

Staff Report

DATE: September 16, 2024
TO: Historical Resources Management Commission
FROM: Thomas McNairn, Associate Planner
SUBJECT: 4823 Chiles Road (Cindy's) Demolition Historical Review

Recommendation

Staff recommends that the Historical Resources Management Commission (HRMC):

1. Review the Historical Resources Analysis and DPR 523 (Attachment 1) prepared for 4823 Chiles Road for adequacy and find it acceptable for inclusion in the City's Cultural Resources Inventory; and
2. Find that the building does not meet the eligibility criteria to be considered for historical designation, pursuant to the Historical Resources Analysis.

Background

The applicant is proposing to demolish the existing Cindy's restaurant building of approximately 2,164 square feet and construct a new 2,334 square foot quick-service restaurant that will be used for a Chipotle restaurant. The current building was built in 1973 and is 51 years old and in accordance with the Municipal Code, historic review is required in the demolition of the buildings.

The proposed project is applying for a Conditional Use Permit for a restaurant with a drive-through lane that is exclusive for pick-up orders ("pick-up lane"). Additional site improvements include new site paving, landscaping, accessible EV charging stalls, lighting, and an agriculture-themed mural along the pick-up lane. The proposed project will still operate as a normal quick-service restaurant with available seating indoors and outdoors. Nineteen parking spaces and 18 bike parking spaces will be provided for customers who want to dine in or walk in and pick up their order. Project plans are available on the project webpage at: [Chipotle Restaurant | City of Davis, CA](#).

If the Historic Resources Management Commission determines that the property meets the eligibility criteria and that it should be considered for historical designation, then a public hearing is required. An updated DPR 523 form would need to be provided and a subsequent hearing by the HRMC scheduled to initiate the designation and provide a formal recommendation to the City Council pursuant to [Section 40.23.070](#) of the Davis Municipal Code.

HRMC Duties

The powers and duties of the Historical Resources Management Commission in the Davis Municipal Code (DMC) for the purposes of this review include:

- DMC Section 8.19.040(b) to determine whether historic designation should be considered as part of the demolition review of structures that are fifty or more years old; and
- DMC Section 40.23.050(b) to maintain a local cultural resources inventory of all types of historical resources within the city; publicize and update periodically the inventory; and
- DMC Section 40.23.050(d) to recommend the designation of all types of historical resources.



Figure 1. Vicinity Map

Building Information

A survey of the building summarizing its history and background and describing its architecture is provided as Attachment 1. Additional photographs of the buildings are also included in Attachment 1.

Cindy's Restaurant

As described in the attached report, the building is an irregular-shaped, wood-framed, single-story, hipped-roof restaurant. It encompasses approximately 2,164 square feet and was last occupied by the Cindy's restaurant. The building is characterized by an exaggerated mansard style roof clad with asphalt shingles; exaggerated closed roof eaves that shadow the restaurant's primary elevations; and large aluminum picture windows set in simple aluminum frames on the three primary elevations.

The report states that *“The subject property does not appear to be an important example of what is commonly referred to as ‘Googie’ roadside commercial architecture. The building lacks many of the architectural elements that are emblematic of Googie architectural design, whose popularity began to decline in the 1970s ...”*. The following era was characterized by more mundane forms of architecture applied to chain or franchise style restaurants and diners. The structure was built in 1973 toward the tail end of the popular roadside diners. An interesting defining feature of the building is its exaggerated mansard roof or “hat-like” roof. However, it was not unique to the Cindy’s restaurants as it was introduced in other restaurants in the 1960’s. The report concluded that it is not eligible for designation due to multiple renovations and changes to the building’s integrity and the lack of any significance related to any historical events, persons, or architecture.



Partial South Elevation

Public Comments

Two public comments received on the project are included in Attachment 2. It consists of one comment describing the historic qualities and historic value of the building and another comment in support of demolition and redevelopment of the site.

Administrative Procedures

The proposed demolition has been noticed in accordance with City requirements, which includes a 14-day public comment period that ends on September 16th. However, the demolition review also requires a determination of whether the structures should be considered for historic designation prior to approval. If designation is not warranted, then the structures can be cleared for the demolition review.

Next Steps

The project is also undergoing review of a planning application for a Design Review and Conditional Use Permit related to the proposed Chipotle Building and drive-through. Following the HRMC's historic determination, the project will be scheduled for a Planning Commission hearing on the planning application.

Attachments

1. Historical Resources Analysis for 4823 Chiles Road
2. Public Comments

Attachment 1

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 #: (Assigned by recorder) Cindy's Restaurant

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Yolo

b. USGS 7.5' Quadrangle: Davis, California Date:

c. Address: 4823 Chiles Road City: Davis

Zip: 95618

d. UTM: N/A

e. Other Locational Data (APN #): The subject property is located on an approximate 26,600 square foot parcel on the north side of Chiles Road immediately east of Taco Bell and the onramp for Interstate 80. APN 068-010-003-000.

*P3a. **Description:** The subject property consists of an irregular-shaped, wood-frame, single-story, hipped-roof restaurant encompassing 2,164 square feet of interior spaced known as "Cindy's." The restaurant, built in 1973, is characterized by an exaggerated mansard style roof clad with asphalt shingles (originally clad with wood shakes); exaggerated closed roof eaves that shadow the restaurants primary elevations on the south, east, and west; and large aluminum picture windows set in simple aluminum frames on the three primary elevations. The front of the restaurant has a low skirt of vertical boards that cover the east and west elevations before the main entrance door. The entry facing Chiles Road features a single polished aluminum framed glass door flanked by a top light also framed in polished aluminum. The exterior wall to the right of the entrance door appears to be plywood that runs up to the roof eave and includes a sign that reads "Cindy's Restaurant" and a second sign that reads "Kow Thai Restaurant." The plywood siding continues around the east wall of the building with a decorative painting of a vine and vegetables and butterflies, presumably painted by the recent owner of the restaurant who served Thai foods. The north side of the building also features plywood siding, and from the north the raised boxed roof can be seen rising above the hip on the main roof. The decorative painting continues on the north side wall of the building. The far north side of the building has a slight setback clad with plywood and what appears to be a former bay or garage door. The same plywood walls continue along the west elevation to their termination against the picture windows of the restaurant. From the right rear of the building the hip roof leading up to the exaggerated mansard roof is clearly visible. The interior appears to feature original lounge upholstered bench style seating with a central division of the dining room with a contemporary short wall of oak and stained-glass panels. The serving area and kitchen are on the north side of the dining area with what appears to be original seating against the long Formica countertop. In the center of the dining room is a truncated wood-lined opening or space that reflects the mansard or "hat-like" roof over the dining area that once reportedly had a skylight but is now enclosed with wood. A geometric style overhang or drop ceiling flanks the top of the counters above the food serving area, covered with drywall. The restaurant includes two bathrooms to the right of the entry door and the kitchen behind the wall adjacent to the countertop and serving area. The exterior of the restaurant is flanked by redwood trees on the west and a mature deciduous tree on the front. The east and north area of the parcel are paved with asphalt for parking. The Cindy's moniker sign is placed to the north of the parking area to be visible from Interstate 80.

*P3b. **Resource Attributes:** HP7 - Single-story commercial building

*P4. **Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: View looking northeast at the southwest elevation of Cindy's Restaurant.

*P6. **Date Constructed/Age and Sources:** ☒ Historic Constructed in 1973, based upon City of Davis permit files.

*P7. **Owner and Address:** Jay Mundy, 4810 Chiles Road, Davis, CA 95618.

*P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.

