

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 #: 325 E Street

P1. Other Identifier: Bank of America

*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 Location: Not for Publication Unrestricted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: 325 E Street City: Davis Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-212-007

***P3a. Description:**

The subject property is located mid-block, on the west side of E Street, between 3rd and 4th streets. The 0.83-acre parcel includes a one-story-plus-mezzanine, 10,712-square foot, freestanding building with an irregular footprint. The primary (east) façade fronts E Street, and the side and rear façades face an associated paved parking lot and driveways surrounding the building. The wood- and concrete-frame building is capped by a series of flat roofs. The first floor is clad in rough-hewn stone veneer and stucco. A wood trellis visually separates the first floor and mezzanine level, the latter of which features stucco panels with wood trim in various geometric patterns.

The primary façade is composed of 11 structural bays delineated by pilasters clad in stone veneer. From the south, the first bay is recessed, entirely clad in stone veneer, and features no fenestration. The second and 11th bays contain recessed entrances with glazed, aluminum-frame doors below the wood trellis. The third and 10th bays are clad in stucco panels with "Bank of America" signage. The fourth through ninth bays feature fixed, multi-lite, aluminum-sash windows at the first floor and stucco panels above. The façade terminates in flat parapets at the roofline. At the south end of the façade, corrugated metal panels extend above the parapets to disguise roof-mounted mechanical equipment.

(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) façade, view facing south. March 7, 2024.

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

Historic Prehistoric Both
 1971-72, building permit on file at City of Davis

***P7. Owner and Address:**

Bank of America National Trust and Savings Association
 P.O. Box 32547
 Charlotte, NC 28232

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 # 325 E Street
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*NRHP Status Code 5S2

- B1. Historic Name: Bank of America, Davis Branch
B2. Common Name: Bank of America, Davis Branch
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 6.

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

- B9a. Architect: Edwin Kado b. Builder: Murchison Construction Co.
*B10. **Significance: Theme** Explosive Growth (1959 – 1971) **Area** Downtown Davis
Period of Significance 1971-72 **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 1971; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context statement.

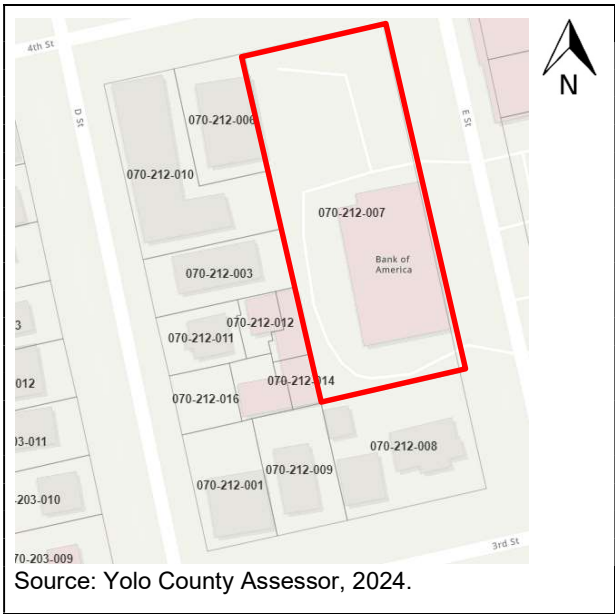
(Continued on page 4)

- B11. Additional Resource Attributes: (List attributes and codes) none
*B12. **References:** (Continued on page 9)

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 secondary (north) façade is composed of five structural bays. From the east, the first bay is clad in stucco and features no fenestration. The second bay features two automated teller machines (ATMs). The third bay features glazed, aluminum-frame doors. The fourth bay is clad in stucco at the first floor and stone veneer at the mezzanine level; a pair of fixed, two-lite, aluminum sash windows are located at the mezzanine level. The fifth bay is recessed, clad in stone veneer, and features no fenestration. The façade terminates in flat parapets at the roofline.



North façade, view facing south. Source: ESA, 2024.

The rear (west) façade is composed of 11 structural bays and is entirely clad in stone veneer with a stucco-clad parapet at the roofline. From the north, the first and 11th bays are recessed and feature no fenestration. The second through 10th bays are defined by stone-clad pilasters. The eighth bay features a drive-through ATM.



West façade, view facing southeast. Source: ESA, 2024.

The south façade is composed of five structural bays. From the west, the first bay is recessed, and the first and second bays are clad in stone veneer and feature no fenestration. The third bay features fixed, multi-lite, aluminum-sash windows at the first floor, and the fourth and fifth bays are clad in stucco with flush doors. The façade terminates in flat parapets at the roofline, and corrugated metal panels extend above the parapet on the east end of the façade.



