

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 17

***Resource Name or #:** 227 E Street and 231 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 Location:** Not for Publication Unrestricted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: 227-231 E Street **City:** Davis **Zip:** 95616

d. UTM: Zone 10 S, 609660.08 mE/ 4266946.99 mN

e. Other Locational Data: APN 070-241-011-510

***P3a. Description:**

The subject property is located on the west side of E Street, mid-block between 2nd and 3rd streets. The 0.28-acre lot is occupied by two commercial buildings (227 and 231 E Street) separated by a paved pedestrian passageway oriented northeast-southwest.

231 E Street

Located on the north half of the parcel is 231 E street, a one-story building with a rectangular footprint. It is a strip mall-type building of concrete masonry unit (CMU) construction and supported by a concrete foundation. The building is capped by a flat roof covered with built-up roofing and featuring deep eaves on the east and south façades. The building contains three commercial spaces: two are accessed from the primary (east) façade, and one is accessed from the secondary (south) façade. Each commercial storefront features glazed, aluminum-frame doors flanked by fixed, aluminum-sash windows.

The secondary (south) façade features a single, aluminum-sash system of windows and doors, and it is entirely glazed. The CMU structure is exposed on the rear (west) façade which features a pair of flush, metal doors. The north facade abuts the adjacent building and is not visible from the public right-of-way. (Continued on page 3)

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

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



P5b. Description of Photo:

Primary (east) façades of 231 E Street (at right) and 227 E Street (at left), view facing southwest. Photo by ESA, 2024.

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

Historic Prehistoric Both
1968 (231 E Street); 1969 (227 E Street) (Yolo County Assessor, 2024)

***P7. Owner and Address:**

DDD Partnership
P.O. Box 75000
Davis, CA 95617

P8. Recorded by:

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

***P9. Date Recorded:** April 1, 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 # 227 E Street and 231 E Street
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*NRHP Status Code 6Z

B1. Historic Name: Professional Mall, Thyme Square

B2. Common Name: 227 E Street and 231 E Street

B3. Original Use: Multiple-tenant commercial

B4. Present Use: Multiple-tenant commercial

*B5. **Architectural Style:** Modern Commercial

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

Constructed in 1968 and 1969. (Continued on page 8)

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

Original Location: n/a

*B8. **Related Features:** none

B9a. Architect: Leo McGlade, Engineer

b. Builder: Don Gale Construction Co.

*B10. **Significance: Theme** Explosive Growth (1959-1971)

Area Downtown Davis

Period of Significance 1968-1969

Property Type commercial

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historic Context

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 buildings at 231 and 227 E Street were originally constructed in 1968 and 1969, respectively; therefore, the subject property falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context statement.

(Continued on page 4)

B11. Additional Resource Attributes: none

*B12. **References:**

(Continued on page 16)

B13. Remarks: none

*B14. **Evaluator:** Amy Langford

***Date of Evaluation:** April 1, 2024

(This space reserved for official comments.)



*P3a. Description: (Continued from page 1)



Primary (east) façade of 231 E Street, view facing northwest, ESA 2024.



Left: Secondary (south) façade of 231 E Street, view facing northeast. Right: Rear (west) façade of 231 E Street, view facing east. ESA 2024.

227 E Street

Occupying the south half of the parcel is the building at 227 E Street, a one-story building with a rectangular footprint. It is a strip mall-type building of CMU construction and supported by a concrete foundation. The building is capped by a flat roof covered with built-up roofing and featuring deep eaves on the east and north façades. The building contains four commercial spaces: one is accessed from the primary (east) façade, and three are accessed from the secondary (north) façade. Each commercial storefront features glazed, aluminum-frame doors and fixed, aluminum-sash windows. Additionally, the primary façade is clad in smooth metal panels and features a wide pilaster with a curved profile that is clad in corrugated metal siding.

The secondary (north) façade is composed of two portions. The eastern portion is clad in smooth metal panels with rivets and features a glazed door, an aluminum-sash window assembly, and a flush metal door. The western portion features a single, aluminum-sash window assembly with one of each of the following types of doors: glazed, partially glazed, and flush metal.

The CMU structure is exposed on the rear (west) façade, which features a glazed, aluminum-frame door with a sidelite and pair of flush, louvered metal doors. The CMU structure is exposed on the south façade, which abuts to the adjacent building and is partially visible from public right-of-way.



Primary (east) façade of 227 E Street, view facing northwest, ESA 2024.



Left: Secondary (north) façade of 227 E Street, partial view facing southeast. Right: Rear (west) façade of 227 E Street, view facing southeast. 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*.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.

