apartment building, which had been present in Davis since the late 1940s, began to emerge as an important building type during the period of explosive growth. During the late 1950s and early 1960s, most Davis apartment buildings were still no more than two stories. Typically, they had between five and twenty units. By this time, apartment buildings were fully accepted as a respectable housing type, particularly for students, and developers did not usually bother offering the range of amenities used to promote early examples. Cal Davis Apartments at 340 Ninth Street, a two-story, twelve-unit building is a typical example. With an L-shaped plan, exterior entrances to each unit, large surface parking lot and little exterior ornamentation, the building was constructed to offer practical and affordable housing. As the 1960s progressed, Davis developers began constructing more apartment buildings than previously, and the average multi-family building began to grow progressively larger. The pace of apartment development is illustrated by one builder's statistics: Robert C. Powell constructed about 4,000 apartment units between 1961 and 1972. By the mid-1970s, Davis had about 60 apartment buildings. Whereas older apartments were often infill projects, after 1965 whole streets could be filled with multi-building apartment complexes. Many of these buildings occupied most or all of one- to three-acre parcels, and were sometimes starkly pragmatic buildings. The large, flat-roofed apartment building at 515 Sycamore Lane, constructed in 1965 and surrounded by multi-family housing, is a typical example.

At the start of the 1970s, developers introduced a new residential building type to Davis: condominiums or "Townhouse homes." Stanley M. Davis began selling Covell Commons (one- and two-story units with shared walls set in a greenbelt) in 1971. Marketing stressed the opportunity for home ownership without the responsibilities of maintenance or yard work. In an echo of developers' promotion of Davis's first apartment units two decades earlier, the Woodland Daily Democrat praised the development as "the utmost in luxury living combined with leisure." Like apartments, the townhouse became a lasting fixture of Davis residential neighborhoods.

Subject Property

The subject property is located on a 12,040 square foot lot in a commercial neighborhood in downtown Davis.

The building at 223 E Street was constructed ca. 1953 (**Figure 1**) and appears to have functioned as a single-story apartment building until the mid-1960s, when it was converted for commercial office use. The City's permit records indicate that interior alterations have been extensive and exterior alterations have been moderate, including modifications to the storefront ingress, fenestration, and roof overhang. ESA staff observations during a March 2024 intensive pedestrian survey indicates that the building largely retains the appearance of a mid-century commercial building.

The building and the property have been occupied by various individuals and institutions. (**Table 1**).

**TABLE 1: OWNERS/OCCUPANTS FOR 223 E STREET**

Year(s) of Occupation	Occupant(s)/Business	Notes
1953	Bob Cole (owner)	Permit # 2897
1965	Transamerica Title Company (owner)	Permit # 174
1966- ca. 1984	E. J. Peterson (owner)	Permit # 796
1968	Discoveries Gift Shop (occupant)	Permit # 1074
ca. 1966- 1968	Peggy's Maternity Shop (occupant)	Permit # 866; 1074
1972-1974	The Daily Democrat (occupant)	Permit # 32-72; 7991
1974-ca. 1991	J. Tingus Mens Wear (occupant)	Permit # 8478; 15856
1984- unknown	James Van Dissen (owner)	Permit # 93-84
1990	Bogey's Books (occupant)	Permit #173-89
2024	Nelson Van Dissen Properties LLC (owner)	Parcelquest (2024)
2024	Bizarro World Comics; Four Star Movies (occupants)	ESA, 2024

Sources: City of Davis, Planning and Building Department; Parcelquest (2024)

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

**TABLE 2: BUILDING PERMITS FOR 223 E STREET**

Date	Permit Number	Notes
1953	2897	Construction of four partitions in apartment house
1966	796	Unspecified office remodel/conversion of apartments into commercial office space
1968	964	Removal of non-bearing interior walls
1974	8474	Office remodel, interior converted into commercial space with office, bathroom, dressing room, and closet space for J. Tingus Men's Wear. Entrance near east façade replaced with frosted glass window.
1984	93-84	Remodel of front of store to add new display window, door, and roof overhang.
1985	15856	Roof overhang replacement, addition of concrete stoop to front entrance, installation of aluminum-frame, single glazed windows to east façade.
1991	91-739	Building wall and header remodel, remodel of interior partition walls, installation of 4-inch concrete stoop at primary entrance.