South façade, view facing northwest. Source: ESA, 2024.

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

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

Explosive Growth (1959 – 1971)¹

Decades of sustained growth of the University [of California], Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. 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

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

"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 Properties²

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.

Edwin Kado, Architect

The subject property was designed by Edwin "Ed" Kado, AIA (b. ca. 1934). Born in Santa Rosa, California, to Japanese parents, his entire family was forcibly moved to an internment camp in Colorado in 1941, at the outset of the United States' involvement in World War II. Once released in 1945, the Kado family moved to Sacramento. Ed Kado received his undergraduate degree in architecture from UC Berkeley in 1962. He returned to Sacramento to work in the office of architect Dean Unger until 1967, during which time he designed the Children's Receiving Home (extant at 3555 Auburn Boulevard) and the Crossroads Shopping Center (extant at 5770 Freeport Boulevard and currently known as the Freeport Square Shopping Center). Kado received his architecture license in 1967, worked in a partnership for two years, and started his own practice in 1970.³

Besides the 1971 design for the Bank of America Davis Branch at 325 E Street, Kado also designed the distinctive office building at 1100 J Street in Sacramento (extant);⁴ the Old Mill Shopping Center in Mountain View (no longer extant);⁵ the former Bank of Tokyo (extant at 700 L Street in Sacramento);⁶ the visitors' center and offices of the Almond Growers (extant at 1701 C Street in Sacramento); the Buhler Specialty Pavilion at Sutter Hospital (extant at 2800 L Street in Sacramento); Mendocino Hall and Solano Hall at CSU Sacramento (both are extant); an elaborate Greek temple-inspired private residence for prominent Sacramento real estate developer George Tsakopoulos (extant at 7380 Nob Hill Drive in Sacramento); the Granite Business Park (extant at 3321-3341 Power Inn Road in Sacramento);⁷ and the Bank of the West Tower (extant at 500 Capitol Mall in Sacramento).⁸ Kado is perhaps best known for his polarizing design of the so-called "Ziggurat" at 707 3rd Street in West Sacramento. Originally designed as the headquarters for The Money Store, the pyramidal building has been occupied by the California Department of General Services since 2001.⁹

In recognition of Kado's 20+ years of pro bono design consultation for the Sacramento Asian Community Center (ACC), a segment of the road on which the Kado-designed ACC Maple Tree Village assisted living community is located was renamed Kado Court in 2020.¹⁰

Subject Property

The subject block first appears in Sanborn maps in 1907, during which time the subject property was divided into five parcels developed with four single-family residences. The subject block was completely developed with single-family residences by 1945. The five parcels were merged to create the subject property at an unknown date. According to

² Ibid., page 40.

³ Danielle Starkey, "Interview: Ed Kado," *Sacramento Business Journal*, February 20, 1998.

⁴ Marguaret Peterson, "Architect Ed Kado: He's a Shaper of Environment," *Sacramento Bee*, March 23, 1981, C1.

⁵ Ibid., C5.

⁶ Ibid.

⁷ Danielle Starkey, "Interview: Ed Kado," *Sacramento Business Journal*, February 20, 1998.

⁸ "Bank of the West Tower at 500 Capitol Mall," *Engineering News Record*, December 16, 2009.

⁹ Danielle Starkey, "Interview: Ed Kado," *Sacramento Business Journal*, February 20, 1998.

¹⁰ The new street name was unanimously approved by the Sacramento Planning and Design Commission on October 22, 2020. City of Sacramento, "Planning and Design Commission Report, File ID: 2020-01226, Public Hearing Item 5," December 10, 2020, https://sacramento.granicus.com/MetaViewer.php?view_id=29&clip_id=4800&meta_id=610089.

historic aerial photographs, five houses were razed between 1968 and 1971 in order to redevelop the property as the Bank of America at 325 E Street.

Architect Edwin Kado designed the subject building in 1971 as a branch of the Bank of America, and it was constructed in 1971-72. A number of discrete alterations have been made over the years, most of which were made to modernize and improve the functionality of the bank as well as address accessibility standards (**Table 1**). The building has had only one owner/occupant (Bank of America) since its construction (**Table 2**).