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

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*, 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 excerpt is from the *Davis, California: Citywide Survey and Historic Context Update*.

Explosive Growth (1959 – 1971)²

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.[...]

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

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.

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 Streng 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 Streng, 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, Streng 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 Strengs began offering Post-and-Beam designs.

Although the Strengs and Sparks were in many respects opposites in terms of temperament and philosophy, their differences allowed them to complement one another's strengths. The Strengs 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 Strengs. 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 Streng 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 in a commercial neighborhood in downtown Davis. The building at 231 E Street was constructed in 1968 and construction for 227 E Street was completed in 1969 (**Figure 1**). Both buildings appear to have functioned as multi-unit commercial spaces since their date of construction. The City's permit records indicate that both buildings have undergone extensive interior and exterior modifications and moderate structural alterations. **Tables 1 and 3** below include an accounting of the various alterations documented in building permits. The subject buildings have been occupied by various individuals and institutions. Known owners and occupants of each building have been recorded below (**Tables 2 and 4**).

TABLE 1: BUILDING PERMITS FOR 227 E STREET

Date	Permit Number	Notes
1968	1607	Leo McGlade, building plans for "Professional Mall Building Addition"
1972	5358	Interior partition wall constructed
1978	3879	Reroofing to 227-231 "E" Street
1996	118-96	Façade remodel north façade, add 6 windows, 10 decorative lights, 6 awnings, wood sign for "Thyme Square" facing "E" Street
1996	94-95	North façade replacement of window with glass and aluminum door (suite 3)
2000	00-5363	Complete interior remodel, structural modifications, exterior storefront signage and façade remodel, masonry wall replacement
2000	12-002	Complete storefront remodel, façade cladding with galvanized metal, wood door inserts with insulated safety glazing, galvanized metal fascia installed, installation of outdoor patio area
2007	07-1767	Reroof (Chipotle)
2010	10-2260	Interior remodel

Sources: City of Davis, Planning and Building Department

TABLE 2: OWNERS/OCCUPANTS FOR 227 E STREET

Year(s) of Occupation	Occupant(s)/Business	Notes
1968-ca. 1972	Hanson, Hanson, and Kudy (sp)	Permit # 1607
1969	Simmons Realty Company (occupant)	Letter, Doran J. Maxwell to John Simmons, on file at City of Davis.
1972	Sir Fredrick's Fancy Food (occupant, suite 9)	Permit # 43-72
1972	Dr. William D. Harrison (owner)	Permit # 3709
1975	Val Lee Chiropractic (occupant)	Permit # 9886
1978	John and Barbara Brown (owner)	April 7, 1978, grant deed.
1978-Present	Daniel K. Dowling (owner)	April 7, 1978, grant deed.
1987	Navin's Fast Photo (occupant, suite 1)	Permit # 173-86
1996	Davis Hemporium (occupant, suite 3)	Permit # 96-836
1997-1999	Newsbeat (occupant, suite 1)	Permit # 97-5456; 75-99
1997	PHM Property (occupant, suite 10)	Permit # 97-5457
1999	Aquarius (occupant)	Permit # 99-3180

TABLE 2: OWNERS/OCCUPANTS FOR 227 E STREET

Year(s) of Occupation	Occupant(s)/Business	Notes
2000-Present	Chipotle Mexican Grill (occupant)	Permit # 00-5363
2002	Beauty Essence Hair Salon (occupant)	Permit # 19-02
2004	EP Copier and Art Square (occupant)	Zoning permit
2011	Aella Boutique (occupant)	Zoning permit
2014	Shu Shu's LLC	Zoning permit
2024	DDD Partnership/Daniel K. Dowling (owner)	Parcelquest, 2024

Sources: City of Davis, Planning and Building Department

TABLE 3: BUILDING PERMITS FOR 231 E STREET

Date	Permit Number	Notes
1967	n/a	Leo McGlade, Building plans for Professional Mall, "E" Street, one-story concrete office building with stucco and marble veneer cladding
1969	n/a	Cooling tower addition, letter, Leo McGlade to City Building Inspector, on file at City of Davis.
1978	3879	Reroofing to 227-231 "E" Street
1981	10797	Interior remodel to restaurant/sandwich shop
1981	46-81	Storefront remodel, installation of awning, lattice work, and planters
1982	50-82	Installation of fence enclosure for outdoor seating
1982	11261	Unspecified interior space modifications
2001	01-1571	Interior remodel, demolition of interior walls, installation of new entry door, installation of changing room and storage space
2007	07-2297	Partial interior demolition and renovation; "E" Street façade remodel with glass storefront, installation of stone and stucco cladding
2007	07-338	Exterior awnings replaced, roof framing modifications, foundation modifications, interior wall removal, structural modifications and reinforcements
2012	12-2986	Removal of interior drywall partition walls and drywall ceiling soffit

