

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 #: 513-521 2nd Street

P1. Other Identifier: Logos Books, Soccer & Lifestyle, Philz Coffee

*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 Location: Not for Publication Unrestricted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: 513-521 2nd Street City: Davis Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-241-020

***P3a. Description:**

The subject property is located at the northwest corner of 2nd and E streets. The 0.14-acre parcel includes a one-story, 5,772-square-foot commercial building with an L-shaped footprint. The primary (south) façade fronts 2nd Street, and the secondary (east) façade fronts E Street. The building appears to be of brick construction (much of the brick structure is visible on the exterior), capped by a flat roof covered with built-up roofing, and partially clad in stucco. Typical fenestration consists of fixed, aluminum-sash windows with segmentally arched transoms and glazed, aluminum-frame storefront assemblies (i.e., doors and windows) with segmentally arched transoms. Site features include a paved walkway on the west side of the building, several mature street trees and metal bike racks along 2nd Street, and several young trees and shrubs along E Street.

The primary façade is composed of seven structural bays defined by brick pilasters. From the west, the first and second bays each feature a glazed storefront assembly with one glazed door, and the three central bays are entirely glazed with fixed windows. The sixth bay features a glazed storefront assembly with a recessed pair of glazed doors, and the seventh bay is entirely glazed with fixed windows. The two outermost bays also feature a short expanse of brick wall with no fenestration. Above each bay is a canvas awning, and above each awning is a frieze between the brick pilasters. Three of the friezes feature signage for the businesses within, and the other four friezes are blank. The façade terminates in a flat parapet 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 (south) and secondary (east) façades, view facing northwest. March 7, 2024.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
 1968, Yolo County Assessor

*P7. Owner and Address:

BDC Livermore LP Et Al.
 1556 Parkside Drive
 Walnut Creek, CA 94596

*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 # 513-521 2nd Street
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*NRHP Status Code 6Z

- B1. Historic Names: 513-521 2nd Street, Brinley Building (there was at least one other “Brinley Building;” see footnote 7 for additional information)
B2. Common Names: 513-521 2nd Street, Cinema South Building
B3. Original Use: Multiple commercial businesses
B4. Present Use: Multiple commercial businesses
*B5. **Architectural Style:** Mid-20th-century 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: unknown b. Builder: Griffin Construction Co.
*B10. **Significance: Theme** Explosive Growth (1959 – 1971) **Area** Downtown Davis
Period of Significance 1968 **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.)

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 1968; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context statement.

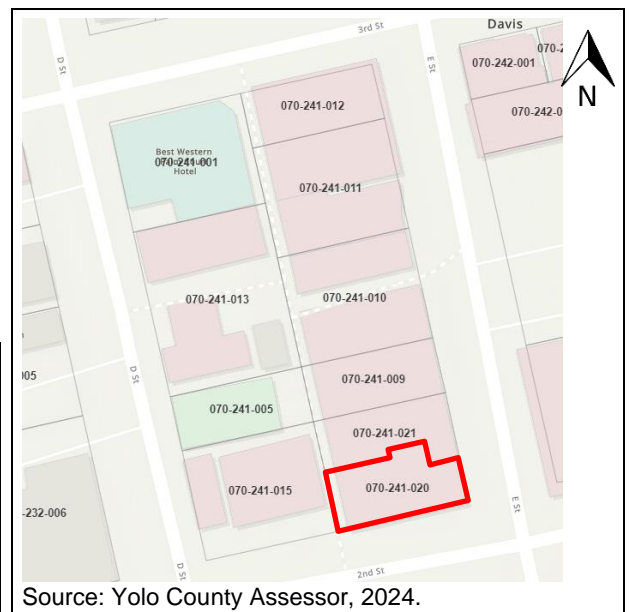
(Continued on page 4)

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

B13. Remarks: none

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

(This space reserved for official comments.)



