



# Nishi Gateway Project Historic Resources Survey and Evaluation Report

April 2015



PREPARED FOR:





# **Nishi Gateway Project**

## **Historic Resources Survey and Evaluation Report**

**PREPARED FOR:**

City of Davis

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## ACRONYMS AND ABBREVIATIONS

|        |  |
|--------|--|
| Ascent | Ascent Environmental Inc.                          |
| CHRIS  | California Historical Resources Information System |
| CEQA   | California Environmental Quality Act               |
| CRHR   | California Register of Historical Resources        |
| DPR    | Department of Parks and Recreation                 |
| NRHP   | National Register of Historic Places               |
| NWIC   | Northwest Information Center                       |
| EIR    | environmental impact report                        |
| UPRR   | Union Pacific Railroad                             |
| I-80   | Interstate 80                                      |
| sf     | square feet  |
| R&D    | research and development                           |
| WWII   | World War II                                       |

# 1 INTRODUCTION

This report documents Ascent Environmental Inc.'s (Ascent) evaluation of the historical significance of the historic-age buildings on the Nishi Gateway Project site in Davis, Yolo County, California. This evaluation has been prepared in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5[b] and [c]. The buildings were evaluated to determine whether they appear to meet the criteria for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or as a City of Davis Designated Historical Resource. This report was prepared by Alta Cunningham, M.A., Architectural Historian, who meets the requirements of Qualified Professionals as set forth by the Secretary of Interior.

The City of Davis, as the Lead Agency under CEQA, is currently preparing an environmental impact report (EIR) for the Nishi Gateway Project (proposed project).

## 1.1 PROJECT LOCATION

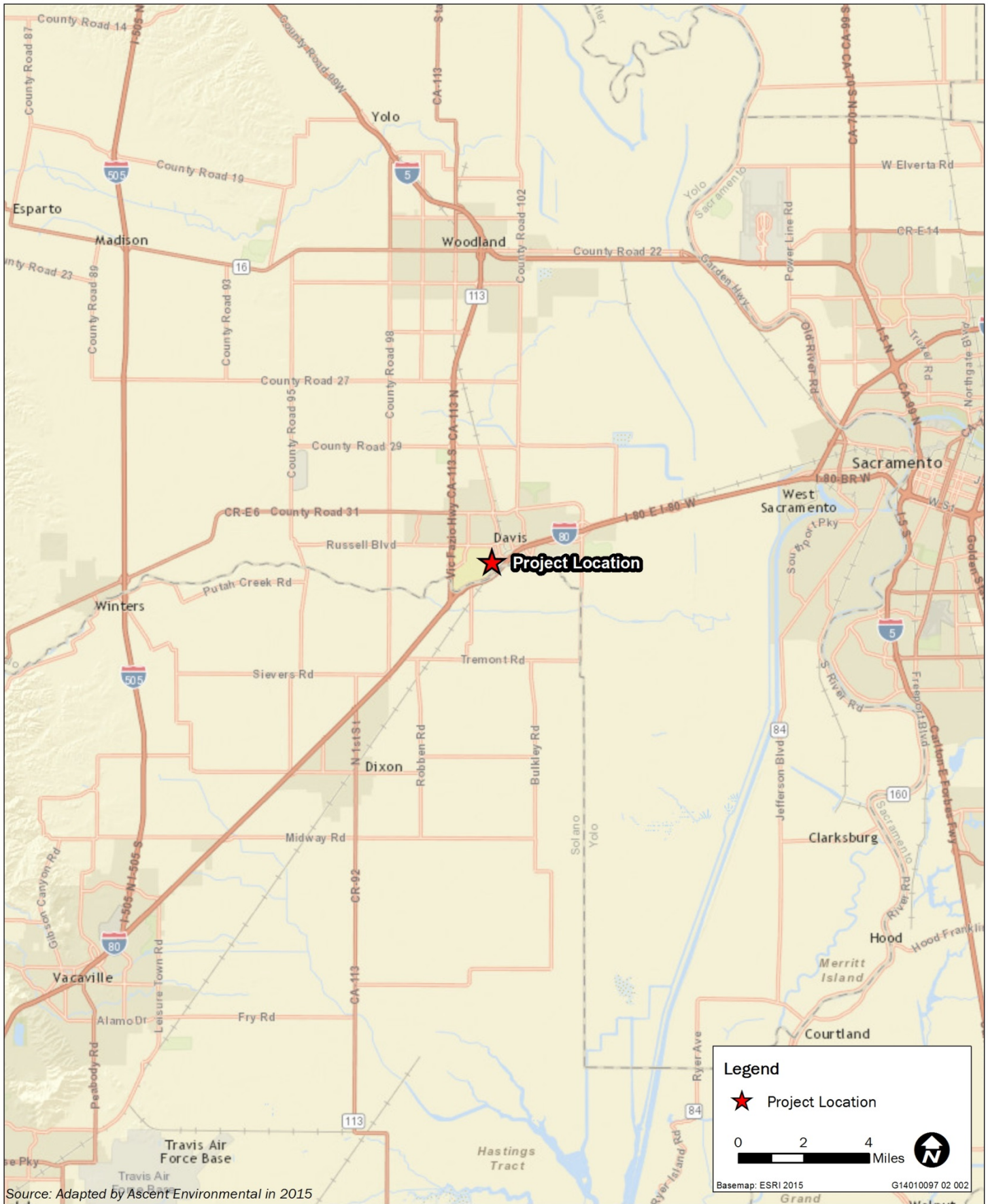
The City of Davis is located eleven miles west of the City of Sacramento, in Yolo County, California. The proposed project site is comprised of two distinctly separate areas; one within the City of Davis and the other immediately west of the City of Davis city limits. The project site totals 57.7 acres and is separated from downtown Davis and the UC Davis university campus by the existing Union Pacific Railroad (UPRR) track (see Exhibit 1). The first area (hereafter referred to as the Nishi site), adjacent and west of the city limits is approximately 46.9 acres in size. The Nishi site is bounded by the UPRR track and UC Davis Campus to the northwest, Putah Creek to the northeast, and Interstate 80 (I-80) to the south. The second area (hereafter referred to as West Olive Drive) is approximately 10.8 acres in size and within the city limits. West Olive Drive is bounded by Richards Boulevard to the northeast, the I-80/Richards Boulevard interchange to the southeast, Putah Creek to the southwest, and the existing railroad to the northwest.

## 1.2 PROJECT DESCRIPTION AND BACKGROUND

The proposed project is comprised of two primary components: first, the development of the Nishi site with a mixed-use community that will provide roadway connections to the City of Davis and UC Davis; second, the rezoning of West Olive Drive to allow for redevelopment of parcels within West Olive Drive. Development of the Nishi site would allow for up to 650 residential units, 325,000 square feet (sf) of Research and Development (R&D), and 20,000 sf of retail space. While no new development is currently proposed as part of this project within West Olive Drive, rezoning of the area would allow for redevelopment to occur.







Source: Adapted by Ascent Environmental in 2015



### Proposed Development (Nishi Site only)

Pursuant to Davis Municipal Code, Article 40.22, Planned Development District, the preliminary application for a P-D District must include a preliminary development plan, containing basic information regarding proposed land uses, parks, street layout, required facilities (water, sewer, drainage), etc. The following section describes the preliminary planned development proposed for the Nishi site.

The Nishi property would include up to 650 residential units, 325,000 square feet (sf) of office / research and development (R&D) space, and 20,000 sf of accessory retail and related commercial uses, with a variety of lot sizes and building floor plates (see Table 1).

| <b>Table 1 Nishi Project Land Use and Site Program Summary</b> |         |   |               |                        |                        |
|--|---------|---|---------------|------------------------|------------------------|
| Land Use Type  | Acreage | Total Units   | Density       | Bicycle Parking Spaces | Vehicle Parking Spaces |
| Residential: Multi-family Rental                               | 6.9     | 440 units   | 60-66 du/acre | 840                    | 795                    |
| Residential: Multi-family For Sale                             | 4.1     | 210 units   | 60 du/acre    | 420                    | 315                    |
| Research and Development (R&D)                                 | 6.0     | 325,000 sq ft.  | .45-1.1 FAR   | 650                    | 820                    |
| Surface Parking <sup>1</sup>                                   | 13.1    | -   |               | -                      | -                      |
| Retail <sup>2</sup>  | -       | 20,000 sq. ft.  |               | -                      | -                      |
| Roads  | 3.0     | -   |               | -                      | -                      |
| Creek  | 3.3     | -   |               | -                      | -                      |
| Parks and Greenway   | 6.5     | -   |               | -                      | -                      |
| Stormwater Detention   | 4.0     |   |               |                        |                        |
| Total <sup>3</sup>   | 46.9    | 650 residential units<br>325,000 sq. ft. R&D<br>20,000 sq. ft. retail |               | 1,910                  | 1,930                  |

Source: MIG 2014, prepared by Ascent Environmental 2014.

Notes: FAR = floor area ratio; du = dwelling units; du/acre = dwelling units per acre; sq. ft. = square feet.

<sup>1</sup> Surface Parking includes a large parking lot at the southern end of the site, small lots northwest of housing within an existing utility easement bordering the Amtrak line, and smaller lots east of R&D uses along I-80, partially within an existing utility easement.

<sup>2</sup> Retail uses to be located within proposed Residential or R&D buildings, and thus separate parking is not assumed to be required.

<sup>3</sup> While not proposed at this time, the site could potentially accommodate an extended-stay hotel, which would be subject to subsequent market assessment and discretionary City review and approval with performance standards.

As shown in Table 1, approximately 650 multifamily residential units would be constructed on 11.0 acres, including approximately 210 for-sale multi-family building units on 4.1 acres, and 440 rental units with approximately 990 beds on 6.9 acres. The for-sale units would conceptually be located within two structures (a five to six -story U-shaped building and a five to six-story L-shaped structure) located in the northern portion of the site. The two for-sale unit buildings would be separated by a park and multi-use trail. The proposed rental units would be located immediately to the southwest of the for-sale units, in one of two four-to-six-story structures located across from the existing Solano Park (UC Davis) housing development. In addition to the public recreational space to be provided on-site, some rooftop patios or greenspace is being considered.