*P9. **Date Recorded:** August 12, 2024

*P10. **Type of Survey:** ☒ Architectural

*P11. **Report Citation:** Phase I Historical Resource Assessment Study of Cindy's Restaurant, 4853 Chiles Road, Davis, Yolo County, California 95618. Prepared for Muthana Ibrahim, Architect, AIA, President, M I Architects, Inc., 1801 Oakland Boulevard, Suite 300, Walnut Creek, CA 94596. Prepared by Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.

*Attachments: Building, Structure, and Object Record, Photograph Record.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

B1. Historic Name: Cindy's Restaurant

B2. Common Name: Cindy's Restaurant/Kow Thai Restaurant

B3. Original Use: Restaurant/Diner

B4. Present Use: Vacant

***B5. Architectural Style:** Post-Modern Eclectic

***B6. Construction History:** According to the City of Davis Community Development Department, the plans for Cindy's Restaurant were submitted to the city in late-1972 and finalized in early-1973. Based upon As-Built design plans for the restaurant prepared in 1973, exterior alterations appear to include replacing a wood shake roof with composition shingles and replacing shake or shingle exterior wall cladding with plywood. Other alterations or upgrades appear largely in the interior of the building and involve heating, electrical, and covering what was once a skylight in the center of the restaurant with boards.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown

Date: N/A

Original Location:

***B8. Related Features:** The subject property is located in a commercial neighborhood off Mace Boulevard in east Davis. To the west of the restaurant is a Taco Bell and to the east is a former motel used now for affordable housing. Other nearby properties appear to have been developed in the 1970s-1980s.

B9a. Architect: David A. Deane, AIA

B9b. Builder: Phoenix Builders and General Contractors

***B10. Significance: Theme:** Post-Modern Googie Roadside Architecture/Restaurants/Diners

Area: Davis

Period of Significance: 1973

Property Type: Commercial building

Applicable Criteria: A, B and C

The subject property reflects commercial development in east Davis, an area once owned by the Mace family, that was annexed into the city of Davis beginning in the 1960s through the 1970s. According Rich Rifkin, "In the late 1950s, when C. Bruce Mace decided to develop a golf course community on 400 acres of his farmland off County Road 104, the city of Davis was 3.5 miles away. Other than the freeway - then known as Highway 40 - there was nothing but farms in between" (Rifkin 2014). Largely because of the El Macero Country Club that lay south of Interstate 80, developers succeeded in promoting new home construction. Mace's story began in Fillmore, Utah's first capital, where he was born in 1887. His grandfather, Hiram Mace, a farmer and a Mormon pioneer who knew Joseph Smith and Brigham Young, traveled west with the LDS church, fleeing religious persecution. Hiram settled the family in Fillmore in 1852, where he and 11 others built Utah's first statehouse. Hiram and his wife Elizabeth (1819-1902) had 11 children. Their fifth was James Henry Mace (1855-1941). A butcher by trade, James Mace was ambitious to improve his lot in life. Bruce, the sixth of 15 children, learned his father's profession and then moved west to Lovelock, Nevada. He was living there in 1910, working as a butcher, when his wife, Florence, gave birth to their son, Herbert. When Herbert was a small child, the Maces moved to Dixon, California. Sadly, Florence succumbed in 1918 to the pandemic Spanish flu and Bruce met and married his second wife, Erma Sparling Mace (1900-1985). They had three children together - Freland, Alice and Lois - though Alice passed away before reaching adulthood (Rifkin 2014). Refer to BSO, Page 3 of 20.

B11. Additional Resource Attributes: N/A

B12. References: City of Davis, Permit Files, Davis, California; Gebhard, David ed. *The Guide to Architecture in San Francisco and Northern California*. 1976, revised 1985; Hess, Alan. *Googie: Fifties Coffeeshop Architecture*. Chronicle Books, 1986; Larkey, Joann Leach. "Portraits of the Past: Suburban Development in the 1920s." *Davis Enterprise*. June 22, 1972; Larkey, Joann Leach and Shipley Walters. *Yolo County, Land of Changing Patterns*. Windsor Publications, 1987 (refer to BSO, Page 14 of 20).

B13. Remarks: None

B14. Evaluator: Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953

Date of Evaluation: August 2024

(This space reserved for official comments.)

AERIAL PHOTOGRAPH (Google Earth 2024)



BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

*B10. Significance: (Continued):

In 1950, Bruce Mace bought 1,760 acres of land east of Davis, where he grew tomatoes, wheat and alfalfa. Today's Mace Ranch was originally the eastern half of the rancho established by Col. Joseph Ballinger Chiles in 1850. The western half was sold to Jerome C. Davis, a business partner and son-in-law of Col. Chiles. Most of the eastern property stayed in the Chiles family for 100 years. However, in 1929, Mace's business partner, Del Grieve, bought 540 acres of the land. He raised sheep there and lived in the 1852 mansion, built by Col. Chiles. Grieve sold his acreage in 1946 to Gordon Guiberson of Los Angeles, who then sold to Mace four years later, when Bruce also acquired the rest of today's Mace Ranch. Erma Mace, Bruce's second wife, didn't care for the 1852 house, so the family lived next door in an adobe Guiberson had built, tore down the old mansion, and in 1951 moved into the new ranch house, now the home of Explorit Science Center. When Bruce Mace was 72 years old, he and his sons started building El Macero Country Club, an idea suggested by his friend, Davis rancher John Lillard. Before Bruce died on November 30, 1961, they had completed the golf course and the clubhouse, and had 175 residential lots for sale. Although El Macero was built out by his sons, Herbert (1910-2002) and Freland (1922-1993), along with Freland's Dixon High classmate, Bill Lyon, it was the work, investment and savvy of Bruce Mace that made the development possible and gave Davis the shape it has had ever since (Rifkin 2014).

Based upon historic aerial photographs, in 1957 U.S. 40 was still in existence and the interchange for Mace Boulevard across the highway had not as yet been built. The land where Cindy's Restaurant was later constructed was primarily used for farming or ranching. By 1968, the interchange had just been completed creating Mace Boulevard, but construction had not occurred along Chiles Road east of Mace Boulevard. By the 1970s, Interstate 80 had been created and development at the intersection of Mace Boulevard and Chiles Road had occurred, including the construction of Cindy's Restaurant in 1973. Sometime in the late-1980s, a Taco Bell restaurant was opened immediately to the west of Cindy's (NETRonline Website 2024).

The growth that was occurring along Mace Boulevard or east Davis garnered the attention of developers who believed both the freeway traffic and nearby residential neighborhoods would require services, including restaurants and gas stations. However, for residents of "Old Davis" the eastern suburbs played a secondary role in their daily lives, having numerous amenities in downtown Davis, particularly restaurants and diners. For example, Polk's City of Davis telephone directory for 1970 lists 22 restaurants or diners in the old part of Davis (Polk's Davis, Yolo County City Directory, 1970: 55). It is also unlikely that the majority of students and faculty at U.C. Davis regularly visited restaurants or accessed other services in east Davis. However, for residents of the Mace residential neighborhoods and motorists along Interstate 80, various services along Mace Boulevard and Chiles Road likely gained popularity due to ease of access and signage along the freeway.

ROADSIDE ARCHITECTURE

Roadside architecture has garnered a great deal of interest over the past few decades. The most iconic of this form of architecture is often referred to as "Googie," an architectural style that originated in Southern California in the late 1940s and reached its zenith in the 1950s and 1960s. It drew inspiration from the Space Age, atomic age, car culture, and the optimism and exuberance of the post-World War II era. Alan Hess, the author of *Googie: Fifties Coffeeshop Architecture*, traces Googie back to three Coffee Dan's restaurants designed by the Modernist architect John Lautner in the early 1940s. Lautner selected vaults and glass walls with trusses and angles for his buildings to fit original, often unusual, concepts of space that he favored. Ultimately, Lautner designed "Googie's" coffee shop at the corner of Sunset Boulevard and Crescent Heights in Los Angeles. The term "Googie" was later coined in a 1952 article in House and Home magazine, and the name Googie architecture stuck (Hess 1986). In general, Googie architecture was unique, although by the late-1960s and clearly by the 1970s, fast-food chain restaurants surpassed the unique designs of previous years, ultimately leading to less imaginative standardized roadside architecture.

