

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 #: 304 F Street

P1. Other Identifier: U.S. Bank

*P2. Location: Not for Publication Unrestricted

*a. County Yolo

*b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 304 F Street City: Davis Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-216-001

***P3a. Description:**

The subject property is located at the northeast corner of F and 3rd streets. The 0.39-acre parcel includes a one-story-plus-penthouse building with a roughly rectangular footprint. The primary (west) façade fronts F Street, and the two secondary façades face 3rd Street to the south and an associated paved parking lot to the north. The wood-, steel-, and concrete-frame building is supported by a concrete slab foundation and capped by a flat roof covered with built-up roofing, and a small penthouse (hardly visible from the public right-of-way) is capped by a flat roof. The first floor is clad in vertical redwood siding, and the penthouse is clad in stucco. Typical fenestration includes glazed, aluminum-frame door and fixed window assemblies in various configurations.

The primary façade is composed of five structural bays delineated by steel columns or pilasters clad in stucco. From the north, the first bay contains a covered driveway. The second bay features a covered porch and a recessed wall with no fenestration and one automated teller machine (ATM). The third bay features a wall with no fenestration that is clad in black marble veneer. The fourth and fifth bays feature a covered porch, and the recessed wall is clad in glass. The façade terminates in a deep eave with metal coping at the roofline.

The south façade is composed of six structural bays. From the west, the first bay features a covered porch, and the recessed wall is clad in glass and features a pair of doors. The second bay features a wall clad in glass. The third and fifth bays feature walls with no fenestration. The fourth and sixth bays are recessed, forming atria surrounded by glazed walls and open to the sky. Additionally, the sixth bay features an original redwood screen. The façade terminates in a deep eave with metal coping at the roofline.

(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 (west) and secondary (south) façades, view facing northeast. March 7, 2024.

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

Historic Prehistoric Both
 1970, building permit on file at City of Davis

***P7. Owner and Address:**

US Bank of California
 P.O. Box 460169
 Houston, TX 77056

P8. Recorded by:

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

*P9. Date Recorded: March 7, 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 # 304 F Street
Page 2 of 11

*NRHP Status Code 5S2

- B1. Historic Names: Central California Federal Savings and Loan Association, Heart Federal Savings and Loan Association
B2. Common Name: U.S. Bank of California
B3. Original Use: Bank B4. Present Use: Bank
*B5. **Architectural Style:** Late Modernist Commercial
*B6. **Construction History:** (Construction date, alterations, and date of alterations)
See Table 1 on page 7.

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

- B9a. Architect: Dean Unger AIA & Associates (architect); Palm Iron & Bridge Works (structural engineer)
b. Builder: unknown
*B10. **Significance:** **Theme** Explosive Growth (1959 – 1971) **Area** Downtown Davis
Period of Significance 1970 **Property Type** Commercial/institutional **Applicable Criteria** C/3/3/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 2015, the *Davis, California: Citywide Survey and Historic Context Update* was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significant themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property was constructed in 1970; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context.

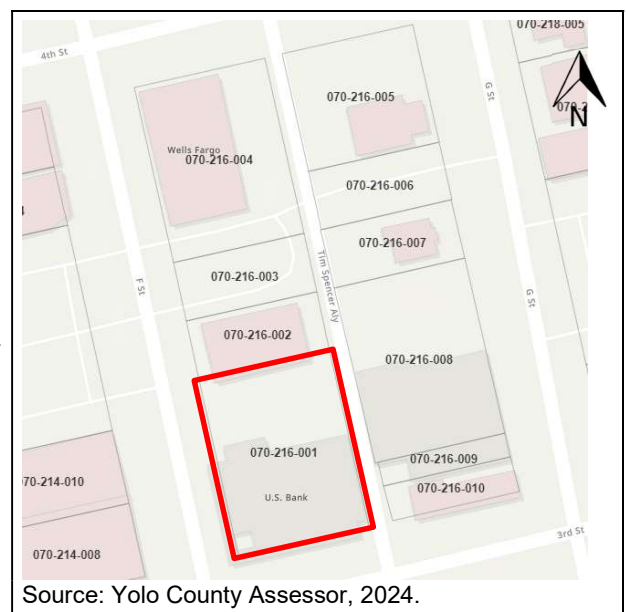
(Continued on page 3)

- B11. Additional Resource Attributes: (List attributes and codes) none
*B12. **References:** (Continued on page 11)

B13. Remarks: none

*B14. **Evaluator:** Johanna Kahn, ESA
Date of Evaluation: March 2024

(This space reserved for official comments.)