Proposed housing products (rental and for-sale) could serve as workforce housing in support of on-site or campus-related employment opportunities, with a corresponding range of unit sizes for varying household

sizes, incomes, and lifestyles. The rental units could potentially serve as student housing. While not proposed at this time, the project site could potentially accommodate an extended-stay hotel, which would be subject to subsequent market assessment and discretionary review with performance standards. Because this component is not part of the current proposal, subsequent or supplemental environmental analysis would be required prior to approval of development of this use type within the project site.

As noted above, employment-generating R&D uses would include approximately 325,000 square feet in a series of commercial buildings on approximately 11.1 total acres, including 5.1 acres of adjacent surface parking lots, or 6.0 net acres, not including the adjacent surface parking lots. The conceptual site plan shows these uses located in four linear structures within the eastern and southern portions of the Nishi site, closer to I-80. Building heights would likely be a combination of two and three stories.

Proposed office / research and development buildings would be complementary to UC Davis research facilities, and could serve as incubator space for local start-ups, technology-related, or other research and development (R&D)-related businesses. Within the planned 325,000 sf of office/R&D uses, the following use types would be allowed:

- ▲ High-technology offices (e.g. small incubation spaces, mid-size offices, corporate headquarters);
- ▲ Flexible spaces (large floor plate buildings to house large research equipment);
- ▲ Research laboratories;
- ▲ Support service offices (e.g. paralegal services, financial investor offices); and
- ▲ Professional and administrative offices.

With respect to the accessory retail and related commercial uses (up to 20,000 sf) proposed within the Nishi site, these proposed uses would be intended to provide supporting retail/restaurant opportunities for the proposed residential and R&D space, rather than compete with downtown Davis businesses. These uses may include, but are not limited to:

- ▲ Restaurants, cafes, bakeries (including indoor and outdoor seating areas);
- ▲ Employee service establishments (i.e. printing and copying shops, drycleaners, photographic services, beauty salons);
- ▲ Daycare, nursery school, commercial recreation; and,
- ▲ Bike rentals and repairs.

The Nishi site would also include various recreational and other landscape areas designed for public use, including 13.8 acres of parks and greenways, low-impact stormwater management areas, and Putah Creek. Development of the Nishi site would provide additional landscaping and public amenities adjacent to the recreational and open space amenities of the Putah Creek Parkway.

## **REZONING (WEST OLIVE DRIVE ONLY)**

The 10.8-acre West Olive Drive is currently zoned for Commercial Service and Parks/Recreation uses under the Gateway/Olive Drive Specific Plan, which was adopted by the City of Davis in 1996 and amended in 2002. The proposed project includes a rezoning to Planned Development (P-D). As noted above, this zoning designation allows for project-specific regulations to enable a diverse mix of uses that promote the project vision, goals, and policies. Combined with the proposed new land use designation for West Olive Drive, the City anticipates that approximately 55,000 net new sf of commercial uses may occur within West Olive Drive through redevelopment interest. However, as noted above, no development is currently proposed within West Olive Drive as part of the project, and, as a result, the potential increase in square footage will be assessed at a programmatic level within the EIR. The proposed Embassy Suites development project that is currently under consideration by the City is a separately planned project and will not be included as part of the proposed project. It will, however, be included as part of the assessment of cumulative impacts.

Proposed land uses are likely to include office, commercial service, and small-scale neighborhood-serving uses. This EIR will assume approximately 55,000 square feet of net new development, likely in two- or three-story buildings, based on allowable floor-area ratios.

Parks and Green space would be provided through the existing Putah Creek Parkway. Private landscape areas would be required per city standards as properties are redeveloped. This EIR will analyze potential impacts on trees within the Olive Drive right-of-way.

The main circulation route will continue to be West Olive Drive, including any improvements proposed to provide access to the Nishi site. Some of the parcels in the area do not have sidewalk improvements. Streetscape improvements will be required as a condition of future redevelopment, as it occurs over time. Redeveloped properties will be expected to provide on-site parking in accordance with City standards.

Municipal utilities, including water and wastewater, are present on-site. The City of Davis maintains a storm drain pipe network in the project vicinity, which discharges to the Putah Creek Basin. Two existing catchment basins detain flows within West Olive Drive prior to discharge into the Putah Creek Basin.

### 1.2.1 Project Objectives

The City/applicant proposes to achieve the following objectives:

1. Optimize an underutilized infill location within and adjacent to the City of Davis.
2. Contribute to the overall character and livability of the surrounding neighborhood and UC Davis by facilitating the reuse of property in a manner that enhances the visibility and aesthetic appeal of the City from Richards Boulevard, UPRR, and I-80 and circulation within the City and to UC Davis.
3. Develop a mixed-use project with an array of dense, efficient, urban housing types and land for business opportunities.
4. Provide additional housing near existing mobility infrastructure to reduce vehicle trips, vehicle miles travelled, and parking demand;
5. Provide housing density adjacent to the downtown area of the City of Davis to reduce vehicle trips, vehicle miles travelled, and parking demand within the downtown area;
6. Provide customers to support the downtown area of the City of Davis and increased sales tax revenue;
7. Provide alternative access to UC Davis to minimize congestion along Richards Boulevard at the UPRR undercrossing and at the intersection of Richards Boulevard and 1<sup>st</sup> Street.
8. Minimize impacts to on-site environmental resources, including onsite vegetation, potentially historic structures along West Olive Drive, and Putah Creek;
9. Accommodate high-skilled technology-related jobs that allow a greater number of Davis residents to live and work in the community;
10. Provide energy-efficient building design, low-water use indoor and outdoor design, and high-quality construction by incorporating national and/or local sustainable design practices;
11. Promote flexibility in project design and implementation to respond to market demand, through phasing of construction, and offering a variety of building types; and

12. Collaborate with UC Davis and others to capture startup businesses and growing mid-to-large size companies, reducing the loss of intellectual capital and revenue through out-migration.

### 1.3 PROJECT AREA

As described previously, the proposed project is composed of two distinctly separate but adjoining areas, the Nishi site and West Olive Drive. The Nishi site totals 46.9 acres; comprised of 5 remnant properties ranging in size from 1.7 to 19.07 acres. The remnant properties were created by UPRR, the old highway and the new highway alignment which was completed in 1974. The old highway which was demolished, and the land reclaimed, totals 9.94 acres of the subject property. The property was owned by G.C Griggs in 1870 as part of 450 acre orchard operation. By 1929 the property was owned by the Oeste Family until 1955 when it was sold to John Nishi and family. The land was acquired from the Nishi family in 2005 by the current owner/applicant- Nishi Gateway LLC. There was a farm complex consisting of 1 residence and 6 outbuildings in various states of disrepair and vandalized which were demolished for liability reasons with permit from Yolo County in 2007. For the past 2 years, the majority of the property has grown unirrigated winter wheat. There are no permanent structures on this portion of the project site, therefore it is not included in this evaluation.

West Olive Drive is currently developed into a mix of light industrial, office, commercial and commercial recreation uses. The parcelization pattern is somewhat awkward as is the current circulation and parking arrangements (Exhibit 2). However, it is mostly built-out with room for revitalization, expansion and improvement of public spaces. West Olive Drive is comprised of numerous parcels (APNs 070-270-002 through 070-270-013). Parcels within the West Olive Drive portion of the project site are zoned for commercial services uses through the Gateway / Olive Drive Specific Plan. The land use designation for the entire West Olive Drive is Commercial Service with the exception of Putah Creek, which is designated as Parks/Recreation.