Several unique one-of-a-kind roadside restaurants or attractions in Yolo and Solano counties include the Milk Farm, built in 1939 and now demolished except for the sign or moniker and the Nut Tree in Dixon, developed from the 1920s-1960s. While the Milk Farm was not exactly Googie, it did exemplify unique roadside architecture of the 1940s and 1950s and had a long history of drawing motorists and residents from Davis to its doors (Figure 1).

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

*B10. Significance: (Continued):



Figure 1: Milk Farm Restaurant, circa late-1940s.

A classic example of Googie Architecture was Carrol's Hamburgers (Figure 2) founded in the 1950s. Important character defining features of the restaurant is the geometric design, bright colors, elaborate sign moniker, and strong sense of Modern architecture.



Figure 2: Carrol's Hamburgers, circa 1960s.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

*B10. Significance: (Continued):

By the 1970s, franchise chain corporate restaurants began appearing alongside highways and in shopping plazas throughout the United States. Instead of the retro designs of the 1950s and 1960s, chain restaurants applied minimalist architectural features, such as a A-Frame roof for Hawaiian BBQ & Boba restaurants (Figure 3) and an exaggerated mansard style roof at A&W restaurants (Figure 4).



Figure 3: Hawaiian BBQ & Boba restaurant having an exaggerated “A-Frame design.



Figure 4: A&W restaurant with a exaggerated mansard “top hat” style roof.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

*B10. Significance: (Continued):

HISTORY OF CINDY'S RESTAURANT

Based upon historic documents, Cindy's Restaurant appears to have been a franchise style restaurant chain that began in the late-1960s or early-1970s in California. There are, however, numerous other Cindy's restaurants scattered throughout California that were developed from the 1940s through the 1980s, but do not appear related to the three documented restaurants in California with similar architecture that include locations in Davis, San Jose, and Westminster (Figures 5-7).



Figure 5: Cindy's Restaurant in Davis, 2024, built 1973.



Figure 6: Cindy's Restaurant. San Jose, California built 1973-1974.



Figure 7: Cindy's Restaurant in Westminster, California. Note the shake wall flanking the front door that is identical in design as the Davis Cindy's restaurant, except the shakes have been removed.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

*B10. Significance: (Continued):

Cindy's restaurants were reportedly designed by Victor Newlove and Armet & Davis Architects (RoadsideArchitecture.com website accessed August 10, 2024). The firm was known for its Google architecture designs in Southern California. However, a review of permit files from the City of Davis confirmed that the architect of record for the Davis Cindy's was David A. Deane, AIA, whose office appears to have been in Los Angeles, California. August A. Waegermann appears as signatory, while Robert Little & Company of San Francisco is listed as the owner (Figure 8). The building permit was finalized on January 1, 1973, and construction was completed by Phoenix Builders and General Contractors of San Francisco. The building cost was estimated to be \$60,000 and the building appears to be occupied by August 1973. Historic research suggests that August E. Waegermann was the principal investor, owning other commercial properties with his wife in northern California (City of Davis, Permit Files, Davis, California).

APPLICATION FOR BUILDING PERMIT
CERTIFICATE OF OCCUPANCY

APPLICANT: ROBERT LITTLE & CO.
PROJECT: NEW RESTAURANT & SITE WORK

VALUATION OF JOB: \$ 60,000.00

ZONING REQUIREMENTS: Commercial

ENGINEERING REQUIREMENTS: None

INSPECTION RECORD: None

APPROVALS: None

REMARKS: No changes to street improvements or layout

NOTES: See attached plans for details

Figure 8: Cindy's Restaurant Building Permit
(City of Davis, Permit Files, 1973).

BUILDING, STRUCTURE, AND OBJECT RECORD

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***Resource Name or #:** (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

***B10. Significance: (Continued):**

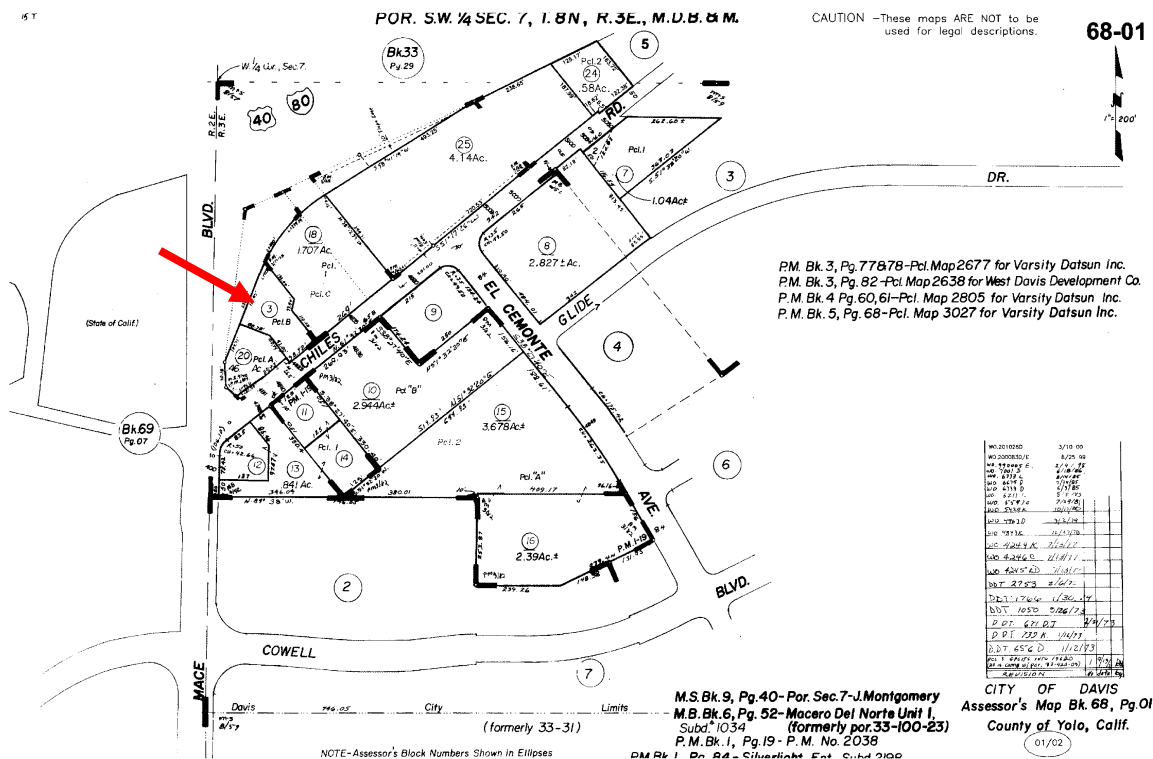


Figure 9: Assessor's Parcel Map for Cindy's Restaurant in Davis.

In 1973-1974, Cindy's restaurant headquarters is listed as 1799 Hamilton Avenue, San Jose. On March 18, 1974, Cindy's ran advertisements in the *Sacramento Bee* that read: "Managers & Assistants for New Restaurant Chain with many locations" (*Sacramento Bee*, March 18, 1974). Apparently, the restaurant chain had planned to open another location in Turlock in circa 1974, although it is unclear whether the restaurant ever opened (*Modesto Bee*, May 1974). In 1975, a complaint was filed with the City of Davis Development Director that Cindy's Restaurant was having issues with its plumbing. At the time Mr. Michael E. Daniels is listed as the restaurant manager. While it appears Cindy's Restaurant began in San Jose, the restaurant chain does not appear to have been as successful as other similar restaurants or diners that developed during the late-1960s and 1970s. During the 1960s and 1970s, hundreds of independently-owned and corporate-owned fast-food eateries were opened throughout California. Competition for business was fierce during this period and finding willing franchises was equally challenging. While the exact number of surviving Cindy's restaurants that still exist is uncertain, it seems clear that the chain failed to sustain itself through the 1980s and 1990s and only a handful of restaurants were ultimately built.