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

The rear (east) façade is composed of four structural bays. From the south, the first bay features an atrium enclosed by a redwood screen. The second and fourth bays feature walls with no fenestration. The third bay features one glazed door with sidelites. A redwood screen stretches across the third and fourth bays, enclosing a small maintenance area. The façade terminates in a deep eave with metal coping at the roofline.



South and east façades, view facing northwest. Source: ESA, 2024.

The north façade is composed of six structural bays. From the east, the first and second bays feature walls with no fenestration. The third and fourth bays each feature one window. The fifth bay features a wall with no fenestration and one ATM. The sixth bay features a covered porch, and the recessed wall contains a pair of glazed doors with a transom. The façade terminates in a deep eave with metal coping at the roofline.



North façade with covered driveway, composite view facing southeast. Source: 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

¹ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, November 2015, pages 6–8.

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*, 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 [three blocks west of the subject property].

Commercial development was originally concentrated on G Street close to the railroad station at the southern end of G Street while the surrounding area was sparsely developed with residences. As the commercial area expanded many residences were converted to commercial use or demolished to make way for new commercial buildings. 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 [of California], 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.

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

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 Properties³

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.

Dean Unger AIA and Associates, Architect

The subject building was designed in 1970 by the office of renowned local architect Dean F. Unger (1928-2011). The following biography is from the *Mid-Century Modern in the City of Sacramento Context Statement* (GEI Consultants, 2017):

Dean F. Unger, FAIA was born in Sacramento in 1928. He graduated from McClatchy High School and earned a master’s degree in architecture from [UC Berkeley]. He volunteered for the Korean War and upon his return worked as a draftsman for Rickey & Brooks in Sacramento. In 1959, he opened his own architecture firm, Dean F. Unger, AIA Inc. Unger was a member of the Sacramento City Housing Appeals Board; and was on the first Sacramento County Parks and Recreation Commission. He was appointed by Governor Ronald Reagan to the State Board of Architectural Examiners, an appointment he held for 12 years. He was board president for four of those years. During that time, California was producing more architects than any other state and Unger signed more certificates for architecture than anyone else in that position. In 1965, Unger became the president of the Central Valley Chapter of the AIA. In 1982, he was awarded a Fellowship in the AIA. His firm remained in business for more than 50 years and Unger was awarded 40 design awards. He was responsible for more than 2,000 projects in Sacramento and the surrounding region. Unger died on July 5, 2011.

[Unger’s notable extant projects in Sacramento include:]

- 2319 K Street (1960)
- 2705-2707 K Street (1963)
- 4910 Freeport Boulevard (1965)
- 1909 H Street (1965)
- 2327 L Street (1966)
- Teichert Corporate Office, 3500 American River Drive (1969)
- 2200 21st Street (1969)

³ Ibid., page 40.

- [Office for Dean F. Unger, FAIA,] 700 Alhambra Boulevard (1970)⁴

Besides the notable projects listed above, Unger designed numerous single-family residences, shopping centers, banks, educational, and institutional buildings in and around Sacramento as well as many renovations of older buildings, and many of these have been identified by the non-profit Sacramento Modern (also known as SacMod) in the *Mid-Century Modern in the City of Sacramento Context Statement*.⁵

Some of Unger's best-known extant projects in Davis include the land plan for the 110-acre Aspen Neighborhood, Fifth & G Plaza (430 G Street), the UC Davis Faculty Club (181 Old Davis Road, currently being renovated as the Gorman Museum of Native American Art), and the Veterans' Memorial Center (203 East 14th Street). Elsewhere in the region, Unger designed the Yolo County Administration Center in Woodland; the Tuolumne County Administration Building in Sonora (1978); the Point West Executive Park, Buhler Specialty Pavilion at Sutter Hospital (2800 L Street), and the Farm Credit Banks in Sacramento; and the Gold River Executive Center in Gold River.⁶