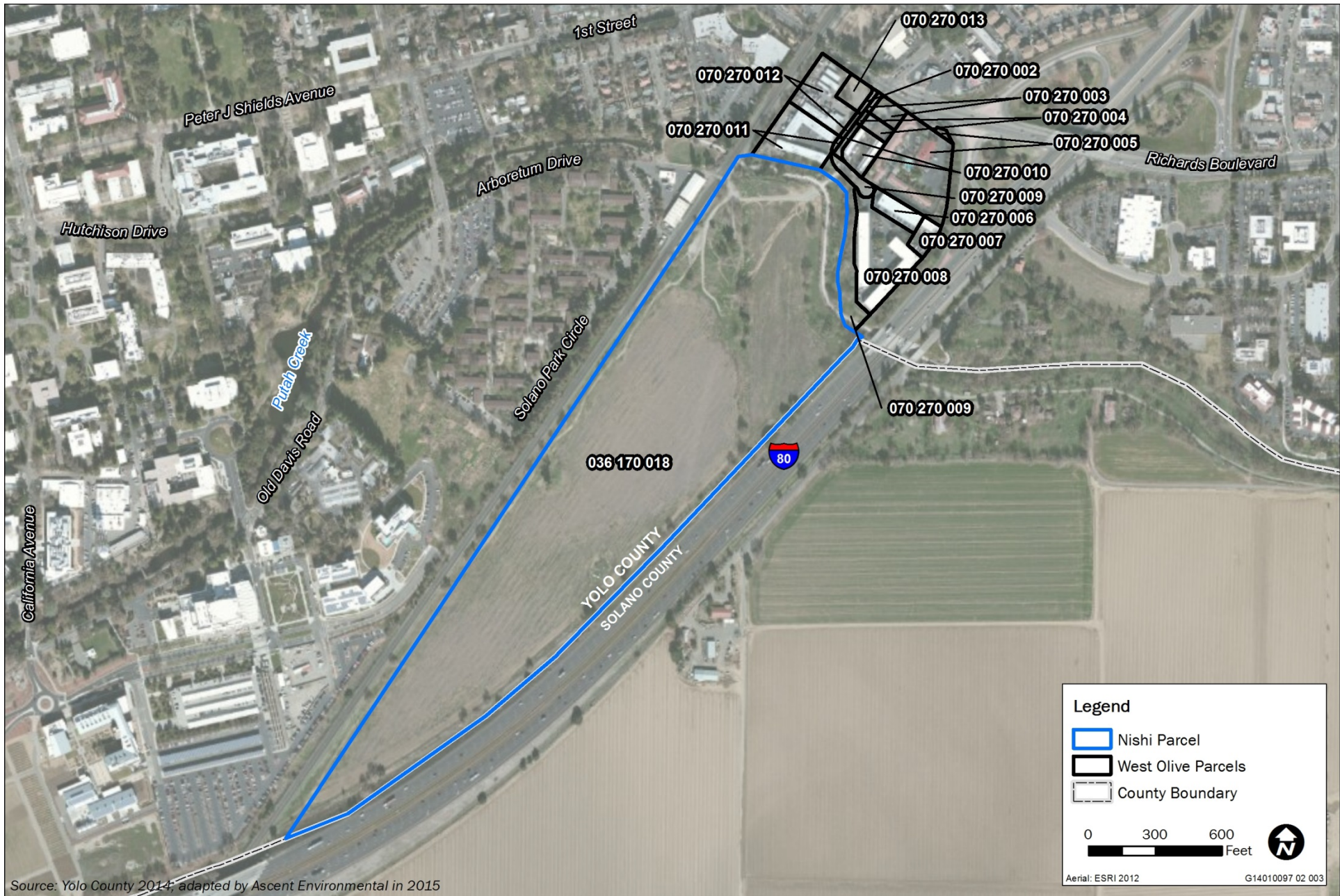


Exhibit 2

Project Location







## 2 HISTORICAL OVERVIEW

The primary sources of information used to prepare this section include the *City of Davis Cultural Resources Inventory and Context Statement* (City of Davis 1996), the *Central Davis Historic Conservation District Historical Resources Survey* (City of Davis 2005), the *National Register of Historic Places Nomination Form for the Davis Subway* (National Register of Historic Places 1998), and *Davis Radical Changes, Deep Constants* by John Lofland (2004).

### 2.1 EARLY SETTLEMENT

The area that comprises the City of Davis was first settled by Jerome C. Davis in the early 1850s. Davis paid his father-in-law, Colonel Joseph Chiles, four thousand dollars for 3,000 acres north of Putah Creek in 1854. The transfer included all stock and improvements upon the lands. By 1856, Davis had 8,000 acres of land, 1,000 of which were enclosed. Davis irrigated portions of his land by pumping water from Putah Creek with a steam engine. By 1864, his ranch totaled about 13,000 acres, with 8,000 acres fenced, wherein he herded livestock and grew wheat, peaches, and grapes.

Jerome Davis sold 3,000 acres to the California Pacific Railroad in 1867. Soon after the sale, the five directors of the California Pacific Railroad became the founders of Davisville. They formed the Davisville Land Company and began selling lots. The town was originally 32 blocks and was bounded by what are the present day streets of First, B, Fifth and J. The community of Davisville grew quickly and became the commercial center for the surrounding ranch lands; by 1900 Davisville had 700 residents.

### 2.2 CITY OF DAVIS

Agricultural development continued over the next few decades and in 1905 the state legislature authorized the establishment of the University Farm, which offered courses in farming techniques for men and boys. The name Davisville persisted until 1907 when the first buildings for the University were constructed and the post office name was shortened to Davis. The city was incorporated in 1917.

In 1922, the school was officially organized as a branch of the College of Agriculture of the University of California at Berkeley. During World War II (WWII) the Western Signal Corp established a school on the University campus and from 1943-1945 the University suspended regular classes as a part of war-time effort. The end of World War II brought a resumption of University classes and enrollment expanded from 500 in the 1930s to 1200 at the end of World War II. More classes were added and a College of Letters and Science organized in 1951. In 1959, Davis was authorized as a general campus of the University of California. Between 1940 and 1950 the population of the city doubled from 1,700 to 3,600, and by 1960 it had more than doubled again to 8,900, driven largely by the University expansion. By the 1970s the University had over 12,000 students, growth that created faculty and staff employment, and generated businesses related to research and development tied to the University.

The University expansion and the accompanying population growth were accompanied by a vast expansion of commercial facilities in the downtown, as well as in new suburban neighborhoods. In 1945 the City of Davis occupied less than one half square mile. By 1970, 50 areas were annexed into the City, and Davis grew to encompass over 6 square miles. Commercial enterprise expanded well outside the traditional two to three block area of the "downtown" into areas that had previously been exclusively residential.

## 2.3 TRANSPORTATION

### 2.3.1 Railroad

The California Pacific Railroad Company was incorporated in January of 1865. (The Central Pacific Railroad took over the old California Pacific lines in 1871, after which control was taken over by the Southern Pacific in 1886, and has now been taken over by UPRR in 1996.) One of the primary routes developed by California Pacific was the Vallejo to Davisville line. Construction of the first Davisville depot began in July of 1868 and service to Davisville opened on August 24th. By 1870, through service was offered into Sacramento along this line. The choice of Sacramento as the end point of the trans-continental railroad secured neighboring Davisville stops on important connecting lines.

Prior to the completion of rail service to Davisville, settlers living in isolated areas were served by stage lines, riverboats, Pony Express riders and telegraph. Davisville residents welcomed the railroad as the solution to their increased transportation problems. The impact of railroad service to Davis was seen and felt almost immediately. The economic benefit was great and contributed to merchant decisions to expand businesses and agricultural expansions in the area because of increased ease with which farmers could transport produce and livestock. The railroad traffic through Davis peaked during World War II with the transport of men and materials.

The present Southern Pacific Depot was completed in 1914 and replaced the original depot. Southern Pacific officials decided to follow a precedent established a few years earlier by the Santa Fe Railroad and designed the 1914 station in the Mission Revival Style. The NRHP-listed building still services commuters to Sacramento and San Francisco.

### 2.3.2 The Lincoln Highway and State Route 6

The 1915 opening of the Lincoln Highway established a continuous transcontinental automobile highway essentially allowing motorists to travel from New York City to San Francisco along one route. Although the road was rough, and the primary means of long distance travel was still by railroad, the establishment of a national highway system encouraged the automobile industry. The original 1915 route of the Lincoln Highway jogged south from Sacramento to Stockton and entered Oakland from the southwest. The roadway had been designed this way to accommodate the many channels and tributaries of the San Francisco Bay. The Yolo Basin, located northeast of Davis, flooded for six to eight months out of the year, which prevented vehicular traffic from passing from the west to the east side of the valley for all but a few months of the year in the summer and fall. With the completion of the Yolo Causeway west of Sacramento in 1916 and the Carquinez Bridge near Vallejo in 1927, more direct routes from Sacramento to Oakland were opened up, following closely to what is the route of present day I-80.

In 1915, the State of California also proposed to build a new highway through Davis. The proposed road, State Route 6, was part of the state system of highways associated with the Lincoln Highway. As State Route 6 approached Davis from the east, the highway paralleled the railroad tracks on the south side down what is now Olive Drive, then swung west under the newly constructed underpass at Richards Boulevard—now listed on the National Register of Historic Places—and proceeded west along Front Street (now First Street) to Ash Street (now B Street). The state highway continued north on B to 5th Street (Russell Boulevard), then turned west on Russell Boulevard to Cactus Comers (now Pedrick Road) where it connected with State Route 7 that traversed the west side of the Sacramento Valley. The road offered motorists an improved route from Sacramento toward Vallejo. Portions of the state highway were also considered parts of the Lincoln Highway.

## 2.4 WEST OLIVE DRIVE AREA

Development of the West Olive Drive area did not begin until the 1950s, during massive post-WWII and University growth. The east side of Olive Drive had developed earlier, with Slatters Motor Court (1927), a gas station, and a grocery store. Because the area was immediately adjacent to State Route 6 and the Lincoln Highway, development was primarily highway commercial. The Davis Motel was the first building to be constructed in 1951 (Figure 1). Three rectangular buildings are located immediately west of the motel, however those buildings were demolished by 1964 (Figure 2). More highway commercial businesses quickly followed in the 1960s. Sno-White restaurant was constructed in 1962 (later became Ju-Ju's, then Murder Burger in 1986 which was renamed Redrum Burger in 2001), the building now known as Caffè Italia was constructed in 1963, and Napa Auto Parts was built in 1964.



Figure 1. 1952 aerial showing the Davis Motel



Figure 2. 1964 aerial also showing Redrum Burger (left) and Caffè Italia (on the right)

### 3 REGULATORY SETTING

#### 3.1 NATIONAL REGISTER OF HISTORIC PLACES

To qualify for listing in the NRHP, a property generally must be 50 years old, although properties less than 50 years old may qualify if they display exceptional historic significance. More specifically, the property must represent a significant theme or pattern in history, architecture, archaeology, engineering, or culture at the national, state, or local level. To qualify for listing, a property must meet one or more of the NRHP criteria for evaluation, defined at 36 Code of Federal Regulations 60.4 and excerpted below.

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures and objects 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 value, 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.

## 3.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES

California Code of Regulations Title 14, Section 4852 addresses the types of historical resources and criteria for listing in the CRHR. The criteria for listing historical resources in the California Register are consistent with those developed by the National Park Service for listing historical resources in the National Register, but have been modified for state use to include a range of historical resources that better reflect the history of California. Only resources that meet the criteria as set out below may be listed in or formally determined eligible for listing in the California Register.

Types of resources eligible for nomination:

- (1) **Building.** A resource, such as a house, barn, church, factory, hotel, or similar structure created principally to shelter or assist in carrying out any form of human activity. “Building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn;
- (2) **Site.** A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historical, cultural, or archeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event, and if no buildings, structures, or objects marked it at that time. Examples of such sites are trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs;
- (3) **Structure.** The term “structure” is used to describe a construction made for a functional purpose rather than creating human shelter. Examples of structures include mines, bridges, and tunnels;
- (4) **Object.** The term “object” is used to describe those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed, as opposed to a building or a structure. Although it may be movable by nature or design, an object is associated with a specific setting or environment. Objects should be in a setting appropriate to their significant historic use, role, or character. Objects that are relocated to a museum are not eligible for listing in the California Register. Examples of objects include fountains, monuments, maritime resources, sculptures, and boundary markers; and
- (5) **Historic district.** Historic districts are unified geographic entities that contain a concentration of historic buildings, structures, objects, or sites united historically, culturally, or architecturally. Historic districts are defined by precise geographic boundaries. Therefore, districts with unusual boundaries require a description of what lies immediately outside the area, in order to define the edge of the district and to explain the exclusion of adjoining areas. The district must meet at least one of the criteria for significance discussed in Section 4852 (b)(1)-(4) of this chapter.