In regards to David A. Deane, the architect who designed Cindy's Restaurant in Davis, a search of the American Institute of Architects (AIA) records found a David Alexis Deane, who was registered with the AIA beginning in 1972. A review of genealogical records suggest that David Alexis Deane immigrated to the United States in 1972 and lived at various addresses in Los Angeles through the 1990s. However, records suggest Deane is no longer active in California as an architect.

Regarding later ownership of the property, based upon a lease agreement dated in 2002 and later on January 15, 2009, Cindy's Restaurant was owned by Marshall Mok and Kit Fong Leong Family Trusts and leased to James L. Hartwick, J. Scott and N. McArthur. In 2020, the restaurant was sold to the current owner, Tera Properties, LLC. In recent years, the restaurant was operated by Jerry Umnartyuti as Cindy's Restaurant and Kow Thai Restaurant, which included Thai food as part of the cuisine. In 2022, the lease on the restaurant was not renewed and the restaurant closed and has been vacant for a couple years.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

*B10. Significance: (Continued):

EVALUATION FRAMEWORK

National Register of Historic Places (NRHP) Criteria

Criterion A: Event

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Person

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

Criterion C: Design/Construction

Properties may be eligible for the National Register if they 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.

Criterion D: Information Potential

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.

As the National Register points out, “when evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation - A, B, C, or D.” The rationale for judging a property's significance and, ultimately, its eligibility under the Criteria is its historic context and integrity. The use of historic context allows a property to be properly evaluated in a variety of ways. The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its proper historic context (USDA, n.d).

California Environmental Quality Act (CEQA) and California Register of Historic Resources (CRHR) Criteria

The regulatory framework for this historic resource study and the evaluation lies within the guidelines imposed for the California Environmental Quality Act (CEQA) and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. CEQA guidelines define a significant cultural resource as “a resource listed in or eligible for listing on the CRHR. A historical resource may be eligible for inclusion in the CRHR if it:

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.

Even if a resource is not listed in, or determined eligible for listing in, the CRHR, 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).

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

*B10. Significance: (Continued):

According to the state guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). CEQA further states that a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of PRC 5020.1(k) and 5024.1(g).

Landmark Resource Criteria

In addition, the City of Davis Historical Resources Management Zoning Code defines a Landmark as follows:

“Landmark” means buildings, structures, objects, signs, features, sites, places, areas, cultural landscapes or other improvements of the highest scientific, aesthetic, educational, cultural, archaeological, architectural, or historical value to the citizens of the City of Davis and designated as such by the City Council pursuant to the provisions of this article. A landmark is deemed to be so important to the historical and architectural fabric of the community that its loss would be deemed a major loss to the community. Once designated, Landmarks are included in the Davis Register of Historical Resources. Landmarks were formerly designated as “Outstanding Historical Resources.”

(a) Upon the recommendation of the Historical Resource Management Commission and approval of the City Council a Historical Resource may be designated a Landmark if the resource meets any of the following four criteria at the local, state, or national level of significance and retains a high level of historic integrity as defined by this article.

- (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 represent the work of a master designer; or that possess 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.

(b) Landmark factors to be considered. In determining whether to designate a resource a Landmark, the following factors should be considered, if applicable:

- (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 (50) years may be designated a landmark if the resource is of exceptional importance within the history of Davis, the state or the nation.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

*B10. Significance: (Continued):

Merit Resource Criteria

The Historical Resources Management Commission may also designate a resource as a Merit Resource. A Merit Resource is defined in city zoning as follows:

“Merit Resource” means buildings, structures, objects, signs, features, sites, places, areas, cultural landscapes or other improvements with scientific, aesthetic, educational, cultural, archaeological, architectural, or historical value to the citizens of the City of Davis and designated as such by the City Council pursuant to the provisions of this article. Once designated, Merit Resources are included in the Davis Register. Merit Resources were formerly designated as “Historical Resources.”

(c) Upon the recommendation of the Historical Resource Management Commission and approval of the City Council a Historical Resource may be designated a Merit Resource if the resource meets one of the following four criteria at the local level of significance and possesses historic integrity as defined under this article:

- (1) Associated with events that have made a significant contribution to the broad patterns in the history of Davis; or
- (2) Associated with the lives of significant persons in the history of Davis; or
- (3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represent the work of a master designer; or that possess 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.

(d) Merit Resources factors to be considered. In determining whether to designate a resource a Merit Resource, the following factors should be considered, if applicable:

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 12 of 20

*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

***B10. Significance: (Continued):**

DETERMINATION OF ELIGIBILITY

Is the property located at 4823 Chiles Road eligible for the NRHP? No.

Under NRHP Criteria A and B, the property is not associated with an event or events, or a person or persons of significance in the history of Davis. The subject property lies approximately three miles from Old Davis, an area annexed into the City during the late-1960s through the 1970s. The design of the building was carried out by a young architect from Los Angeles who is rather obscure in the literature associated with important Modernist California architects, although it's unclear if Deane simply copied design plans provided by Cindy's corporate office. The original owner of the building and the general contractor were from the Bay Area and had no roots in Davis or Yolo County. A review of historic newspapers and other records did not reveal that the restaurant had an important affiliation with U.C. Davis, but it did attract individuals and families that lived in the Mace Boulevard neighborhoods during the mid-1970s-1980s to the present. In regards to NRHP Criterion C, the property has some diminished integrity of materials based upon as-built drawings of the property from 1973 that reveal a wood shake roof and wood shake wall cladding towards the front of the building, which appear to have been replaced with plywood siding. The subject property does not appear to be an important example of what is commonly referred to as "Googie" roadside commercial architecture. The building lacks many of the architectural elements that are emblematic of Googie architectural design, whose popularity began to decline in the 1970s with the advent of more mundane forms of architecture applied to chain or franchise style restaurants and diners, such as Taco Bell, A&W, Arby's, and Carl's Jr. The most interesting character defining feature of the building is the exaggerated mansard roof. However, this type of roof was not unique to Cindy's restaurants since it was introduced on A&W restaurants in the 1960s and was also used in less dramatic form by Taco Bell. No evidence exists to suggest that the property is eligible for the NRHP under Criterion D, for its scientific information potential.

Is the property located at 4823 Chiles Road eligible for CEQA and the CRHR? No.

Under CRHR Criteria 1 and 2, the property is not associated with an event or events, or a person or persons of significance in the history of Davis. The subject property lies approximately three miles from Old Davis, an area annexed into the City during the late-1960s through the 1970s. The design of the building was carried out by a young architect from Los Angeles who is rather obscure in the literature associated with important Modernist California architects. The original owner of the building and the general contractor were from the Bay Area and had no roots in Davis or Yolo County. A review of historic newspapers and other records did not reveal that the restaurant had an important affiliation with U.C. Davis, but it did attract individuals and families that lived in the Mace Boulevard neighborhoods during the 1980s to the present. In regards to CRHR Criterion 3, the property has some diminished integrity of materials based upon as built drawings of the property from 1973 that reveal a wood shake roof and wood shake wall cladding towards the front of the building, which has since been replaced. The subject property does not appear to be an important example of what is commonly referred to as "Googie" roadside architecture.