*Recorded by: Johanna Kahn, ESA

*Date: March 2024

Continuation

Update

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

The secondary façade is composed of three structural bays defined by brick pilasters. The central bay features a glazed storefront assembly with a recessed pair of glazed doors, and the two flanking bays are entirely glazed with fixed windows. Above each bay is a canvas awning, and above each awning is a frieze between the brick pilasters. The south frieze features signage for the business within, and the other two friezes are blank. The façade terminates in a flat parapet with metal coping at the roofline.



Left: Primary (south) façade, view facing east. Right: Secondary (east) façade, view facing southwest. Source: ESA, 2024.

The tertiary (west) façade faces a paved pedestrian walkway and is composed of four structural bays. The south bay is entirely glazed with fixed windows, above which is a canvas awning and a blank frieze. The three northern bays feature arched, framed niches that contain murals. The façade terminates in a flat parapet with metal coping at the roofline.



Tertiary (west) façade, composite view facing southeast. Source: ESA, 2024.

The rear (north) façade faces a utility corridor shared with the adjacent building to the north. The corridor is gated and screened, and it is not easily visible from the public right of way.

***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.

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].

The following excerpts are 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

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

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

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.

John W. Brinley, Original Owner

The subject property at 513-521 2nd Street was originally owned and built by John Weber Brinley (1919–2002), who was a notable personage in the City of Davis. The following biography is from when Brinley was honored with the 1968 City of Davis Citizen of the Year Award (also known as “the Covell” and the City of Davis Community Award):

Brinley, according to the *Davis Enterprise*, was so involved that his “community contributions sound like a roll call of nearly every worthy non-profit organization in Davis”:

- Boy Scouts;
- Church work;
- Art committee;
- Red Cross;
- [UC Davis] Arboretum;
- Youth programs;
- Citizens’ Advisory Committee, 17 years there he created low-income housing in the county, including two farm labor camps;
- Historical Society, helped with “Davisville 68;”
- Committees to form the City’s master and core area plans;
- Business Improvement District;
- Historical and Landmarks Commission;
- [UC Davis] Library Association president; [and]
- Yolo County Board of Realtors President.

He was also a major supporter of the Hattie Weber Museum, named after his favorite aunt.⁴

Already a man about town by the time the subject building was constructed, Brinley took the helm of the Brinley Real Estate and Insurance Co. following the death of his father in 1961, and it would become one of the largest real estate businesses in Yolo County.⁵

³ Ibid., page 40.

⁴ Davis Community Awards, “John W. Brinley, 1968 (Covell),” accessed March 29, 2024, <http://www.daviscommunityawards.org/john-w-brinley-covell-1968>.

⁵ “John Weber Brinley” (obituary), *Sacramento Bee*, November 6, 2002.

Subject Property

The subject block first appears in Sanborn maps in 1891, during which time the subject property (which was larger at that time) was occupied by a two-story, wood-frame dwelling, a cellar, and a greenhouse. By 1900, all buildings and structures had been replaced with a large, two-story dwelling with three outbuildings, and by 1907, a L-shaped driveway accessible from both 2nd and E streets had been built. According to a review of historic aerial photographs, the dwelling remained until at least 1965.

According to the Yolo County Assessor, the subject building was constructed in 1968 (**Table 1**). In a 1968 letter from the city's chief building inspector, the builder was notified that the building at "513, 521, and 525 2nd Street" had been granted temporary occupancy, and it was referred to as "the Brinley Building,"⁶ a reference to the original property owner John Brinley.⁷ The building's original occupants were de Luna Jewelers, The Lantern Restaurant, and Marc Stuart (a ladies' clothing boutique) (**Table 2**).



Print advertisement for the three original businesses at 513-521 2nd Street showing the storefronts.
Source: *California Aggie*, September 25, 1968, 10.