## 3.3 CITY OF DAVIS MUNICIPAL CODE

The purpose of the City of Davis Municipal Code 40.23.0, Historical Resources is to promote the general welfare by providing for the identification, designation, protection, enhancement, perpetuation, and use of

historical resources including improvements, buildings, structures, objects, signs, features, sites, cultural landscapes, places, and areas within the city that reflect special elements of the city's historical, architectural, archaeological, cultural, or aesthetic heritage for the following reasons:

- (a) To encourage public knowledge, understanding, appreciation, and use of the city's past;
- (b) To foster civic pride in the beauty and character of the city and in the accomplishments of its past;
- (c) To enhance the visual character of the city by encouraging new design and construction that complement the city's historical resources;
- (d) To increase the economic benefits of historic preservation to the city and its inhabitants;
- (e) To protect property values within the city;
- (f) To identify as early as possible and resolve conflicts between the preservation of historical resources/districts and alternative land uses; and
- (g) To conserve valuable material and energy resources by ongoing use and maintenance of the existing built and natural environment. (Ord. No. 2124 Amended 05/21/2003; Ord. No. 1270, § 2 (part); Ord. No. 1784, § 1 (part).)

Section 8.19.040 of the Davis Municipal Code requires that demolition of all structures built 50 or more years from the date of demolition application submittal shall be subject to Article 40.23 of Chapter 40 of the Davis Municipal Code and the following:

- (a) If the property is a resource in accordance with the *Historic Resources Management Ordinance*, demolition review shall be subject to the provisions of Article 40.23 of this Code.
- (b) If a demolition permit application is received and the property is not designated under Article 40.23 of this Code, city staff shall have a maximum of thirty days to determine if the structure should be considered for *historic* designation consistent with the standards established in Article 40.23 of the Davis Municipal Code. A notice of application for demolition shall be posted in a prominent location on the site, mailed to all property owners of record within five hundred feet of the site, and notice shall be posted in the local newspaper providing contact information for the applicant and/or property owner for a minimum of fourteen days contiguous with the start of the thirty-day review period. The city shall make a determination whether or not to issue a demolition permit within this thirty-day period based on the potential *historic* value of the property in accordance with the criteria established in Article 40.23 of this Code. If the building is deemed to have a potential *historic* value, the city shall have, at its discretion, a maximum of ninety additional days to complete all necessary hearings to determine whether the property should be designated as a resource consistent with Article 40.23 of this Code. If, after review, the building is not designated as a *historic* resource, a demolition permit shall be issued.
- (c) While the jurisdiction of the historical resources management commission is limited under this section of Article 8.19 to those properties that are fifty years old or more for which a demolition permit is sought, nothing herein should be construed to prevent the designation of properties as historical resources that are less than fifty years old; provided, that said designation is made pursuant to the requirements of Article 40.23, and is consistent with the requirements of federal and state cultural resources law for properties of exceptional significance. (Ord. 2125 § 4, 2003; Ord. 2165 § 10, 2005; Ord. 2433 § 3, 2014)

### 3.4 CITY OF DAVIS HISTORICAL RESOURCES MANAGEMENT COMMISSION

The City of Davis Historical Resources Management Commission identifies two levels of historic resources for the local Davis Register, Landmarks and Merit Resources.

#### LANDMARKS

“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.

## MERIT RESOURCES

“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.

## 4 RESEARCH METHODS

### 4.1 NWIC RECORDS SEARCH

On March 9, 2015, staff members of the Northwest Information Center (NWIC) at Sonoma State University, Rohnert Park, California, part of the California Historical Resources Information System (CHRIS), conducted a cultural resources records search for the Project Area and a ¼ mile boundary (NWIC File No. 14-1040). The records search also included a review of the NRHP, CRHR, *California Inventory of Historic Resources (1976)*, *California Historical Landmarks (1996)*, *California Points of Historical Interest listing (1992 and updates)*, and the Directory of Properties in the Historic Properties data file for Yolo County (2012). The records search found no architectural resources or reports within the Project Area.



## 4.2 SURVEY AND ADDITIONAL RESEARCH

Ascent's architectural historian surveyed and recorded built-environment resources in the Project Area on February 18, 2015. The resources were recorded through photography and written notes and documented on the appropriate California Department of Parks and Recreation (DPR) 523 forms, attached to this report.

Additional Research was conducted at the Davis Historical Society at the Hattie Weber Museum of Davis History, and the Special Collections department of the Shields Library at the University of California Davis. Historical aerials were viewed at the map collection department of the Shields Library.

## 5 DESCRIPTION OF PROJECT AREA AND HISTORIC PROPERTIES

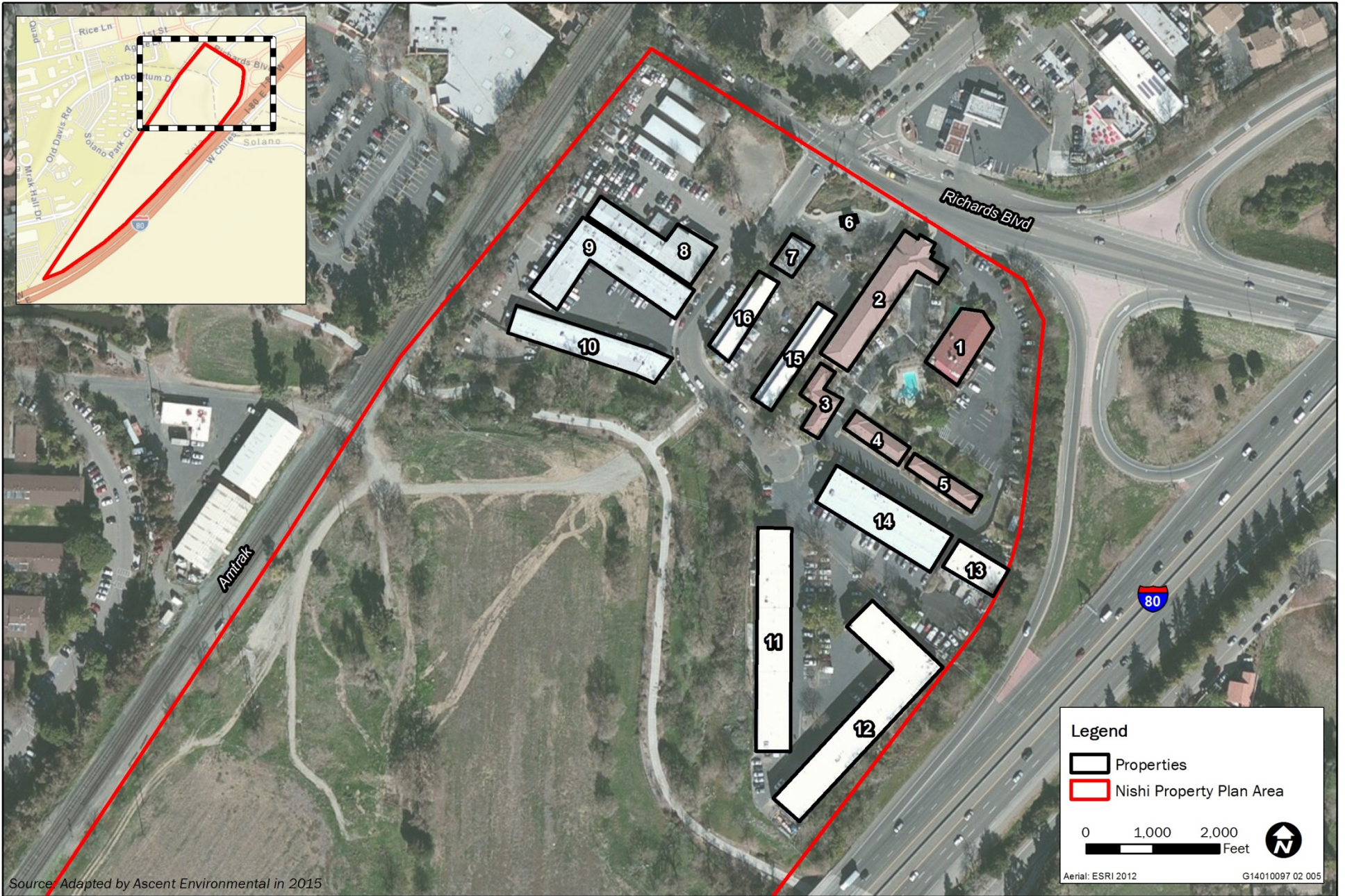
The Project Area of West Olive Drive is composed of sixteen buildings on nine parcels and includes uses such as a hotel, restaurants, mini-storage, and service commercial (Exhibit 3).

As discussed previously, NRHP, CRHR, and City of Davis criteria for evaluation and listing set an age of at least 50 years as one of the primary considerations for evaluating eligibility. Seven of the thirteen properties in the Project Area do not meet the minimum 50-year criterion for listing, which would be 1965 for this project (see Table 2). Therefore, seven of the thirteen properties within the Project Area were not further evaluated for NRHP, CRHR, or City of Davis eligibility. In addition, three structures located at the north of the Project Area were not surveyed as they are corrugated metal storage sheds and trailers.

| Building # | Photo | Address             | APN         | Year Constructed  | Evaluated                                       |
|------------|-------|---------------------|-------------|---|---|
| BLDG 1     | 8     | 1121 Richards Blvd. | 070-270-005 | 1963  | Yes   |
| BLDGS 2-5  | 9     | 1111 Richards Blvd. | 070-270-005 | 1998; 1951 (Remodeled 1997);<br>1956 (Remodeled 1997);<br>1959 (Remodeled 1997) | Yes (all four buildings part<br>of one complex) |
| BLDG 6     | 1     | 980 Olive Drive     | 070-270-003 | 2012  | No  |
| BLDG 7     | 10    | 978 Olive Drive     | 070-270-004 | 1962  | Yes   |
| BLDG 8     | 11    | 975 Olive Drive     | 070-270-012 | 1964  | Yes   |
| BLDG 9     | 12    | 965 Olive Drive     | 070-270-011 | 1965  | Yes   |
| BLDG 10    | 13    | 965 Olive Drive     | 070-270-011 | 1965  | Yes   |
| BLDG 11    | 2     | 720 Olive Drive     | 070-270-008 | Post 1968   | No  |
| BLDG 12    | 3     | 720 Olive Drive     | 070-270-008 | Post 1968   | No  |
| BLDG 13    | 4     | 818 Olive Drive     | 070-270-007 | Post 1968   | No  |
| BLDG 14    | 5     | 800 Olive Drive     | 070-270-006 | 1969  | No  |
| BLDG 15    | 6     | 946 Olive Drive     | 070-270-010 | Post 1968   | No  |
| BLDG 16    | 7     | 946 Olive Drive     | 070-270-010 | Post 1968   | No  |

Source: Compiled by Ascent, 2015.