The building lacks many of the architectural elements that are emblematic of Googie architectural design, whose popularity began to decline in the 1970s with the advent of more mundane forms of architecture applied to chain or franchise style restaurants and diners, such as Taco Bell, A&W, Arby's, and Carl's Jr. The most interesting character defining feature of the building is the exaggerated mansard roof. However, this type of roof was not unique to Cindy's restaurants since it was introduced on A&W restaurants in the 1960s and was also used in less dramatic form by Taco Bell. No evidence exists to suggest that the property is eligible for the CRHR under Criterion 4, for its scientific information potential.

Is the property located at 4823 Chiles Road eligible as a City of Davis Historical Landmark? No.

The property located at 4823 Chiles Road is not eligible as a City of Davis Historical Landmark. A Davis Landmark property should be distinguishable as its own entity in respect to having made a "significant" contribution to the City of Davis, associated with the lives of person or persons of significance in the City, having a distinctive architectural style or method of construction without incremental additions or alterations, the work of a master, or having high artistic values. The property at 4823 Chiles Road, identified as Cindy's Restaurant, does not meet any of these standards. Finally, the property does not have the potential to yield archaeological information important in the study of history, prehistory, or human culture in Davis.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

***B10. Significance: (Continued):**

Is the property located at 4823 Chiles Road eligible as a City of Davis Merit Resource? No.

Under Criterion 1 and 2, the subject property is not associated with an event or events, or a person or persons of significance in the history of Davis. The subject property lies approximately three miles from Old Davis, an area annexed into the City during the late-1960s through the 1970s. The design of the building was carried out by a young architect from Los Angeles who is rather obscure in the literature associated with important Modernist California architects. The original owner of the building and the general contractor were from the Bay Area and had no roots in Davis or Yolo County. A review of historic newspapers and other records did not reveal that the restaurant had an important affiliation with U.C. Davis, but it did attract individuals and families that lived in the Mace Boulevard neighborhoods during the 1980s to the present. The property has some diminished integrity of materials based upon as-built drawings of the property from 1973 that reveal a wood shake roof and wood shake wall cladding towards the front of the building which has since been replaced. Under Criterion 3, the subject property does not appear to be an important example of what is commonly referred to as "Googie" roadside commercial architecture. The building lacks many of the architectural elements that are emblematic of Googie architectural design, whose popularity began to decline in the 1970s with the advent of more mundane forms of architecture applied to chain or franchise style restaurants and diners, such as Taco Bell, A&W, Arby's, and Carl's Jr. The most interesting character defining feature of the building is the exaggerated mansard roof. However, this type of roof was not unique to Cindy's restaurants since it was introduced on A&W restaurants in the 1960s and was also used in less dramatic form by Taco Bell. No evidence exists to suggest that the property is eligible under Criterion 4, for its scientific information potential.

In summary, Cindy's Restaurant does not appear to be a significant resource per the NRHP, CRHR, as a City of Davis Historical Landmark, or as a Merit Resource.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

B12. References: (Continued):

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BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

*B10. Significance: (Continued):

PHOTOGRAPHS



Photograph 1: View looking northwest at Cindy's Restaurant in Davis.



Photograph 2: View looking north at Cindy's Restaurant.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

*B10. Significance: (Continued):



Photograph 3: View looking north at front entry to the restaurant.



Photograph 4: View looking west at the entrance to the restaurant.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

*B10. Significance: (Continued):



Photograph 5: View looking west at north side of the restaurant.



Photograph 6: View looking south at the restaurant.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

*B10. Significance: (Continued):



Photograph 7: View looking southeast at the northwest elevation of the restaurant.



Photograph 8: View looking at the Cindy's Restaurant sign along Interstate 80.

BUILDING, STRUCTURE, AND OBJECT RECORD

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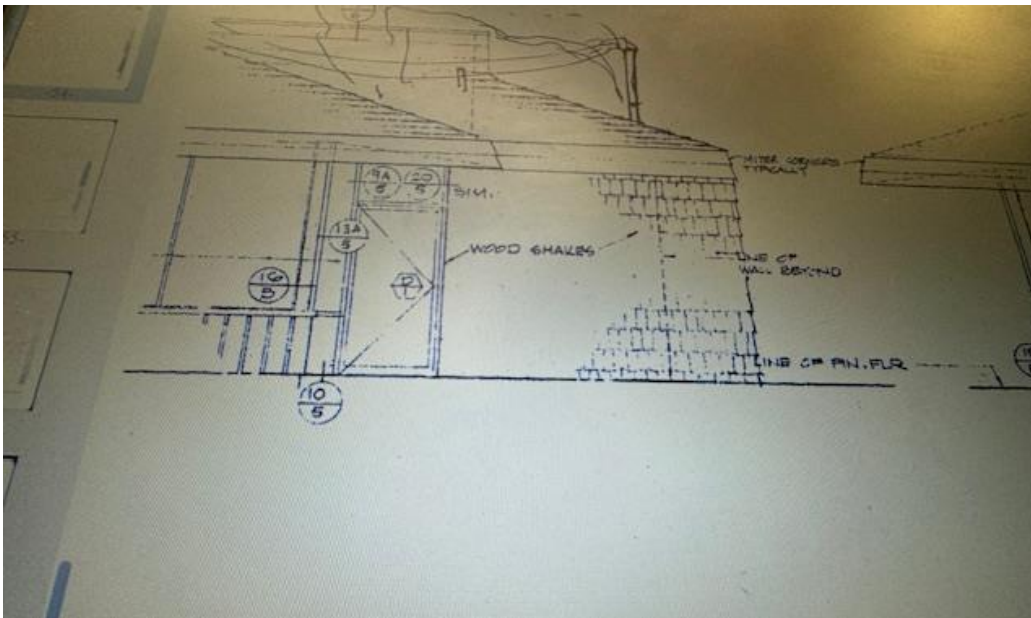
*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

*B10. Significance: (Continued):



Photograph 9: View looking at the interior of Cindy's Restaurant.



Photograph 10: View of a drawing of the original exterior wall treatment and roof clad with wood shakes.