In addition to his lengthy and influential career in architecture, Unger and business partner Ron Broward pioneered the microbrewery industry when they co-founded the Sudwerk Brewing Co. in Davis in 1989. This was Davis' first brewery,⁷ and it "became the number one brewpub in North America in the early '90s."⁸ The company has won numerous national and international awards.⁹

Dean Unger has previously been identified as a master architect.¹⁰

Central California Federal Savings and Loan Association and Successors in Davis

The subject building was constructed in 1970 as a branch of the Central California Federal Savings and Loan Association. Founded in Auburn, California, and incorporated in 1926 as the Central California Building and Loan Association,¹¹ the organization received its federal charter in 1936 as a regional mutual association and changed its name to the Central California Federal Savings and Loan Association.¹² In 1978, the company changed its name to the Heart Federal Savings and Loan Association reportedly because its "21 branches are in the region called the Heart of California."¹³

The subject building was owned and occupied by this entity continuously from 1970 (when it was constructed as a branch of the Central California Federal Savings and Loan Association) to 1991 (when the Heart Federal Savings and Loan Association was merged into and subsequently operated as part of the U.S. Bank of California).¹⁴ Since 1991, the U.S. Bank of California has owned and occupied the subject building.

⁴ GEI Consultants Inc. and Mead & Hunt, *Mid-Century Modern in the City of Sacramento Context Statement and Survey Results*, prepared for the City of Sacramento, 2017, pages 3.28–3.29.

⁵ Gretchen Steinberg, "SacMod's List of Notable MCM Places in the City of Sacramento," September 2017. Included in GEI Consultants Inc. and Mead & Hunt, *Mid-Century Modern in the City of Sacramento Context Statement and Survey Results*, prepared for the City of Sacramento, 2017, Appendix B.

⁶ "Dean Frederick Unger," *Davis Enterprise*, July 14, 2011.

⁷ "New Owners Take Over Sudwerk Brewing Co.," *Brewbound*, November 14, 2013, <https://www.brewbound.com/news/new-owners-take-over-sudwerk-brewing-co/>.

⁸ Shaun Holkko, "Sudwerk Brewing Co. Continues Family Legacy Serving German Lagers," *Davis Daily Democrat*, November 2, 2023, <https://www.dailydemocrat.com/2023/11/02/sudwerk-brewing-co-continues-family-legacy-serving-german-lagers-focus-on-davis/>.

⁹ "Dean Frederick Unger," *Davis Enterprise*, July 14, 2011.

¹⁰ Dudek, *Cultural Resources Report for the Land Park Commercial Center EIR Project, Sacramento, California*, prepared for MO Capital, September 10, 2016, page 31, https://www.landpark.org/wp-content/uploads/2016/10/000_Combined-FEIR_FINAL.pdf.

¹¹ "Under the Dome," *Sacramento Union*, June 11, 1926, page 2.

¹² "Loan Association Becomes Member Federal Loan Bank," *Auburn Journal*, April 30, 1936, page 1.

¹³ "Central Cal Changes Name to Heart Federal," *Auburn Journal*, January 4, 1978, page A-15.

¹⁴ "Heart Federal Savings and Loan Association," *U.S. Bank Locations*, accessed March 21, 2024, <https://www.usbanklocations.com/heart-federal-savings-and-loan-association-28598.shtml>.

*Recorded by: Johanna Kahn, ESA

*Date: March 2024

Continuation

Update

The U.S. Bank operates under the second-oldest continuous national charter granted in 1863,¹⁵ and the U.S. Bank of California was created in 1988 when U.S. Bancorp of Oregon acquired the Eureka, California-based Bank of Loleta.¹⁶ In 2024, the U.S. Bank operates more than 3,600 branches nationwide, including 714 branches in California.¹⁷

Subject Property

The subject block first appears in Sanborn maps in 1888, during which time the subject property was vacant except for one shed. Prior to construction of the subject building in 1970, the subject property was occupied by “a large 3-story frame building [known as the Fraternity Club] on the southwest portion with a basement under approximately one-half of the structure. Other existing improvements include a 1-story frame [dwelling] on the southeasterly portion, a large concrete slab adjacent on [the] west and a small frame garage on the northeast.”¹⁸ These buildings and structures are shown on the 1921 and 1945 Sanborn maps.