Source: Adapted by Ascent Environmental in 2015

**Exhibit 3**

**Project Area**



## 5.1 PROPERTIES NOT EVALUATED



Photo 1. Bldg. 6-980 Olive Drive.



Photo 2. Bldg. 11-720 Olive Drive.



Photo 3. Bldg. 12-720 Olive Drive.



Photo 4. Bldg. 13-818 Olive Drive.



Photo 5. Bldg. 14-800 Olive Drive.



Photo 6. Bldg. 15-946 Olive Drive.



Photo 7. Bldg. 16-946 Olive Drive.

## 5.2 EVALUATION OF BUILDINGS IN THE PROJECT AREA

### INTEGRITY

Eligibility for listing on the NRHP and the CRHR rests on twin factors of significance and integrity. A property must have both significance and integrity to be considered eligible. Loss of integrity, if sufficiently great, will become more important than the historical significance a property may possess and render it ineligible. Likewise, a property can have complete integrity, but if it lacks significance, it must also be considered ineligible.

The NRHP and the CRHR use seven components of integrity to determine if a property retains sufficient physical characteristics to convey its historic significance:

- ▲ Location is the place where the historic property was constructed or the place where the historic event occurred.
- ▲ Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- ▲ Setting is the physical environment of a historic property.
- ▲ Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- ▲ Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- ▲ Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

## 5.2.1 Building 1

This concrete building has a rectangular floor plan with a front-gabled roof. The building was constructed in 1963 and measures approximately 90 feet by 55 feet. The wide-eave overhang at the front projects over a redwood trellis awning. A large corrugated metal covered patio is located on the northwest side of the building. The main façade is primarily clad in stamped and colored concrete with some wood siding, the northwest side of the building (behind the patio) has been finished with stucco, while the southeast side is decorated with brick.



**Photo 8 Bldg. 1-1121 Richards Boulevard.**

The period of significance for this building is 1963-1965, the date of its construction until 50 years prior to this survey. Building 1 does not appear to be eligible for listing in the NRHP or CRHR.

This property is associated with the general commercial development of the early 1960s in the West Olive Drive area that resulted from post-WWII growth and the expansion of the University, but the property is not an important example to illustrate this development. Consistent with the highway commercial development of the area, this property has continued to be home to restaurants, the latest, Caffè Italia opened in 1982. However, because Building 1 is not associated with events that have made a significant contribution to the broad patterns of our nation's, California's, or local history, it does not appear to meet NRHP/CRHR Criterion A/1.

To be considered eligible for listing in the NRHP or CRHR under Criterion B/2, Building 1 must be associated with the lives of persons significant in our past. While the Katz family has run Caffè Italia for the last 33 years, the property has no known associations with persons whose activities made demonstrable contributions to the history of Davis. Therefore, it does not appear to meet NRHP/CRHR Criterion B/2.

Under NRHP/CRHR Criterion C/3, the property does not appear significant. The building lacks architectural distinction, does not have artistic qualities, and is not the work of a master.



Criterion D/4 generally applies to archaeological resources, or other resources that through study of construction details can provide information that cannot be obtained in other ways. Construction details about the existing building have been documented. Building 8 does not appear to be eligible for NRHP or CRHR inclusion under Criterion D/4 because it is not likely to yield any additional important information about our history.

This structure was also evaluated in accordance with the *Historic Resources Management Ordinance* and does not appear to be eligible for the local Davis Register, either as a Landmark or Merit Resource. The City of Davis Historical Resources Management Commission agreed with a November 2012 staff report on the Proposed Hotel Conference Facility which also concluded that the building was not eligible for the local register.

## 5.2.2 Buildings 2-5

The original building on this site, the Davis Motel, was constructed in 1951. Between 1997 and 1998 major renovations occurred on this property. The three ancillary buildings (constructed 1951, 1956, and 1959) were remodeled (interiors gutted and rebuilt; conference room addition to 1951 building; rooflines altered) and the main building was torn down and rebuilt as the existing University Park Inn and Suites. Because the main hotel building has been completely rebuilt and the ancillary buildings were remodeled to match, the University Park Inn and Suites no longer retains sufficient integrity of design, materials, workmanship, or feeling to be eligible for listing in either the NRHP or CRHR. This structure was also evaluated in accordance with the *Historic Resources Management Ordinance* and does not appear to be eligible for the local Davis Register, either as a Landmark or Merit Resource. The City of Davis Historical Resources Management Commission agreed with a November 2012 staff report on the Proposed Hotel Conference Facility which also concluded that the building was not eligible for the local register. Therefore, this building is not evaluated further.



Photo 9

Bldgs. 2-5-1111 Richards Boulevard.

### 5.2.3 Building 7

This concrete building has a square floor plan with a flat roof. The building was constructed in 1962 and measures approximately 40 feet by 40 feet. The roof projects on all sides, with the projection on the northern side of the building being large enough to create a covered seating area. Decorative brick wainscoting of approximately 3-feet high surrounds the building. Picture windows over half-height sliders take up the primary façade over the brick wainscoting. The building's sign projects above the roof on the northern side.



Photo 10 Bldg. 7-978 West Olive Drive.

The period of significance for this building is 1962-1965, the date of its construction until 50 years prior to this survey. Building 7 does not appear to be eligible for listing in the NRHP or CRHR.

This property is associated with the general commercial development of the early 1960s in the West Olive Drive area that resulted from post-WWII growth and the expansion of the University, but the property is not an important example to illustrate this development. Consistent with the highway commercial development of the area, this property has continued to be home to fast food restaurants: Sno-White, Ju-Ju, and finally Murder Burger in 1986 (renamed Redrum Burger in 2001 when the franchise was sold to Jim Edlund). There are statements regarding a 1948/49 construction date, but historical photos from the Special Collections Department of the Shields Library at UC Davis and Yolo County assessor's records confirm a 1962 construction date. While Redrum Burger has reached a level of local notoriety, that has only been in the past 30 years and does not reach the level of significance required for NRHP- or CRHR-eligibility consideration. Because Building 7 is not associated with events that have made a significant contribution to the broad patterns of our nation's, California's, or local history, it does not appear to meet NRHP/CRHR Criterion A/1.

To be considered eligible for listing in the NRHP or CRHR under Criterion B/2, Building 7 must be associated with the lives of persons significant in our past. Little is known about previous parcel owners.

The property has no known associations with persons whose activities made demonstrable contributions to the history of Davis. Therefore, it does not appear to meet NRHP/CRHR Criterion B/2.

Under NRHP/CRHR Criterion C/3, the property does not appear significant. The building lacks architectural distinction, does not have artistic qualities, and is not the work of a master.

Criterion D/4 generally applies to archaeological resources, or other resources that through study of construction details can provide information that cannot be obtained in other ways. Construction details about the existing building have been documented. Building 7 does not appear to be eligible for NRHP or CRHR inclusion under Criterion D/4 because it is not likely to yield any additional important information about our history.

This structure was also evaluated in accordance with the *Historic Resources Management Ordinance* and does not appear to be eligible for the local Davis Register, either as a Landmark or Merit Resource.

### 5.2.4 Building 8

This single-story 7,168 square foot building was constructed in 1964. The main portion of the building has a square floor plan and measures approximately 65 feet by 65 feet. An extension to the west measures approximately 115 feet by 30 feet. Both portions of the building have low-sloped side-gabled roofs.

The northeastern façade consists primarily of windows, with corrugated metal at the northernmost end which extends above the roofline to display the building sign. The windows of the southeastern façade have been covered by wood paneling to approximately 7-feet high. The western extension has three and double-wide roll-up garage doors.



**Photo 11** Bldg. 8-975 West Olive Drive.

The period of significance for this building is 1964-1965, the date of its construction until 50 years prior to this survey. Building 8 does not appear to be eligible for listing in the NRHP or CRHR.

This property is associated with the general commercial development of the early 1960s in the West Olive Drive area that resulted from post-WWII growth and the expansion of the University, but the property is not an important example to illustrate this development. Because Building 8 is not associated with events that

have made a significant contribution to the broad patterns of our nation's, California's, or local history, it does not appear to meet NRHP/CRHR Criterion A/1.

To be considered eligible for listing in the NRHP or CRHR under Criterion B/2, Building 8 must be associated with the lives of persons significant in our past. Little is known about previous parcel owners. The property has no known associations with persons whose activities made demonstrable contributions to the history of Davis. Therefore, it does not appear to meet NRHP/CRHR Criterion B/2.

Under NRHP/CRHR Criterion C/3, the property does not appear significant. The building lacks architectural distinction, does not have artistic qualities, and is not the work of a master.

Criterion D/4 generally applies to archaeological resources, or other resources that through study of construction details can provide information that cannot be obtained in other ways. Construction details about the existing building have been documented. Building 8 does not appear to be eligible for NRHP or CRHR inclusion under Criterion D/4 because it is not likely to yield any additional important information about our history.

This structure was also evaluated in accordance with the *Historic Resources Management Ordinance* and does not appear to be eligible for the local Davis Register, either as a Landmark or Merit Resource.

### 5.2.5 Building 9

This single-story poured concrete building was constructed in 1965. It is an "L" shaped building, with the short extension measuring approximately 125 feet by 45 feet, and the long extension measuring approximately 200 feet by 45 feet. The building has a flat roof with wide-eave overhang over the southern façade. The southern façade has a number of single- and double-wide roll-up garage doors. The eastern façade has a personnel door and three metal-framed picture windows. A portion of the northern façade has stone cladding.