The subject property was originally owned and developed by John Brinley, a prominent local real estate developer, and it was owned by Brinley and his wife Laurette until ca. 2001. The current owner, Browman Development Co., purchased the subject property in 2016 as part of a portfolio of commercial properties known as Davis Central (**Table 2**). Within Davis Central, the subject building is known as the "Cinema South Building."⁸

Many tenant improvements have been completed, most recently in 2017 when the building was also seismically retrofitted and the covered walkway along 2nd Street was removed (**Table 1**). Archival research identified at least 12 tenants (**Table 2**), and the two longest appear to have been De Luna's Jewelers (1968–2016) and the First American Title Co. (1973–2003).

⁶ Doran J. Maxwell (Davis Chief Building Inspector), letter to Griffin Construction Co., May 1, 1968, on file at the City of Davis.

⁷ Brinley previously constructed another "Brinley Building" directly across E Street from the subject property.

⁸ "Cinema South Building," *Davis Central*, accessed March 29, 2024, <https://www.davis-central.com/cinema-south>.



South façade with covered walkway. Source: Google Street View, June 2017.



South façade today. Source: ESA, 2024.

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1968	None listed	Building constructed according to Yolo County Assessor (Doran J. Maxwell [Davis Chief Building Inspector], letter to Griffin Construction Co., May 1, 1968, on file at the City of Davis)
	1174	Tenant improvements (519 2 nd Street)
1973	6814	Tenant improvements (513 2 nd Street)
	7452	Tenant improvements (519 2 nd Street)
1974	8492	Tenant improvements (517 2 nd Street)
1979	5292	Tenant improvements (517 2 nd Street)
	7452	Tenant improvements (519 2 nd Street)
1982	11807	Tenant improvements (519 2 nd Street)
1984	14146	Tenant improvements (517 2 nd Street)
1987	18952	Tenant improvements (517 2 nd Street)
1988	n/a (architectural plans only)	New landscaping and hardscaping along 2 nd Street and improvements to existing covered walkway along 2 nd Street
1994	94-10132	Tenant improvements (513 2 nd Street)
1995	95-13657	New trellis on west façade of 513 2 nd Street
1999	99-2032	Tenant improvements (517 2 nd Street)
	99-2235	3 new awnings on east façade of building
2001	96-2069	Building reroofed (513-521 2 nd Street)
2003-06	03-3572	Tenant improvements (517 2 nd Street)
2017	17-1409	Building seismically retrofitted; façade remodel including removal of covered walkway along 2 nd Street
	17-2287	Tenant improvements (521 2 nd Street)

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1963 – ca. 2001	John Brinley/John and Laurette Brinley (owner)	Listed on building permits 8492 and 96-2069
1968 – 2016	De Luna Jewelers (occupant, initially at 513 and later at 521 2 nd Street)	Robin Afrime, "Conversations: Dick Luna on Why Davis Is a Gem," <i>Davis Enterprise</i> , May 31, 2020.
1968-72	The Lantern Restaurant (occupant of 517-519 2 nd Street)	Advertisements in <i>California Aggie</i>
1968-70	Marc Stuart Apparel for Women (occupant of 521 2 nd Street)	Advertisement, <i>California Aggie</i> , September 25, 1968, 10; 1970 city directory
1973 – 2003	First American Title Co. (occupant, initially at 513 and later at 517 2 nd Street)	Listed on sign application 95-73 (October 22, 1973) and plans for building permit 94-10132 Listed on building permits 99-2032 and 03-3572
1974	Delta Kirby Vacuum Store (occupant of 515-517 2 nd Street)	Listed on building permit 8492 (October 7, 1974); Advertisements in <i>California Aggie</i>
1974 – ca. 1979	Orpheus Books (occupant of 517 2 nd Street)	Listed on building permit 8492 (October 7, 1974); Advertisements in <i>California Aggie</i>
1987 – ca. 1996	Fleet Feet (occupant, initially at 517 and later at 513 2 nd Street)	Advertisements in <i>California Aggie</i>
ca. 2001	Davis 1 Hour Photo (occupant of 513 2 nd Street)	Advertisements in <i>California Aggie</i>
ca. 2007	Aquarius (occupant of 513 2 nd Street)	Google Street View, August 2007
ca. 2007 – present	Soccer & Lifestyle (occupant of 515-517 2 nd Street)	Google Street View, August 2007 – December 2022
ca. 2011 – present	Logos Books (occupant of 513 2 nd Street)	Advertisements in <i>California Aggie</i>
2016 – present	BDC Livermore LP Et Al., a.k.a. Browman Development Co. (owner)	Yolo County Assessor Data
2018 – present	Philz Coffee (occupant of 521 2 nd Street)	Google Street View, May 2018 – December 2022