Sources: City of Davis, Planning and Building Department

TABLE 4: OWNERS/OCCUPANTS FOR 231 E STREET

Year(s) of Occupation	Occupant(s)/Business	Notes
1968	Forest Gelbke, Jr. (owner)	Permit # 1410
1968	Transamerica Title (owner)	Permit # 1808
1970	Ralph Cowing, Real Estate (occupant, suite 10)	Permit # 15-10
1971	Ellen Cook, Davis Secretarial Service (occupant, suite 3)	Permit # 47-71
1971	The Applications Group (occupant, suite 14)	Zoning permit

TABLE 4: OWNERS/OCCUPANTS FOR 231 E STREET

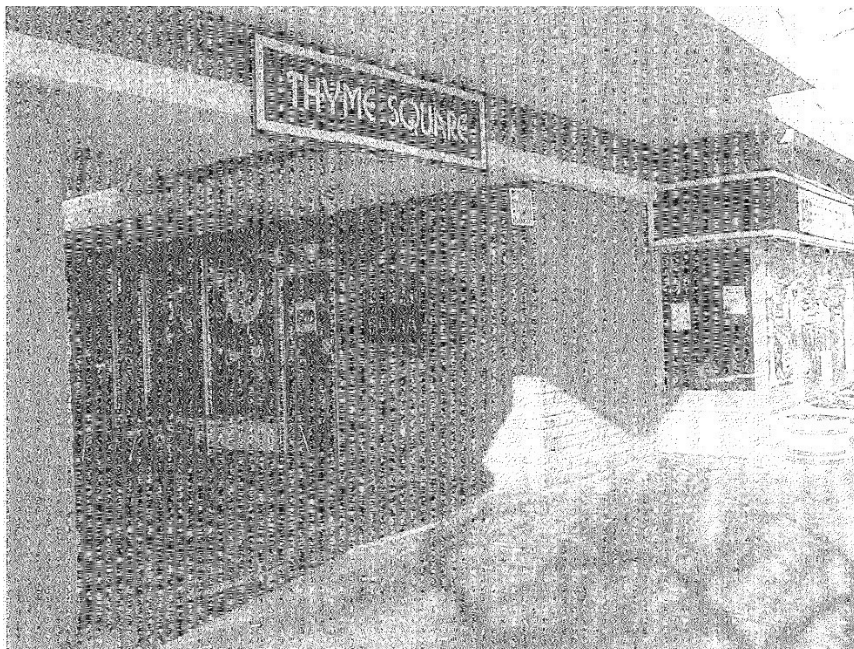
Year(s) of Occupation	Occupant(s)/Business	Notes
1973	Hanson & Associates (Richard and Dr. Robert Hanson, owners)	Permit # 6532
1975	Western Union Telegraph Co. (occupant, suite 15)	February 1975 design review application, on file at City of Davis
1976-Present	Steng-Dowling Real Estate/Daniel K. Dowling (owner)	Special inspection request, November 30, 1967, on file at City of Davis
1979	Guitar Player Music Shop (occupant, suite 17)	Permit # 120-79
1981	Sue Brady and Hershaw Whitley (occupant)	Permit # 10797
1981-1982	Farmer's Wife Coffee House (occupant)	Permit # 11261; 46-81
1999-2001	Espresso Roma Café (occupant)	General encroachment permit (2001); Permit no. 99-2939
2001	Five Figs Couture (occupant, suite 101)	Permit # 01-1571
Ca. 2001-Present	Peet's Coffee & Tea	Permit # 01-1571
2004	Friendly Cab (occupant)	Zoning permit
2005	Naked Thread (occupant, suite B)	Zoning permit
2007-2008	Swirl Frozen Yogurt (occupant, suite 1/B)	Permit # 07-2297; 07-2893
2010	Jacksonfly (occupant, suite 3)	Zoning permit
2012	Future Facial Salon (occupant, suite E)	Permit # 12-2986
2017	Massage Therapy (occupant, suite 3)	Zoning permit
2018	Cultive Frozen Yogurt (occupant, suite 2)	Zoning permit
2022	Skin Renewal Center (occupant, suite 3)	Zoning permit
2024	DDD Partnership/Daniel K. Dowling (owner)	Parcelquest, 2024

Sources: City of Davis, Planning and Building Department



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-2830-2-96, 03/21/1970, accessed March 29, 2024.