Photo 12 Bldg. 9-965A West Olive Drive.

Building 9 was constructed in 1965 and therefore is just 50 years old; the period of significance for this building is 1965. Building 9 does not appear to be eligible for listing in the NRHP or CRHR.

This property is associated with the general commercial development of the early 1960s in the West Olive Drive area that resulted from post-WWII growth and the expansion of the University, but the property is not an important example to illustrate this development. Because Building 9 is not associated with events that have made a significant contribution to the broad patterns of our nation's, California's, or local history, it does not appear to meet NRHP/CRHR Criterion A/1.

To be considered eligible for listing in the NRHP or CRHR under Criterion B/2, Building 9 must be associated with the lives of persons significant in our past. Little is known about previous parcel owners. The property has no known associations with persons whose activities made demonstrable contributions to the history of Davis. Therefore, it does not appear to meet NRHP/CRHR Criterion B/2.

Under NRHP/CRHR Criterion C/3, the property does not appear significant. The building lacks architectural distinction, does not have artistic qualities, and is not the work of a master.

Criterion D/4 generally applies to archaeological resources, or other resources that through study of construction details can provide information that cannot be obtained in other ways. Construction details about the existing building have been documented. Building 9 does not appear to be eligible for NRHP or CRHR inclusion under Criterion D/4 because it is not likely to yield any additional important information about our history.

This structure was also evaluated in accordance with the *Historic Resources Management Ordinance* and does not appear to be eligible for the local Davis Register, either as a Landmark or Merit Resource.

## 5.2.6 Building 10

This single-story poured concrete building was constructed in 1965. It is a rectangular building, measuring approximately 240 feet by 38 feet. There are seven roll-up garage doors on the primary façade along with three personnel doors. The building has a flat roof with wide-eave overhang over the primary façade. The west façade is clad in wood paneling and has one personnel door.



Photo 13 Bldg. 10-965 West Olive Drive.

Building 10 was constructed in 1965 and therefore is just 50 years old; the period of significance for this building is 1965. Building 10 does not appear to be eligible for listing in the NRHP or CRHR.

This property is associated with the general commercial development of the early 1960s in the West Olive Drive area that resulted from post-WWII growth and the expansion of the University, but the property is not an important example to illustrate this development. Because Building 10 is not associated with events that have made a significant contribution to the broad patterns of our nation's, California's, or local history, it does not appear to meet NRHP/CRHR Criterion A/1.

To be considered eligible for listing in the NRHP or CRHR under Criterion B/2, Building 10 must be associated with the lives of persons significant in our past. Little is known about previous parcel owners. The property has no known associations with persons whose activities made demonstrable contributions to the history of Davis. Therefore, it does not appear to meet NRHP/CRHR Criterion B/2.

Under NRHP/CRHR Criterion C/3, the property does not appear significant. The building lacks architectural distinction, does not have artistic qualities, and is not the work of a master.

Criterion D/4 generally applies to archaeological resources, or other resources that through study of construction details can provide information that cannot be obtained in other ways. Construction details about the existing building have been documented. Building 10 does not appear to be eligible for NRHP or CRHR inclusion under Criterion D/4 because it is not likely to yield any additional important information about our history.

This structure was also evaluated in accordance with the *Historic Resources Management Ordinance* and does not appear to be eligible for the local Davis Register, either as a Landmark or Merit Resource.

## 6 CONCLUSIONS

This evaluation has been prepared under California Environmental Quality Act (CEQA) Guidelines Section 15064.5[b] and [c].

Review of previous studies, background research, and field survey resulted in the identification of six (6) buildings located within the Project Area that are 50-years of age or older. Ascent inventoried and evaluated these individual resources and found that none appear to meet the criteria for listing in the NRHP, the CRHR, or for the local Davis Register, either as a Landmark or Merit Resource.

Therefore, the Nishi Gateway Project would have no direct or indirect effect on historic properties, because there are no historic properties present within the Project Area.

## 7 STATEMENT OF QUALIFICATIONS

Alta Cunningham, M.A., is an architectural historian with more than four years of experience conducting cultural resources studies. Ms. Cunningham completed her B.A. in history at the University of California, Davis, and her M.A. in historic preservation at Savannah College of Art and Design. She is well-versed in CEQA and has surveyed and evaluated properties in accordance with Section 106 for a variety of public agencies. She also conducts archival and historic research to establish appropriate historic contexts for the evaluations of a multitude of property types. She meets the Secretary of the Interior's standards for work in architectural history.

## 8 REFERENCES CITED

City of Davis. 1996. *City of Davis Cultural Resources Inventory and Context Statement*. Prepared by Architectural Resource Group, San Francisco.

\_\_\_\_\_. 2005. *Central Davis Historic Conservation District Historical Resources Survey*. Prepared August 2003; reflects July 2005 revisions. Prepared by Roland-Nawi Associates: Preservation Consultants, Sacramento.

Historic Aerial Photographs, Map Collection Room, University of California Davis Shields Library.

Lofland, John. 2004. *Davis Radical Changes, Deep Constants*. Charleston: Arcadia Publishing.

National Register of Historic Places. 1998. Davis Subway, Davis, Yolo County, California, No. 98000713.





# **Appendix A**

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**DPR 523 Forms**

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: BLDG-1

**P1. Other Identifier:** Caffe Italia

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County:** Yolo

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad:** Davis

**Date:**

T 8N ; R 2E ; SW ¼ of NE ¼ of Sec 15 ; M.D.

**B.M.**

c. Address: 1121 Richards Blvd.

City: Davis

Zip: 95616

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: 070-270-005

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This concrete building has a rectangular floor plan with a front-gabled roof. The building was constructed in 1963 and measures approximately 90 feet by 55 feet. The wide-eave overhang at the front projects over a redwood trellis awning. A large corrugated metal covered patio is located on the northwest side of the building. The main façade is primarily clad in stamped and colored concrete with some wood siding, the northwest side of the building (behind the patio) has been finished with stucco, while the southeast side is decorated with brick.

**\*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: View facing south west; 2/18/2015

**\*P6. Date Constructed/Age and Sources:** 1963/Yolo Co. Assessor  
 Historic  
 Prehistoric  Both

**\*P7. Owner and Address:**  
unknown

**\*P8. Recorded by:**  
Alta Cunningham  
Ascent Environmental  
455 Capitol Mall, Suite 300  
Sacramento, CA 95814

**\*P9. Date Recorded:** 2/18/2015

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** Ascent Environmental, Inc. 2015 (April). *Nishi Gateway Project Historic Resources Survey and Evaluation Report.*

**\*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):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # BLDG-1

- B1. Historic Name:  
B2. Common Name: Caffe Italia  
B3. Original Use: commercial  
B4. Present Use: commercial

\*B5. Architectural Style:

\*B6. Construction History: Constructed 1963.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: No

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: commercial development

Area: Davis

Period of Significance: 1963

Property Type: commercial building

Applicable Criteria: N/A

This building does not appear to meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). This structure was also evaluated in accordance with the *Historic Resources Management Ordinance* and does not appear to be eligible for the local Davis Register, either as a Landmark or Merit Resource. The City of Davis Historical Resources Management Commission agreed with a November 2012 staff report on the Proposed Hotel Conference Facility which also concluded that the building was not eligible for the local register.

Following the collapse of the American economy in 1929 and the ensuing world-wide economic depression, the city of Davis, along with the rest of the country, experienced a renewed growth after WWII. The end of WWII also brought a resumption of University classes; enrollment expanded from 500 in the 1930s to 1200 at the end of the war. Between 1940 and 1950 the population of the city doubled from 1,700 to 3,600, and reached 8,900 by 1960, driven largely by expansion of the University. By the 1970s the University had over 12,000 students and the population of Davis had grown to 23,500. In 1945 the City of Davis occupied less than one half square mile. By 1970, 50 areas were annexed into the City, and Davis grew to encompass over 6 square miles. The area of West Olive Drive was developed primarily in the 1960s, as the need for commercial businesses grew. The east side of Olive Drive had been developed similarly in the 1920s with highway commercial services, including motor courts, gas stations, and a grocery store to serve the Lincoln Highway (now Interstate 80) and State Route (SR) 6.

In 1915, the State of California proposed to build a new highway through Davis. SR 6 was part of the state system of highways associated with the Lincoln Highway which generally followed the route of modern Interstate 80. As SR 6 approached Davis from the east, the highway paralleled the railroad tracks on the south side down what is now Olive Drive, then swung west under the newly constructed underpass at Richards Boulevard—completed January 1918—and proceeded west along Front Street (now First Street) to Ash Street (now B Street). The state route continued north on B to 5th Street (Russell Boulevard), then turned west on Russell Boulevard to Cactus Comers (now Pedrick Road). Portions of SR 6 were also considered parts of the Lincoln Highway.

The building does not appear to meet the listing requirements of NRHP/CRHR Criterion A/1 as it is not associated with events that have made a significant contribution to the historic of the city. It was one of several commercial business operating during the early 1960s, a period of general growth in Davis. Consistent with the highway commercial development of the area, this property has continued to be home to restaurants, the latest, Caffe Italia opened in 1982. The building does not appear to be eligible for listing in the NRHP/CRHR Criterion B/2 because it has no known association with persons who made significant contributions to the broad patterns of our nation's, California's, or local history. The building does not appear to be eligible under Criterion C/3. The building lacks architectural distinction, does not have artistic qualities, and is not the work of a master. The building does not appear to be eligible Criterion D/4 because it is not likely to yield any additional important information about our history. Construction details about the existing building have been fully documented.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References: See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Alta Cunningham, Ascent Environmental

\*Date of Evaluation: March 23, 2015

(This space reserved for official comments.)



\*Recorded by: Alta Cunningham, Ascent Environmental, Inc.

\*Date: 2/18/2015

Continuation

Update

**B12. References**

City of Davis. 1996. *City of Davis Cultural Resources Inventory and Context Statement*. Prepared by Architectural Resource Group, San Francisco.

City of Davis. 2005. *Central Davis Historic Conservation District Historical Resources Survey*. Prepared August 2003; reflects July 2005 revisions. Prepared by Roland-Nawi Associates: Preservation Consultants, Sacramento.