Architect Dean Unger designed the subject building in 1970 as a branch of the Central California Federal Savings and Loan Association. There are few building permits on file for the property, and these include the installation of two automated teller machines (ATMs) in 1989 and 2000 and a roof replacement in 2021 (**Table 1**). Otherwise, the building appears to be remarkably intact.

The Central California Federal Savings and Loan Association was renamed the Heart Federal Savings and Loan Association in 1978; in total, the company owned and occupied the subject building from 1970 to 1991 (**Table 2**). The current owner, U.S. Bank of California, has occupied the building since 1991 (Table 2).

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1970	3216	Building constructed (designed by Dean F. Unger AIA and Associates)
1989	89-259	Install automated teller machine (ATM) on west façade (designed by Sierra Architects West)
2000	n/a (minor improvement project record #7-00)	Drive-up teller window on north façade replaced with ATM (designed by JLC Contracting)
2021	21-297	Reroofed

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1970-78	Central California Federal Savings and Loan Association (owner and occupant)	Architectural drawings
1978-91	Heart Federal Savings and Loan Association (owner and occupant)	Architectural drawings, newspaper ads
1991 – 2021	U.S. Bank of California (owner and occupant)	Listed on City of Davis design review sign application #153-90; current signage on building

¹⁵ “A Rich Heritage: A Strong Future,” *U.S. Bank*, accessed March 21, 2024, https://media.corporate-ir.net/media_files/IROL/11/117565/AR_2012/105th-anniversary/index.html.

¹⁶ Bruce Roberts and Mary B. Ruble, “Bank of Loleta Becomes U.S. Bank of California,” *Business Wire*, June 12, 1989, page 1.

¹⁷ “Number of U.S. Bank Locations in the USA in 2024,” *ScrapeHero*, January 30, 2024, <https://www.scrapehero.com/location-reports/U.S.%20Bank-USA/#:~:text=There%20are%203%2C663%20U.S.%20Bank,Bank%20locations%20in%20the%20US.>

¹⁸ H.R. Taber (Moore & Taber Engineers), letter to Robert McChesney (Central California Savings and Loan Association), January 8m 1970, on file in building permit records for 304 F Street, City of Davis.

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 are nearly identical to those for a Landmark except that Merit Resources only consider local significance.

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a merit resource if it is significant for its architectural value or if an understanding of the associated important person or historic event has not been impaired by the relocation.
- (2) A birthplace or grave may be designated a merit resource if it is that of an historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (4) A resource achieving significance within the past fifty years may be designated a merit resource if it is of exceptional importance within the history of Davis.

Even if a resource is not listed in, or determined eligible for listing in, the California Register, the lead agency may consider the resource to be an "historical resource" for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5).

Evaluation

The subject property at 304 F Street was evaluated for potential historic significance under National Register Criteria A through D, California Register Criteria 1 through 4, Davis Landmark Criteria 1 through 4, and Davis Merit Resource Criteria 1 through 4. While the wording is slightly different for each of the four criteria for the National Register, California Register, Davis Landmark, and Davis Merit Resource eligibility, they each align to cover the same potential significance criterion. A/1/1/1 covers associations with significant historical events, B/2/2/2 covers significant people, C/3/3/3 covers significant architecture, and D/4/4/4 covers the information potential of a site.

A/1/1/1 - Events

The subject property falls under the Explosive Growth (1959 – 1971) significance theme. Commercial development was originally concentrated on G Street close to the railroad station at the southern end of G Street. The subject property was redeveloped with the current building in 1970, during a period of commercial growth that expanded out from the original late 19th century commercial core. Archival review does not indicate that there are any significant associations between 304 F Street and important events or patterns in history, including any related to the U.S. Bank of California, which has owned the building since 1991, or its precursors, which owned the building since 1970. While the building has always functioned as a bank that has served the needs of the community, it does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1959 – 1971. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 304 F Street and significant persons or businesses. The building has had two owners/occupants since its construction: Central California Federal Savings and Loan Association (renamed Heart Federal Savings and Loan Association in 1978) from 1970 to 1991 and U.S. Bank of California from 1991 to the present. While U.S. Bank is a historic national institution (operating under the second-oldest continuous national charter granted in 1863),¹⁹ the U.S. Bank of California was created in 1988 when U.S. Bancorp of Oregon acquired the Eureka, California-based Bank of Loleta.²⁰ The U.S. Bank operates more than 3,600 branches nationwide (including 714 branches in California) that are ubiquitous in many communities across the nation.²¹ As such, the Davis Branch of the U.S. Bank of California does not appear to have made significant contributions to local, state, or national history. As research does