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1971-72	4477	Building constructed
1981	9987	Install automated teller machine (ATM)
1986	17953	Install ATM
1992	92-4844	Install ATM
1994	94-10713	Install ATM
2001	97-5608	HVAC – New metal panels were added below the roofline on the east and south façades
2011	11-1859	Reroofed
2011	11-2336	Repair dry rot in wood trellis and wood fascia at east end of the building
2016	16-2592	Accessibility upgrades to existing parking lot, curbs, and paved walkways
2017	16-2820	Tenant improvements – interior alterations on first floor

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1972 – present	Bank of America	

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;

*Recorded by: Johanna Kahn, ESA

*Date: March 2024

Continuation

Update

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

City of Davis Landmark Resource

In addition to the National and California registers, the City of Davis provides for the additional designations of Landmark Resource and Merit Resource in their Historical Resources Management Zoning Code (40.23.060). To be eligible as a Landmark a resource must meet at least one of the four criteria at the local, state, or national level of significance and retain a high level of historic integrity.

- (1) Associated with events that have made a significant contribution to the broad patterns in the history of Davis, California, or the nation; or
- (2) Associated with the lives of significant persons in the history of Davis, California, or the nation; or
- (3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represents the work of a master designer; or that possesses high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- (4) Has yielded or may likely yield archaeological or anthropological information important in the study of history, prehistory, or human culture.

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a landmark if it is significant primarily for its architectural value or it is one of the most important surviving structures associated with an important person or historic event.
- (2) A birthplace or grave may be designated a landmark if it is that of a historical figure of outstanding importance within the history of Davis, the state or the nation and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a landmark if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (4) A resource achieving significance within the past fifty years may be designated a landmark if the resource is of exceptional importance within the history of Davis, the state or the nation.

City of Davis Merit Resource

In addition to the National and California registers, the City of Davis provides for the additional designations of Landmark Resource and Merit Resource in their Historical Resources Management Zoning Code (40.23.060). To be eligible as a Merit Resource must meet at least one of the four criteria and retain a high level of historic integrity. The four criteria to qualify as a Merit Resource as nearly identical to those for a Landmark except that Merit Resources only consider local significance.

The following factors must also be considered:

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

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

Evaluation

The subject property at 325 E 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 1971-72, 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 325 E Street and important events or patterns in history, including any related to Bank of America, which has historically been the only owner/occupant. 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 325 E Street and significant persons or businesses. The building has had only one owner/occupant since its construction: Bank of America. While Bank of America is a historic national institution, it operates thousands of branches that are ubiquitous in many communities across the nation. As such, the Davis Branch of Bank of America does not appear to have made significant contributions to local, state, or national history. As research does not indicate that 325 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 325 E Street is a distinctive example of a Late Modernist commercial building in Davis. Designed by prominent Sacramento-based architect Ed Kado in 1971, the Bank of America building represents a very early example of his work as a licensed architect and sole practitioner, achievements he reached in 1967 and 1970, respectively. Several of Kado's later, higher-profile designs (e.g., the Ziggurat in West Sacramento and the 1100 J Street Building and Bank of the West Tower in Sacramento) brought him some local prestige as a Postmodernist architect in the Sacramento region. Despite being smaller and one of his relatively unknown designs, 325 E Street exhibits Kado's continued emphasis on robust massing, playful textures, and the effects of shadows, voids, and recessed planes.

Ed Kado does not appear to have much exposure outside of the Sacramento region, and it is for this reason that 325 E Street is recommended ineligible under National Register Criterion C and California Register Criterion 3. However, as an early and relatively unknown design by architect Ed Kado, would would later become locally renowned, 325 E Street is recommended eligible for the local register as a Merit Resource (City of Davis Criterion 3). The period of significance is 1971-72, which reflects the original construction period. 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." 325 E Street does not meet this criterion and is recommended ineligible under Criterion D/4/4/4.

Character-Defining Features

Character-defining features of 325 E Street include:

- High visibility of site (i.e., frontage on E Street, location of the building in relation to surrounding driveway and parking lot that create separation from adjacent properties);
- Overall height;
- Irregular footprint;
- Series of flat roofs;
- Stone veneer and stucco cladding;
- Parapets with stucco panels;
- Wood trellis;
- Rhythm of façades indicated by structural bays; and

- Aluminum-frame fenestration (windows and doors).

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 locally prominent architect Ed Kado early in his career.

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 325 E 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 Bank of America since it was constructed. As such it retains integrity of location, setting, feeling, and association. Despite undergoing interior renovations and accessibility upgrades, the building is remarkably intact and appears nearly identical to its original 1971 design. As such 325 E Street retains integrity of design, materials, and workmanship. Overall, 325 E Street retains a high degree of integrity.

Recommendation

The Bank of America branch at 325 E Street is recommended eligible for listing as a City of Davis Merit Resource under Criterion 3 as an early design by architect Ed Kado, who would later become locally renowned. The period of significance is 1971-72, the years during which the building was constructed. Additionally, the subject building retains a high degree of integrity to convey its significance.

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

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