Sources: City of Davis, Planning and Building Department

The building at 217-219 E Street was constructed in 1964 and has functioned as a mixed-use commercial space since that time (**Figure 2**). The City's permit records indicate that the building has undergone multiple interior demolitions and remodels on the floor level and the modifications to the exterior have been similarly extensive.

The building and the property have been occupied by various individuals and institutions. (**Table 3**).

**TABLE 3: OWNERS/OCCUPANTS FOR 217-219 E STREET**

Year(s) of Occupation	Occupant(s)/Business	Notes
1966-unknown	E. J. Peterson (owner)	Permit # 4-66
Ca. 1966	Varsity Sporting Goods (occupant, 217 E); Robert M. Cole (occupant, 219 E)	Ca. 1966 sketch map, on file at Planning and Building Department
1967	The Natural Shoe Store (occupant)	Permit # 83-76
1969-1972	Discoveries Gift Shop (occupant at 217 E, st. B)	Permit # 32-72; 24-84
1969-1973	McIntosh's Sports Cottage (occupant, 217 E)	Permit # 24-84; 101-73
Ca.1972-2015	James Van Dissen (owner)	Permit # 32-72; 7991
1972	Robert M. Cole, Stephen N. Cole (occupant, 219 E), California Farm Insurance, College Master Fidelity Union (occupants)	Permit # 32-72; 7991
1976-1978	The Sampler (occupant, 219 E)	Permit # 86-76
1967-1975; 1981-1986	Mountain Sports & Tennis (occupant, 217 E)	Permit # 90-75; 83-76; 10805
1978-1988	The Naturalist Gift Shop (occupant, 219 E)	Permit # 104-78
1988-1996	Mr. B's Sport Page and Grill (occupant at 217 E)	Permit # 88-1095; 38-94; 96-310
2011- ca. 2015	Devere's Irish Pub (occupant at 217 E)	Permit # 11-955; 15-748
2024	Nelson Van Dissen Properties LLC (owner)	Parcelquest (2024)
2024	Bull N' Mouth Restaurant; Death or Glory Tattoo; Dynamics Hair & Massage Studio; The Growing Groves Plant Shop (occupants)	ESA, 2024.

Sources: City of Davis, Planning and Building Department; Parcelquest (2024)

The building and the property have been modified for changes use and general maintenance (**Table 4**) below includes an accounting of these various changes from the City's permit records.

**TABLE 4: BUILDING PERMITS FOR 217-219 E STREET**

Date	Permit Number	Notes
1964	n/a	Constructed (Parcelquest, 2024)
1969	24-84	Unspecified modification to exterior walls on east and north façades of front unit.
1974	7992	Exterior door installation for electric meters
1980	65-80	Four curtain awnings installed on second floor unit
1981	10805	Storefront remodel. Exterior modifications include wood board siding, window box fenestration, stained wood doors
1984	21-84	Roof replaced and awing installed over exterior deck
1986	17561	Exterior doors replaced, dividing wall added to interior

**TABLE 4: BUILDING PERMITS FOR 217-219 E STREET**

Date	Permit Number	Notes
1988	88-1095; 96-87	Extensive interior remodel of ground floor at 217 E to convert space to restaurant and bar; entry doors replaced; iron railing installed on north façade at ground level
1994	38-94	Windows on east and north façades replaced with wood-frame, beveled, sliding glass doors
1995	85-95	New bar entry installed
2011	11-955	Complete interior demolition and remodel

Sources: City of Davis, Planning and Building Department; Yolo County Assessor (2024)



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, ABB\_1957, 07/21/1957, accessed March 29, 2024.