Historic Aerial Photographs, Map Collection Room, UC Davis Shields Library.

Lofland, John. 2004. *Davis Radical Changes, Deep Constants*. Charleston: Arcadia Publishing.



Figure 2. Looking southwest, view of covered patio.



Figure 3. View looking west.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: BLDGs-2-5

**P1. Other Identifier:** University Park Inn and Suites

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County:** Yolo

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad:** Davis

**Date:**

T 8N; R 2E; SW ¼ of NE ¼ of Sec 15 ; M.D. **B.M.**

c. Address: 1111 Richards Blvd.

City: Davis

Zip: 95616

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: 070-270-005

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property is a hotel consisting of four separate buildings. All are concrete and stucco with primarily rectangular floor plans and a Spanish-style tiled roofs. The main building constructed in 1998 after original 1951 building was demolished. Ancillary buildings constructed 1951/1956/1959 and all remodeled in 1997.

The main building (Building 2) measures approximately 200 feet by 40 feet and is two stories. A carport extends from the southeast side of the building, creating a cross-hipped roof. The office is located on the north side of the building and is surrounded by a series of four-by-two fixed windows. A full-width porch on the southeast side of the building overhangs the entrances to the hotel rooms. The porch is supported by classical columns.

Building 3 was constructed in 1951 and is one story with a compound floor plan. A full-width porch on the southeast side of the building is supported by classical columns. Buildings 4 and 5 are similarly constructed, with a rectangular floor plan.

**\*P3b. Resource Attributes:** HP5. Hotel/Motel

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



P5b. Description of Photo: View facing southwest; 2/18/2015

**\*P6. Date Constructed/Age and**

**Sources:** 1951-1998/Yolo Co.

Assessor  Historic

Prehistoric  Both

**\*P7. Owner and Address:**

unknown

**\*P8. Recorded by:**

Alta Cunningham  
Ascent Environmental  
455 Capitol Mall, Suite 300  
Sacramento, CA 95814

**\*P9. Date Recorded:** 2/18/2015

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** Ascent Environmental, Inc. 2015 (April). *Nishi Gateway Project Historic Resources Survey and Evaluation Report.*

**\*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):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # BLDGs 2-5

- B1. Historic Name:
- B2. Common Name: University Park Inn & Suites
- B3. Original Use: commercial
- B4. Present Use: commercial

**\*B5. Architectural Style:**

**\*B6. Construction History:** Main building constructed in 1998 after original 1951 building was demolished. Ancillary buildings constructed 1951/1956/1959 and all remodeled in 1997.

**\*B7. Moved?** No Yes Unknown **Date:** **Original Location:**

**\*B8. Related Features:** No

B9a. Architect: unknown b. Builder: unknown

**\*B10. Significance: Theme:** commercial development **Area:** Davis

**Period of Significance:** 1951 **Property Type:** commercial building **Applicable Criteria:** N/A

This building does not appear to meet the criteria for the national Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). This structure was also evaluated in accordance with the *Historic Resources Management Ordinance* and does not appear to be eligible for the local Davis Register, either as a Landmark or Merit Resource.

Following the collapse of the American economy in 1929 and the ensuing world-wide economic depression, the city of Davis, along with the rest of the country, experienced a renewed growth after WWII. The end of WWII also brought a resumption of University classes; enrollment expanded from 500 in the 1930s to 1200 at the end of the war. Between 1940 and 1950 the population of the city doubled from 1,700 to 3,600, and reached 8,900 by 1960, driven largely by expansion of the University. By the 1970s the University had over 12,000 students and the population of Davis had grown to 23,500. In 1945 the City of Davis occupied less than one half square mile. By 1970, 50 areas were annexed into the City, and Davis grew to encompass over 6 square miles. The area of West Olive Drive was developed primarily in the 1960s, as the need for commercial businesses grew. The east side of Olive Drive had been developed similarly in the 1920s with highway commercial services, including motor courts, gas stations, and a grocery store to serve the Lincoln Highway (now Interstate 80) and State Route (SR) 6.

In 1915, the State of California proposed to build a new highway through Davis. SR 6 was part of the state system of highways associated with the Lincoln Highway which generally followed the route of modern Interstate 80. As SR 6 approached Davis from the east, the highway paralleled the railroad tracks on the south side down what is now Olive Drive, then swung west under the newly constructed underpass at Richards Boulevard—completed January 1918—and proceeded west along Front Street (now First Street) to Ash Street (now B Street). The state route continued north on B to 5th Street (Russell Boulevard), then turned west on Russell Boulevard to Cactus Corners (now Pedrick Road). Portions of SR 6 were also considered parts of the Lincoln Highway.

The original building on this site, the Davis Motel, was constructed in 1951. Between 1997 and 1998 major renovations occurred on this property. The three ancillary buildings (constructed 1951, 1956, and 1959) were remodeled (interiors gutted and rebuilt; conference room addition to 1951 building; rooflines altered) and the main building was torn down and rebuilt as the existing University Park Inn and Suites. Because the main hotel building has been completely rebuilt and the ancillary buildings were remodeled to match, the University Park Inn and Suites no longer retains sufficient integrity of design, materials, workmanship, or feeling to be eligible for listing in either the NRHP or CRHR. The City of Davis Historical Resources Management Commission agreed with a November 2012 staff report on the Proposed Hotel Conference Facility which also concluded that the building was not eligible for the local register. Therefore, this building is not evaluated further.

B11. Additional Resource Attributes: (List attributes and codes)

**\*B12. References:** City of Davis. 1996. *City of Davis Cultural Resources Inventory and Context Statement*. Prepared by Architectural Resource Group, San Francisco.

\_\_\_\_\_. 2005. *Central Davis Historic Conservation District Historical Resources Survey*. Prepared August 2003; reflects July 2005 revisions. Prepared by Roland-Nawi Associates: Preservation Consultants, Sacramento.

Historic Aerial Photographs, Map Collection Room, UC Davis Shields Library.

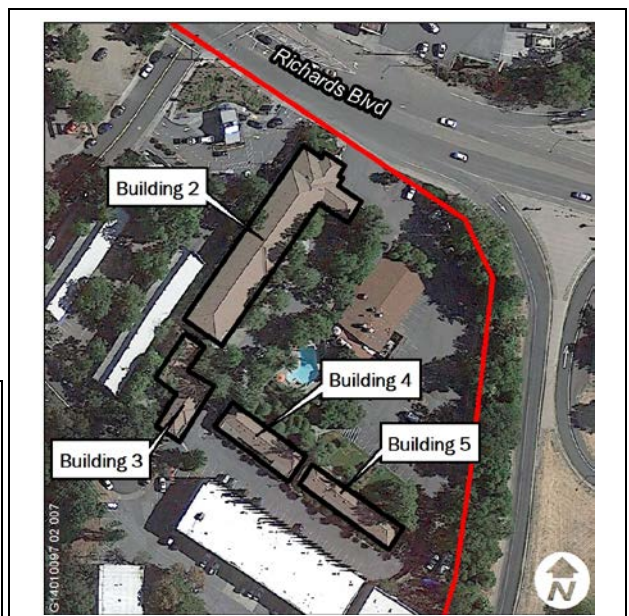
Lofland, John. 2004. *Davis Radical Changes, Deep Constants*. Charleston: Arcadia Publishing.

B13. Remarks:

**\*B14. Evaluator:** Alta Cunningham, Ascent Environmental

**\*Date of Evaluation:** March 23, 2015

(This space reserved for official comments.)



\*Recorded by: Alta Cunningham, Ascent Environmental

\*Date: 2/18/2015

Continuation

Update



Figure 2. Building 3 constructed 1951; remodeled 1997. Addition in 2001. Facing west.



Figure 3. Building 4 constructed 1956; remodeled 1997. Facing south.



Figure 4. Building 5 constructed 1959; remodeled 1997. Facing south.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: BLDG-7

**P1. Other Identifier:** Redrum Burger

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County:** Yolo

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad:** Davis

**Date:**

T 8N ; R 2E ; SW ¼ of NE ¼ of Sec 15 ; M.D.

**B.M.**

c. Address: 978 Olive Drive

City: Davis

Zip: 95616

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: 070-270-004

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This concrete building has a square floor plan with a flat roof. The building was constructed in 1962 and measures approximately 40 feet by 40 feet. The roof projects on all sides, with the projection on the northern side of the building being large enough to create a covered seating area. Decorative brick wainscoting of approximately 3-feet high surrounds the building. Picture windows over half-height sliders take up the primary façade over the brick wainscoting. The building's sign projects above the roof on the northern side.

There are statements regarding a 1948/49 construction date, but historical photos from the Special Collections Department of the Shields Library at UC Davis and Yolo County assessor's records confirm a 1962 construction date.

**\*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:** View facing east; 2/18/2015

**\*P6. Date Constructed/Age and Sources:** 1962/Yolo Co. Assessor

Historic  Prehistoric  Both

**\*P7. Owner and Address:** unknown

**\*P8. Recorded by:**  
Alta Cunningham  
Ascent Environmental  
455 Capitol Mall, Suite 300  
Sacramento, CA 95814

**\*P9. Date Recorded:** 2/18/2015

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** Ascent Environmental, Inc. 2015 (April). *Nishi Gateway Project Historic Resources Survey and Evaluation Report*.

**\*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):

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # BLDG-7

- B1. Historic Name:
- B2. Common Name: Red Rum Burger
- B3. Original Use: commercial
- B4. Present Use: commercial

**\*B5. Architectural Style:**

**\*B6. Construction History:** There are statements regarding a 1948/49 construction date, but historical photos from the Special Collections Department of the Shields Library at UC Davis and Yolo County assessor's records confirm a 1962 construction date.

**\*B7. Moved?**  No  Yes  Unknown **Date:** **Original Location:**

**\*B8. Related Features:** No

B9a. Architect: unknown

b. Builder: unknown

**\*B10. Significance: Theme:** commercial development

**Area:** Davis

**Period of Significance:** 1962

**Property Type:** commercial building

**Applicable Criteria:** N/A

This building does not appear to meet the criteria for the national Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). This structure was also evaluated in accordance with the *Historic Resources Management Ordinance* and does not appear to be eligible for the local Davis Register, either as a Landmark or Merit Resource.