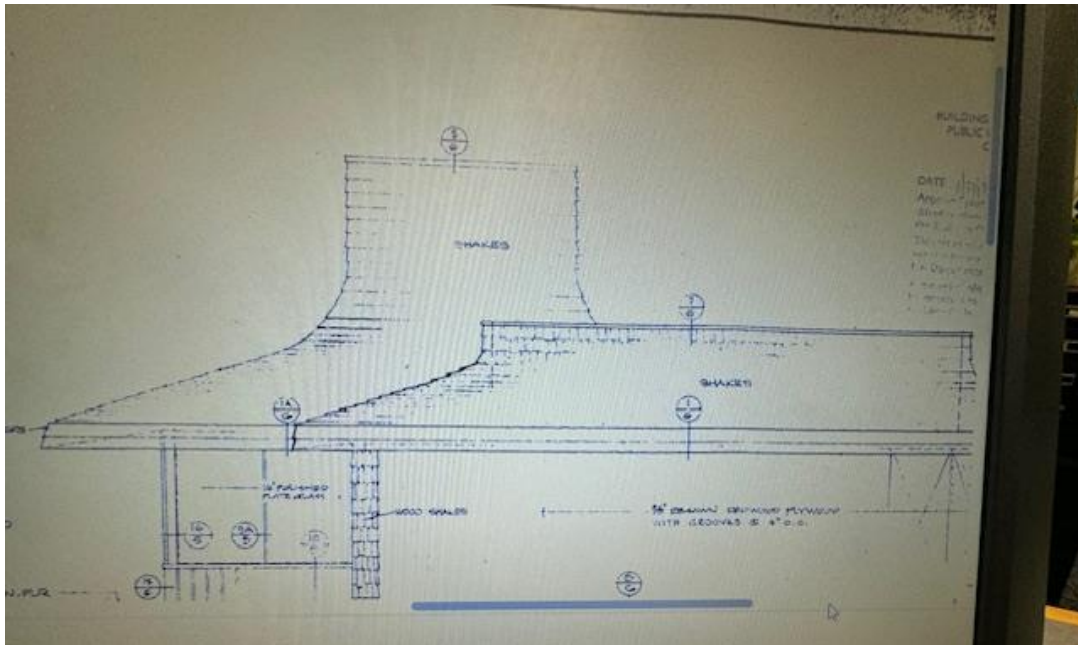
BUILDING, STRUCTURE, AND OBJECT RECORD

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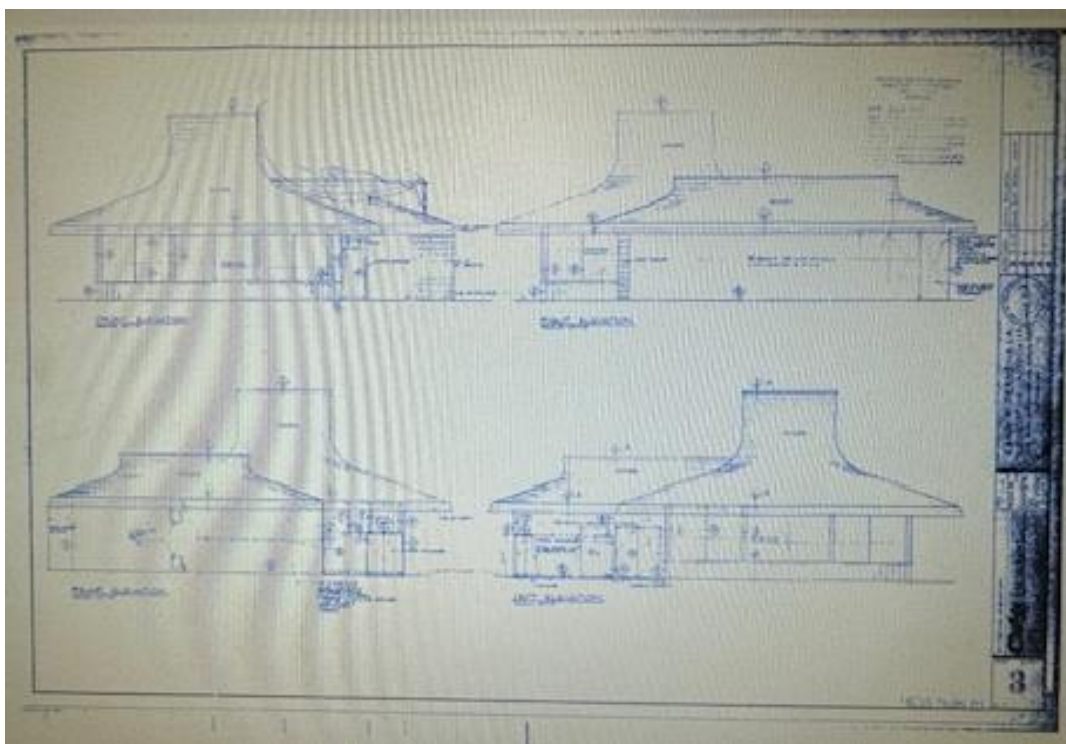
*Resource Name or #: (Assigned by recorder) Cindy's Restaurant

NRHP Status Code: 6Y

*B10. Significance: (Continued):



Photograph 11: View of a drawing of the original exterior wall treatment and roof clad with wood shakes.



Photograph 12: As-built elevation drawings for Cindy's Restaurant in Davis in 1973.



HISTORIC RESOURCE ASSOCIATES

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NATIONAL REGISTER NOMINATIONS • PRESERVATION PLANNING • HISTORIC INTERIORS

August 12, 2024

Muthana Ibrahim, Architect, AIA
President, M I Architects, Inc.
1801 Oakland Blvd, Suite 300
Walnut Creek, CA 94596

Re: Phase I Historical Resource Assessment Study of 4823 Chiles Road, Davis, Yolo County, California

Dear Mr. Ibrahim:

The purpose of this letter report is to provide a summary of findings and conclusions regarding the Phase I Historical Resource Assessment Study of 4823 Chiles Road, Davis, Yolo County, California, commonly known as Cindy's Restaurant/ Kow Thai Restaurant. Historic documents, including newspaper articles and building permit files, verify that construction of the restaurant was finalized by the City of Davis Planning Department on January 31, 1973.

The property is described as an irregular-shaped, wood-frame, single-story, hipped-roof restaurant encompassing 2,164 square feet of interior space. Character defining features of the restaurant include an exaggerated mansard style roof clad with asphalt shingles (originally clad with wood shakes); wide closed roof eaves that shadow the restaurants primary elevations on the south, east, and west; and large picture windows set in simple aluminum frames on the three primary elevations.

The interior appears to feature the original lounge upholstered bench style seating with a central division within the dining room characterized by a contemporary short wall of oak and stained-glass panels. The serving area and kitchen are on the north side of the dining area with what appears to be original seating against the long Formica countertop. In the center of the dining room is a truncated wood-lined opening leading towards the top of the central mansard or "hat-like" roof that once reportedly had a skylight but is now enclosed with wood. A geometric style overhang or drop ceiling flanks the top of the counters above the food serving area covered with drywall. The restaurant includes two bathrooms to the right of the entry door and the kitchen behind the wall adjacent to the countertop and serving area. The exterior of the restaurant is flanked by redwood trees on the west and a mature deciduous tree on the front. The east and north area of the parcel are paved with asphalt for parking. The Cindy's moniker sign is placed to the north of the parking area to be clearly visible from Interstate 80.

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The subject property reflects commercial development in east Davis, an area once owned by the Mace family, that was annexed into the city of Davis beginning in the 1960s through the 1970s. According Rich Rifkin, “In the late 1950s, when C. Bruce Mace decided to develop a golf course community on 400 acres of his farmland off County Road 104, the city of Davis was 3.5 miles away. Other than the freeway - then known as Highway 40 - there was nothing but farms in between” (Rifkin, Rich. “How Bruce Mace Shaped the Growth of Davis.” *Davis Enterprise*, November 11, 2014).

Based upon historic aerial photographs, in 1957 U.S. 40 ran east to west north of the subject parcel, but the interchange for Mace Boulevard across the highway had not as yet been built. The land where Cindy’s Restaurant was later constructed was primarily used for farming or ranching. By 1968, the interchange had just been completed creating the Mace Boulevard overpass, but construction had not occurred along Chiles Road east of Mace Boulevard. By the 1970s, Interstate 80 had been created and development at the intersection of Mace Boulevard and Chiles Road had occurred, including the construction of Cindy’s Restaurant in 1973. Sometime in the late-1980s, a Taco Bell restaurant was opened immediately to the west of Cindy’s (NETRonline Website. Historic Aerial Photographs. www.historicaerials.com. 1947-2024. Accessed August 2024).

The growth that was occurring along Mace Boulevard or east Davis garnered the attention of developers who believed both the freeway traffic and nearby residential neighborhoods would require services, including restaurants and gas stations. However, for residents of “Old Davis” the eastern suburbs played a secondary role in their daily lives, having numerous amenities in downtown Davis, particularly restaurants and diners. For example, Polk’s City of Davis telephone directory for 1970 lists 22 restaurants or diners in the old part of Davis (Polk’s Davis, Yolo County City Directory, 1970: 55). It is also unlikely that the majority of students and faculty at U.C. Davis regularly visited restaurants or accessed other services in east Davis. However, for residents of the Mace residential neighborhoods and motorists along Interstate 80, various services along Mace Boulevard and Chiles Road likely gained popularity due to ease of access and signage along the freeway.