**Figure 1:** 1957 Aerial Photograph. Apartment building at 223 E Street outlined in red. The two-story commercial building at 217-219 E Street does not appear to have been constructed at that time.



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130, 05/18/1965, accessed March 29, 2024.

**Figure 2:** 1965 Aerial Photograph. 217-219 E Street and 223 E Street outlined in red.

### 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 a 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 a "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

Both buildings on the subject property at 217-223 E Street (217-219 and 223 E Street) were 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

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people, C/3/3/3 covers significant architecture, and D/4/4/4 covers the information potential of a site. Separate evaluations for the two-story commercial building at 217-219 E Street and the single-story commercial building at 223 E Street are provided below.

#### A/1/1/1 - Events

The subject property at 217-219 E Street was constructed in 1964 and falls under the Explosive Growth (1959 – 1971) significance theme. The subject property was developed with the current building in 1964. Archival review does not indicate that there are any significant associations between 217-219 E Street and important events or patterns in history. The current building was originally constructed for commercial uses and has historically been occupied by a variety of businesses. While the building appears to have been serving the needs of the community throughout its use, it does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1959 – 1971. Therefore, it is recommended ineligible under Criteria A/1/1/1.

The subject property at 223 E Street was constructed in ca. 1953 and falls under the World War II and Post-War (1940 – 1958) significance theme. Archival review does not indicate that there are any significant associations between 223 E Street and important events or patterns in history. The current building was originally constructed for multi-family residential uses, subsequently converted into a commercial office and retail space, and has historically been occupied by a variety of businesses. While the building appears to have been serving the needs of the community throughout its use, it does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1940-1958. Therefore, it is recommended ineligible under Criteria A/1/1/1.

#### B/2/2/2 – Persons/Businesses

Archival review indicates that no significant associations between 217-219 E Street and significant persons or businesses were discovered. Its multiple commercial suites have been occupied by a number of community-serving businesses over its 60 years in operation, including restaurants, law offices, gift shops, and tattoo parlors. As research does not indicate that 217-219 E Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

Archival review indicates that no significant associations between 223 E Street and significant persons or businesses were discovered. While it initially functioned as a four-unit apartment building, research failed to identify any people of significance having lived on the property. Since the mid-1960s, the building has functioned as a commercial space and has been occupied by a various businesses during that time. The building's association with these various occupants, however, does not appear to rise to the level of significance. As research does not indicate that 223 E Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

#### C/3/3/3 – Design/Engineering

The subject property at 217-219 E Street is not significant for its design or engineering. The property was developed in 1964 and is common example of a two-story, mid-century commercial property type. It does not appear to be the work of a master architect. Furthermore, the property has undergone substantial modifications, including multiple interior demolitions and remodels, and concurrent storefront remodels to the street-facing façade. For these reasons, 217-219 E Street is recommended ineligible under Criterion C/3/3/3.

The subject property at 223 E Street is not significant for its design or engineering. The property was constructed ca. 1953 and is a modest example of a mid-century apartment property type. It does not appear to be the work of a master architect. While the building retains its original massing and some elements of its original design, the property has undergone significant interior remodels and exterior modifications as the property was converted to commercial use. For these reasons, 223 E Street is recommended ineligible under Criterion C/3/3/3.

#### D/4/4/4 – Information Potential

Criterion D/4/4/4 applies to properties that have the potential to inform important research questions about human history. According to National Register Bulletin 15, to qualify for listing, the property must "have or have had information to contribute to our understanding of human history or prehistory and the information must be considered important." 217-219 E Street and 223 E Street do not meet this criterion and are 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

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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 217-219 E Street and 223 E Street ineligible for listing on the National Register or California Register or locally as a Davis Landmark or Merit Resource.

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

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\*Date: March 29, 2024

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