Regulatory Framework

National Register of Historic Places

A property is eligible for listing in the National Register of Historic Places (National Register) if it meets the National Register listing criteria at 36 CFR 60.4, as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A) Are associated with events that have made a significant contribution to the broad patterns of our history, or
- B) Are associated with the lives of persons significant in our past, or
- C) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D) Have yielded, or may be likely to yield, information important in prehistory or history

California Register of Historical Resources

To be eligible for the California Register of Historical Resources (California Register) a historical resource must be significant under one or more of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

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

*Recorded by: Johanna Kahn, ESA

*Date: March 2024

Continuation

Update

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 513-521 2nd 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 1968, 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 513-521 2nd Street and important events or patterns in history. It does not appear to rise above the typical associations with commercial development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

The subject property was historically owned by John Brinley from ca. 1968 approximately until his death in 2002. Brinley, who constructed the building, was a notable personage in Davis during the mid-20th century. He ran one of the largest real estate real estate companies in Yolo County (Brinley Real Estate and Insurance Co.) and was a World War II Veteran and a civil servant who worked on multiple City of Davis commissions and committees. However, the association of the subject property with Brinley appears unrelated to his productive life, which, according to his biography, appears to have occurred before 513-521 2nd Street was constructed. Furthermore, as a retail commercial property, there have been many tenants, both long and short term. Those tenants who are identified in Table 2 above do not appear to have been important in the history of Davis, California, or the nation. For these reasons, 513-521 2nd Street is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 513-521 2nd Street was constructed in 1968 as a commercial building with spaces for three retail tenants. It is a typical example of a low-profile, 1960s-era commercial building in downtown Davis. Like many similar buildings in the area, the subject building has been repeatedly altered (notably the redesign of all storefronts and the removal of the covered walkway along 2nd Street). As such, it does not retain enough of the distinctive characteristics (i.e., the physical features or traits that commonly recur in individual types, periods, or methods of construction) to be considered a true representative of a particular type, period, or method of construction. Additionally, no design professionals are identified in available building records on file at the City of Davis, and 513-521 2nd Street does not appear to be the work of a master architect. Furthermore, it is a relatively small-scale commercial building with few notable details, and it does not appear to possess high artistic values. For these reasons, 513-521 2nd Street is recommended ineligible under Criteria 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." 513-521 2nd Street does not meet this criterion and is recommended ineligible under Criterion D/4/4/4.

Integrity

For a property to be eligible for listing on the National Register, California Register, or as Landmark or Merit resources per the City of Davis regulations it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 513-521 2nd 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)

1891, 1900, 1907, 1911, 1921, 1945, and 1953 Sanborn Maps. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2243/22471?accountid=6749.

Advertisements in the *California Aggie*. Various dates.

Affrime, Robin. "Conversations: Dick Luna on Why Davis Is a Gem." *Davis Enterprise*, May 31, 2020.

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

Building permits and architectural drawings for 513-521 2nd Street. On file at the City of Davis Planning and Building Department.

Davis Central. "Cinema South Building." Accessed March 29, 2024, <https://www.davis-central.com/cinema-south>.

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"John Weber Brinley" (obituary). *Sacramento Bee*, November 6, 2002.

Yolo County Assessor's Parcel Data. Accessed March 12, 2024. <https://www.parcelquest.com>.