Cindy’s Restaurant was clearly part of a spate of modern eateries that opened along the nation’s highways after World War II. Roadside architecture has garnered a great deal of interest over the past few decades. The most iconic of this form of architecture is often referred to as “Googie,” an architectural style that originated in Southern California in the late 1940s and reached its zenith in the 1950s and 1960s. It drew inspiration from the Space Age, atomic age, car culture, and the optimism and exuberance of the post-World War II era. Alan Hess, the author of *Googie: Fifties Coffeeshop Architecture*, traces Googie back to three Coffee Dan’s restaurants designed by the Modernist architect John Lautner in the early 1940s. Lautner selected vaults and glass walls with trusses and angles for his buildings to fit original, often unusual, concepts of space that he favored. Ultimately, Lautner designed “Googie’s” coffee shop at the corner of Sunset Boulevard and Crescent Heights in Los Angeles. The term “Googie” was later coined in a 1952 article in *House and Home* magazine, and the name Googie architecture stuck (Hess, Alan. *Googie: Fifties Coffeeshop Architecture*. Chronicle Books, 1986). In general, Googie architecture was unique, although by the late-1960s and clearly by the 1970s, fast-food chain restaurants surpassed the unique designs of previous years, ultimately leading to less imaginative standardized roadside architecture.

Several unique one-of-a-kind roadside restaurants or attractions in Yolo and Solano counties include the Milk Farm, built in 1939 and now demolished except for the sign or moniker and the Nut Tree in Dixon, also gone, developed from the 1920s-1960s. While the Milk Farm was not exactly Googie, it did exemplify unique roadside architecture of the 1940s and 1950s and had a long history of drawing motorists and residents from Davis to its doors.

Cindy's restaurants were reportedly designed by Victor Newlove and Armet & Davis Architects (Roadside Architecture Website. "Central and Northern California Chain Restaurants." www.roadarch.com. Accessed August 10, 2024). The firm was known for its Googie architecture designs in Southern California. However, a review of permit files from the City of Davis confirmed that the architect of record for the Davis Cindy's was David A. Deane, AIA, whose office appears to have been in Los Angeles, California. August A. Waegermann appears as signatory, while Robert Little & Company of San Francisco is listed as the owner. The building permit was finalized on January 1, 1973, and construction was completed by Phoenix Builders and General Contractors of San Francisco. The building cost was estimated to be \$60,000 and the building appears to be occupied sometime after August 1973. Historic research suggests that August E. Waegermann was the principal investor, owning other commercial properties with his wife in northern California (City of Davis, Permit Files, Davis, California).

In 1973-1974, Cindy's restaurant headquarters is listed as 1799 Hamilton Avenue, San Jose. On March 18, 1974, Cindy's ran advertisements in the *Sacramento Bee* that read: "Managers & Assistants for New Restaurant Chain with many locations" (*Sacramento Bee*, March 18, 1974). Apparently, the restaurant chain had planned to open another location in Turlock in circa 1974, although it is unclear whether the restaurant ever opened (*Modesto Bee*, May 1974). In 1975, a complaint was filed with the City of Davis Development Director that Cindy's Restaurant was having issues with its plumbing. At the time Mr. Michael E. Daniels is listed as the restaurant manager. While it appears Cindy's Restaurant began in San Jose, the restaurant chain does not appear to have been as successful as other similar restaurants or diners that developed during the late-1960s and 1970s. During the 1960s and 1970s, hundreds of independently-owned and corporate-owned fast-food eateries were opened throughout California, such as Denny's and Eppies. Competition for business was fierce during this period and finding willing franchises was equally challenging. While the exact number of surviving Cindy's restaurants that still exist is uncertain, it seems clear that the chain failed to sustain itself through the 1980s and 1990s and only a handful of restaurants were ultimately built.

In regards to David A. Deane, the architect who designed Cindy's Restaurant in Davis, a search of the American Institute of Architects (AIA) records found a David Alexis Deane, who was registered with the AIA beginning in 1972. A review of genealogical records suggest that David Alexis Deane immigrated to the United States in 1972 and lived at various addresses in Los Angeles through the 1990s. However, records suggest Deane is no longer active in California as an architect, and he does not appear to be an important architect either statewide, regionally, or in the greater Sacramento area.

Regarding later ownership of the property, based upon a lease agreement dated in 2002 and later on January 15, 2009, Cindy's Restaurant was owned by Marshall Mok and Kit Fong Leong Family Trusts and leased to James L. Hartwick, J. Scott and N. McArthur. In 2020, the restaurant was sold to the current owner, Tera Properties, LLC. In recent years, the restaurant was operated by Jerry Umnartyuti as Cindy's Restaurant and Kow Thai Restaurant, which included Thai food as part of the cuisine. In 2022, the lease on the restaurant was not renewed and the restaurant closed and has been vacant for a couple years.

Significance Assessment

The subject property was evaluated for the National Register of Historic Places (NRHP, California Register of Historic Resources (CRHR), as a City of Davis Landmark, and as a Merit Resource.

Is the property located at 4823 Chiles Road eligible for the NRHP? No.

Under NRHP Criteria A and B, the property is not associated with an event or events, or a person or persons of significance in the history of Davis. The subject property lies approximately three miles from Old Davis, an area annexed into the City during the late-1960s through the 1970s. The design of the building was carried out by a young architect from Los Angeles who is rather obscure in the literature associated with

important Modernist California architects, although it's unclear if Deane simply copied design plans provided by Cindy's corporate office. The original owner of the building and the general contractor were from the Bay Area and had no roots in Davis or Yolo County. A review of historic newspapers and other records did not reveal that the restaurant had an important affiliation with U.C. Davis, but it did attract individuals and families that lived in the Mace Boulevard neighborhoods during the mid-1970s-1980s to the present. In regards to NRHP Criterion C, the property has some diminished integrity of materials based upon as-built drawings of the property from 1973 that reveal a wood shake roof and wood shake wall cladding towards the front of the building, which appear to have been replaced with plywood siding. The subject property does not appear to be an important example of what is commonly referred to as "Googie" roadside commercial architecture. The building lacks many of the architectural elements that are emblematic of Googie architectural design, whose popularity began to decline in the 1970s with the advent of more mundane forms of architecture applied to chain or franchise style restaurants and diners, such as Taco Bell, A&W, Arby's, and Carl's Jr. The most interesting character defining feature of the building is the exaggerated mansard roof. However, this type of roof was not unique to Cindy's restaurants since it was introduced on A&W restaurants in the 1960s and was also used in less dramatic form by Taco Bell. No evidence exists to suggest that the property is eligible for the NRHP under Criterion D, for its scientific information potential.

Is the property located at 4823 Chiles Road eligible for CEQA and the CRHR? No.

Under CRHR Criteria 1 and 2, the property is not associated with an event or events, or a person or persons of significance in the history of Davis. The subject property lies approximately three miles from Old Davis, an area annexed into the City during the late-1960s through the 1970s. The design of the building was carried out by a young architect from Los Angeles who is rather obscure in the literature associated with important Modernist California architects. The original owner of the building and the general contractor were from the Bay Area and had no roots in Davis or Yolo County. A review of historic newspapers and other records did not reveal that the restaurant had an important affiliation with U.C. Davis, but it did attract individuals and families that lived in the Mace Boulevard neighborhoods during the 1980s to the present. In regards to CRHR Criterion 3, the property has some diminished integrity of materials based upon as built drawings of the property from 1973 that reveal a wood shake roof and wood shake wall cladding towards the front of the building, which has since been replaced. The subject property does not appear to be an important example of what is commonly referred to as "Googie" roadside architecture.