¹⁹ "A Rich Heritage: A Strong Future," *U.S. Bank*, accessed March 21, 2024, https://media.corporate-ir.net/media_files/IROL/11/117565/AR_2012/105th-anniversary/index.html.

²⁰ Bruce Roberts and Mary B. Ruble, "Bank of Loleta Becomes U.S. Bank of California," *Business Wire*, June 12, 1989, page 1.

²¹ "Number of U.S. Bank Locations in the USA in 2024," *ScrapeHero*, January 30, 2024, <https://www.scrapehero.com/location-reports/U.S.%20Bank-USA/#:~:text=There%20are%203%2C663%20U.S.%20Bank,Bank%20locations%20in%20the%20US.>

not indicate that 304 F 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 304 F Street is a distinctive example of a Late Modernist commercial building in Davis. Designed by prominent Sacramento-based architect Dean Unger in 1970, the bank building is a representative example of Unger's small-scale commercial designs in the greater Sacramento region, of which there are relatively few in Davis. The building embodies the characteristics of this style and period of architecture, including the horizontal massing, flat roof, redwood siding, and extensive glazing.

Dean Unger has previously been identified as a master architect, and preliminary research identified numerous extant examples of his firm's work in the Sacramento region. Among his body of work, the subject building appears to be a minor project, and it is for this reason that 304 F Street is recommended ineligible under National Register Criterion C and California Register Criterion 3. However, as an intact and representative example of a commercial building designed by a local master architect, 304 F Street is recommended eligible for the local register as both a Landmark and as a Merit Resource (Criteria 3/3). The period of significance is 1970, which reflects the original construction date. Please see the list of character-defining features and the integrity assessment below.

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." 304 F Street does not meet this criterion and is recommended ineligible under Criterion D/4/4/4.

Character-Defining Features

Character-defining features of 304 F Street include:

- Prominent corner location
- Predominantly one-story height
- Flat roof
- Deep eaves
- Recessed, covered porches
- Vertical redwood siding and redwood screens
- Extensive aluminum-frame window and door assemblies
- Atria around the perimeter that are open to the sky
- Covered driveway on north façade

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 subject property is recommended for local listing at the Landmark and Merit Resource level under Criteria 3/3 as a notable building designed by local master architect Dean Unger.

National Register Bulletin 15 presents seven aspects of integrity that should be considered when evaluating buildings as potential historic resources. They are location, design, setting, materials, workmanship, feeling, and association. The bank at 304 F Street has never been moved, is located in an area that still retains a mix of commercial and residential development, maintains the appearance and feeling of an early 1970s-era commercial building, and has historically been associated with the Central California Federal Savings and Loan Association and its successors. As such it retains integrity of location, setting, feeling, and association. Besides the installation of two ATMs and a roof replacement, the subject building is remarkably intact and appears nearly identical to its original 1970 design. As such 304 F Street retains integrity of design, materials, and workmanship. Overall, 304 F Street retains a high degree of integrity.

The City of Davis maintains two categories of local historic resources: Landmarks and Merit Resources. Of these, Merit Resources have lower thresholds for significance and integrity. As a representative and intact example of a commercial building by local master architect Dean Unger, 304 F Street is recommended eligible for listing as a City of Davis Landmark.

Recommendation

The U.S. Bank branch at 304 F Street is recommended eligible for listing as a City of Davis Landmark under Criterion 3 as a representative example of local master architect Dean Unger's small-scale commercial designs in the greater Sacramento region, of which there are relatively few in Davis. The period of significance is 1970, the year during which the building was constructed. Furthermore, 304 F Street retains a high degree of integrity to convey its significance.

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

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