Figure 1: 1970 Aerial Photograph. 227-231 E Street outlined in red.



Source: On file at the City of Davis, Planning and Building Department.

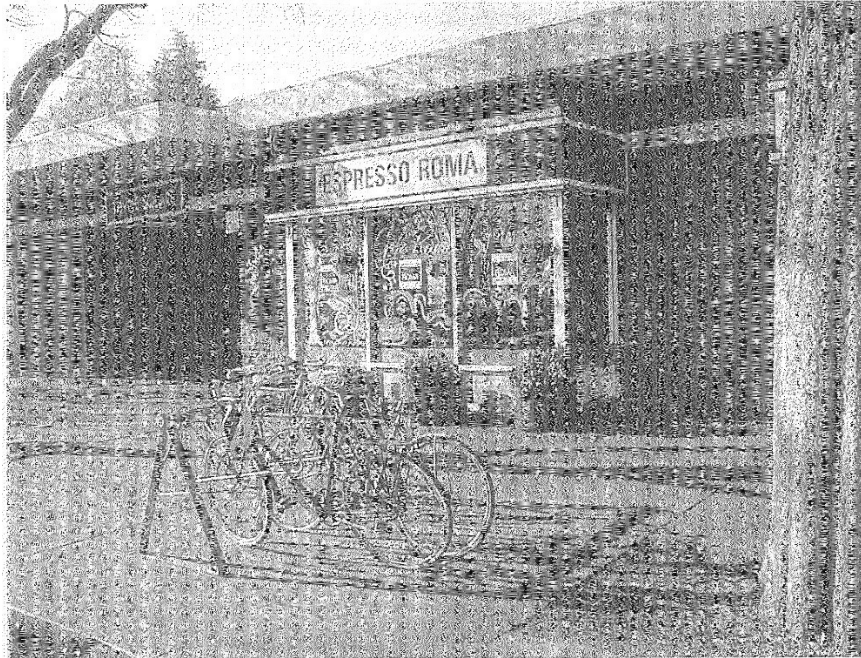
Figure 2: Partial view of east and south façades of 231 E Street, ca. 1999.

*Recorded by: Amy Langford, ESA

*Date: April 1, 2024

Continuation

Update



Source: On file at the City of Davis, Planning and Building Department.

Figure 3: East façade of 231 E Street, ca. 1999.



Source: On file at the City of Davis, Planning and Building Department.

Figure 4: East façade of 227 E Street, ca. 1999.



Source: On file at the City of Davis, Planning and Building Department.

Figure 5: Partial view of north façade of 227 E Street, ca. 1999.

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.

*Recorded by: Amy Langford, ESA

*Date: April 1, 2024

Continuation

Update

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

The subject property is occupied by two buildings – 227 and 231 E Street - and 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. Evaluations for the single-story commercial building at 227 E Street and the single-story commercial building at 231 E Street are provided below.

A/1/1/1 - Events

The subject property at 231 E Street was constructed in 1968 and falls under the Explosive Growth (1959 – 1971) significance theme. Archival review does not indicate that there are any significant associations between 231 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 served 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 227 E Street was constructed in 1969 and falls under the Explosive Growth (1959 – 1971) significance theme. Archival review does not indicate that there are any significant associations between 227 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 served 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.

B/2/2/2 – Persons/Businesses

Archival review indicates that no significant associations between 231 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, offices, and retail stores. As research does not indicate that 231 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 227 E Street and significant persons or businesses were discovered. Research failed to identify any people of significance having lived on the property. Since 1969, 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 227 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 231 E Street is not significant for its design or engineering. The property was developed in 1968 and is common example of a one-story, mid-century commercial property type. It was designed by local engineer Leo McGlade who, while active in the Sacramento area, does not appear to rise to the level of a master craftsman. 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, 231 E Street is recommended ineligible under Criterion C/3/3/3.

The subject property at 227 E Street is not significant for its design or engineering. The property was constructed in 1969 and is common example of a one-story, mid-century commercial property type. It was designed by local engineer Leo McGlade who, while active in the Sacramento area, does not appear to rise to the level of a master craftsman. 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, 231 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.” 227 E Street and 231 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 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.

*Recorded by: Amy Langford, ESA

*Date: April 1, 2024

Continuation

Update

Recommendation

ESA recommends 227 E Street and 231 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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*Recorded by: Amy Langford, ESA

*Date: April 1, 2024

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