The building lacks many of the architectural elements that are emblematic of Googie architectural design, whose popularity began to decline in the 1970s with the advent of more mundane forms of architecture applied to chain or franchise style restaurants and diners, such as Taco Bell, A&W, Arby's, and Carl's Jr. The most interesting character defining feature of the building is the exaggerated mansard roof. However, this type of roof was not unique to Cindy's restaurants since it was introduced on A&W restaurants in the 1960s and was also used in less dramatic form by Taco Bell. No evidence exists to suggest that the property is eligible for the CRHR under Criterion 4, for its scientific information potential.

Is the property located at 4823 Chiles Road eligible as a City of Davis Historical Landmark? No.


The property located at 4823 Chiles Road is not eligible as a City of Davis Historical Landmark. A Davis Landmark property should be distinguishable as its own entity in respect to having made a "significant" contribution to the City of Davis, associated with the lives of person or persons of significance in the City, having a distinctive architectural style or method of construction without incremental additions or alterations, the work of a master, or having high artistic values. The property at 4823 Chiles Road, identified as Cindy's Restaurant, does not meet any of these standards. Finally, the property does not have the potential to yield archaeological information important in the study of history, prehistory, or human culture in Davis.

Is the property located at 4823 Chiles Road eligible as a City of Davis Merit Resource? No.

Under Criterion 1 and 2, the subject property is not associated with an event or events, or a person or persons of significance in the history of Davis. The subject property lies approximately three miles from Old Davis, an area annexed into the City during the late-1960s through the 1970s. The design of the building was carried out by a young architect from Los Angeles who is rather obscure in the literature associated with important Modernist California architects. The original owner of the building and the general contractor were from the Bay Area and had no roots in Davis or Yolo County. A review of historic newspapers and other records did not reveal that the restaurant had an important affiliation with U.C. Davis, but it did attract individuals and families that lived in the Mace Boulevard neighborhoods during the 1980s to the present. The property has some diminished integrity of materials based upon as-built drawings of the property from 1973 that reveal a wood shake roof and wood shake wall cladding towards the front of the building which has since been replaced. Under Criterion 3, the subject property does not appear to be an important example of what is commonly referred to as “Googie” roadside commercial architecture. The building lacks many of the architectural elements that are emblematic of Googie architectural design, whose popularity began to decline in the 1970s with the advent of more mundane forms of architecture applied to chain or franchise style restaurants and diners, such as Taco Bell, A&W, Arby’s, and Carl’s Jr. The most interesting character defining feature of the building is the exaggerated mansard roof. However, this type of roof was not unique to Cindy’s restaurants since it was introduced on A&W restaurants in the 1960s and was also used in less dramatic form by Taco Bell. No evidence exists to suggest that the property is eligible under Criterion 4, for its scientific information potential.

In summary, Cindy’s Restaurant does not appear to be a significant resource per the NRHP, CRHR, as a City of Davis Historical Landmark, or as a Merit Resource. The attached State of California Department of Parks and Recreation (DPR) 523 site records provide a detailed discussion of the property’s historic context, ownership, design, and findings. If you have any questions regarding this Phase I Historical Resource Assessment Study, please contact me.

Respectfully,

A handwritten signature in cursive script, reading "Dana E. Supernowicz", on a light-colored rectangular background.

Dana E. Supernowicz, M.A., RPA

Attachments: DPR 523A - Primary Record
DPR 523B - Building, Structure, and Object Record

Attachment 2

Todd Urick:

"Dear Davis Planning Dept,

I am writing concerning the property at 4823 Chiles Road, formerly "Cindy's Restaurant" which is on the agenda for the 7/24 meeting for the proposal of demolition.

The building is now over 50 years old which beckons the City to take a look at the historical qualities of the building and what cultural importance it may have had in the community.

The Cindy's building is now an extant example of 50-70s roadside Americana -- "coffee shop" or "family restaurant" architecture -- that was once ubiquitous along the Lincoln and Golden State Hwys. Examples of other mid century eateries that were once nearby along Interstate 80 were Eppies, Milk Farm, Coffee Tree, Nut Tree, Old Vacaville Dennys/Hideaway Lounge, Lou's Junction, Cordelia Junction Truck Diner, Rod's Hickory Pit. These have all been razed (Black Oak Restaurant, and Bill and Kathy's (aka "Panty Hose Junction") have closed down but have not been razed yet.

Cindy's has been a part of the lives of Davisites for multiple decades as the longest running restaurant under the same name in the City. Cumulatively, over generations, it may be one of the most identifiable fixtures to local denizens. Within the lobby of the restaurant used to be photographs of all the various wait staff and cooks, which were family to restaurant frequenters. Its roof is an iconic fixture of some 60's and 70's restaurants. The Coffee Tree Vacaville, designed by the boutique architecture firm Dreyfuss & Black (which received an architectural award) had a similar roof.

It is understood that Davis' preservation ordinance traditionally has been exercised with buildings from the early half of the last century. But I think it is time to think about preservation of mid-century and later commercial buildings, who continually get short shrifted as kitschy, utilitarian, or unmaintained. I find it unfortunate that historians really don't care about maintaining at least some key fixtures from mid-century or later aesthetic as living reminders of what is unique to this community. Relegating historical significance to crafted structures only like Victorian mansions is subjective. Sutter's Fort or The Alamo are aesthetically underwhelming, but echo important stories about a certain time in history.

In another ten or twenty years the 1950-70s indoor shopping mall, which acted as the town square of its day, might have few living examples. A mall might be the most significant cultural building in an area, but we think about them the same way as urban renewal was applied to clearing pesky, decaying sections of downtown in the 1950s. I proffer that there is an inconsistency in grading what should be saved. If, say, 70% of Davis was developed post War World II, does

that mean 70% of the city is perennially ahistoric? There are unique elements of the boomer era worth saving, like the roundhouse at Chestnut Park, or the "Auto Washette" sign that used to be at 5th and L Streets.

The Yolo-Solano area has lost significant history with the demolition of Nut Tree and Milk Farm. Vacaville has lost its identity as a preeminent family travel stop with the removal of the Nut Tree/Coffee Tree. People are still bitter about this scrapping of history over two decades later. Every exit is now the same thing -- McDonalds, Taco Bell, Starbucks, etc. Most of Davis looks like a boring suburb that could be anywhere in America, but these small hole-in-the-wall drive-ins similar to the former Redrum Burger are finally being recognized for their cultural relevance and tourism value in certain places. When someone from out of town visits Davis, and you want to take them to some place that is "longstanding Davis", it is modest but Davis-defining places like Symposium, Froggy's, or Cindy's that differentiate Davis from other conglomerations of subdivisions built off I-80. But there are few of these places left. These destinations add an often hard-to-quantify dimension of quality of life.

I do not think it would be burdensome to pause on the issue of demolition of Cindy's citing City of Davis Municipal Code Article 40.23 and CEQA. The City should inquire with the developer of the proposed Chipotle that is superseding the Cindy's structure if they could incorporate Cindy's dining room into the Chipotle restaurant design, in addition to saving the iconic Cindy's sign adjacent to I-80. The prospective Chipotle building would likely just be a modern utilitarian box. The architectural diversity and element of history could be maintained in this option.

Thank you for your time on this matter."

Melissa Bain:

"Good afternoon

I am writing in support of demolition of the old Cindy's restaurant, to make way for the building of a new Chipotle restaurant. Living in south Davis and seeing the blight of this abandoned place is disheartening to say the least. I understand that there are people who wish to preserve a perceived historical significance of this place. If this is the case, these supporters should be required to purchase the land, rehabilitate it to a functioning building, and maintain it in good condition with a viable restaurant.

Thank you and have a nice day
Melissa Bain"