Following the collapse of the American economy in 1929 and the ensuing world-wide economic depression, the city of Davis, along with the rest of the country, experienced a renewed growth after WWII. The end of WWII also brought a resumption of University classes; enrollment expanded from 500 in the 1930s to 1200 at the end of the war. Between 1940 and 1950 the population of the city doubled from 1,700 to 3,600, and reached 8,900 by 1960, driven largely by expansion of the University. By the 1970s the University had over 12,000 students and the population of Davis had grown to 23,500. In 1945 the City of Davis occupied less than one half square mile. By 1970, 50 areas were annexed into the City, and Davis grew to encompass over 6 square miles. The area of West Olive Drive was developed primarily in the 1960s, as the need for commercial businesses grew. The east side of Olive Drive had been developed similarly in the 1920s with highway commercial services, including motor courts, gas stations, and a grocery store to serve the Lincoln Highway (now Interstate 80) and State Route (SR) 6.

In 1915, the State of California proposed to build a new highway through Davis. SR 6 was part of the state system of highways associated with the Lincoln Highway which generally followed the route of modern Interstate 80. As SR 6 approached Davis from the east, the highway paralleled the railroad tracks on the south side down what is now Olive Drive, then swung west under the newly constructed underpass at Richards Boulevard—completed January 1918—and proceeded west along Front Street (now First Street) to Ash Street (now B Street). The state route continued north on B to 5th Street (Russell Boulevard), then turned west on Russell Boulevard to Cactus Corners (now Pedrick Road). Portions of SR 6 were also considered parts of the Lincoln Highway.

The building does not appear to meet the listing requirements of NRHP/CRHR Criterion A/1 as it is not associated with events that have made a significant contribution to the historic of the city. It was one of several commercial business operating during the early 1960s, a period of general growth in Davis. Consistent with the highway commercial development of the area, this property has continued to be home to fast food restaurants: Sno-White, Ju-Ju, and finally Murder Burger in 1986 (renamed Redrum Burger in 2001 when the franchise was sold to Jim Edlund). While Redrum Burger has reached a level of local notoriety, that has only been in the past 30 years and does not reach the level of significance required for NRHP- or CRHR-eligibility consideration. The building does not appear to be eligible for listing in the NRHP/CRHR Criterion B/2 because it has no known association with persons who made significant contributions to the broad patterns of our nation's, California's, or local history. The building does not appear to be eligible under Criterion C/3. The building lacks architectural distinction, does not have artistic qualities, and is not the work of a master. The building does not appear to be eligible Criterion D/4 because it is not likely to yield any additional important information about our history. Construction details about the existing building have been fully documented.

B11. Additional Resource Attributes: (List attributes and codes)

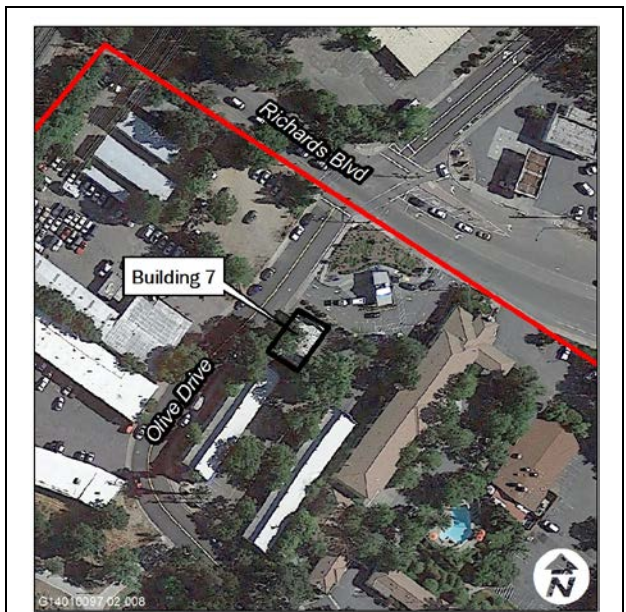
**\*B12. References:** See Continuation Sheet

B13. Remarks:

**\*B14. Evaluator:** Alta Cunningham, Ascent Environmental

**\*Date of Evaluation:** March 23, 2015

(This space reserved for official comments.)



\*Recorded by: Alta Cunningham, Ascent Environmental, Inc.

\*Date: 2/18/2015

Continuation

Update

**B12. References**

City of Davis. 1996. *City of Davis Cultural Resources Inventory and Context Statement*. Prepared by Architectural Resource Group, San Francisco.

City of Davis. 2005. *Central Davis Historic Conservation District Historical Resources Survey*. Prepared August 2003; reflects July 2005 revisions. Prepared by Roland-Nawi Associates: Preservation Consultants, Sacramento.

Historic Aerial Photographs, Map Collection Room, UC Davis Shields Library.

Lofland, John. 2004. *Davis Radical Changes, Deep Constants*. Charleston: Arcadia Publishing.



Figure 2. Northern façade.



Figure 3. View from southwest.

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code                      Reviewer                      Date

Page 1 of 2                      \*Resource Name or #: BLDG-8

**P1. Other Identifier:** Napa Auto and Truck Parts

**\*P2. Location:**  Not for Publication     Unrestricted

**\*a. County:** Yolo

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad:** Davis                      **Date:** T 8N ; R 2E ; SW ¼ of NE ¼ of Sec 15 ; M.D.    **B.M.**  
 c. Address: 978 Olive Drive                      City: Davis                      Zip: 95616  
 d. UTM: Zone: 10 ;                      mE/                      mN (G.P.S.)  
 e. Other Locational Data: 070-270-012

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-story 7,168 square foot building was constructed in 1964. The main portion of the building has a square floor plan and measures approximately 65 feet by 65 feet. An extension to the west measures approximately 115 feet by 30 feet. Both portions of the building have low-sloped side-gabled roofs.

The northeastern façade consists primarily of windows, with corrugated metal at the northernmost end which extends above the roofline to display the building sign. The windows of the southeastern façade have been covered by wood paneling to approximately 7-feet high. The western extension has three and double-wide roll-up garage doors.

**\*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: View facing south; 2/18/2015

**\*P6. Date Constructed/Age and Sources:** 1964/Yolo Co. Assessor  
 Historic     Prehistoric     Both

**\*P7. Owner and Address:**  
 unknown

**\*P8. Recorded by:**  
 Alta Cunningham  
 Ascent Environmental  
 455 Capitol Mall, Suite 300  
 Sacramento, CA 95814

**\*P9. Date Recorded:** 2/18/2015

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** Ascent Environmental, Inc. 2015 (April). *Nishi Gateway Project Historic Resources Survey and Evaluation Report.*

**\*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 # BLDG-8

- B1. Historic Name:
- B2. Common Name: Napa Auto and Truck Parts
- B3. Original Use: commercial
- B4. Present Use: commercial

**\*B5. Architectural Style:**

**\*B6. Construction History:** Constructed 1964.

**\*B7. Moved?** No Yes Unknown **Date:** **Original Location:**

**\*B8. Related Features:** No

B9a. Architect: unknown

b. Builder: unknown

**\*B10. Significance: Theme:** commercial development **Area:** Davis

**Period of Significance:** 1964

**Property Type:** commercial building

**Applicable Criteria:** N/A

This building does not appear to meet the criteria for the national Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). This structure was also evaluated in accordance with the *Historic Resources Management Ordinance* and does not appear to be eligible for the local Davis Register, either as a Landmark or Merit Resource.

Following the collapse of the American economy in 1929 and the ensuing world-wide economic depression, the city of Davis, along with the rest of the country, experienced a renewed growth after WWII. The end of WWII also brought a resumption of University classes; enrollment expanded from 500 in the 1930s to 1200 at the end of the war. Between 1940 and 1950 the population of the city doubled from 1,700 to 3,600, and reached 8,900 by 1960, driven largely by expansion of the University. By the 1970s the University had over 12,000 students and the population of Davis had grown to 23,500. In 1945 the City of Davis occupied less than one half square mile. By 1970, 50 areas were annexed into the City, and Davis grew to encompass over 6 square miles. The area of West Olive Drive was developed primarily in the 1960s, as the need for commercial businesses grew. The east side of Olive Drive had been developed similarly in the 1920s with highway commercial services, including motor courts, gas stations, and a grocery store to serve the Lincoln Highway (now Interstate 80) and State Route (SR) 6.

In 1915, the State of California proposed to build a new highway through Davis. SR 6 was part of the state system of highways associated with the Lincoln Highway which generally followed the route of modern Interstate 80. As SR 6 approached Davis from the east, the highway paralleled the railroad tracks on the south side down what is now Olive Drive, then swung west under the newly constructed underpass at Richards Boulevard—completed January 1918—and proceeded west along Front Street (now First Street) to Ash Street (now B Street). The state route continued north on B to 5th Street (Russell Boulevard), then turned west on Russell Boulevard to Cactus Comers (now Pedrick Road). Portions of SR 6 were also considered parts of the Lincoln Highway.

The building does not appear to meet the listing requirements of NRHP/CRHR Criterion A/1 as it is not associated with events that have made a significant contribution to the historic of the city. It was one of several commercial businesses operating during the early 1960s, a period of general growth in Davis. The building does not appear to be eligible for listing in the NRHP/CRHR Criterion B/2 because it has no known association with persons who made significant contributions to the broad patterns of our nation's, California's, or local history. The building does not appear to be eligible under Criterion C/3. The building lacks architectural distinction, does not have artistic qualities, and is not the work of a master. The building does not appear to be eligible Criterion D/4 because it is not likely to yield any additional important information about our history. Construction details about the existing building have been fully documented.

B11. Additional Resource Attributes: (List attributes and codes)

**\*B12. References:** City of Davis. 1996. *City of Davis Cultural Resources Inventory and Context Statement*. Prepared by Architectural Resource Group, San Francisco.

\_\_\_\_\_. 2005. *Central Davis Historic Conservation District Historical Resources Survey*. Prepared August 2003; reflects July 2005 revisions. Prepared by Roland-Nawi Associates: Preservation Consultants, Sacramento.

Historic Aerial Photographs, Map Collection Room, UC Davis Shields Library.

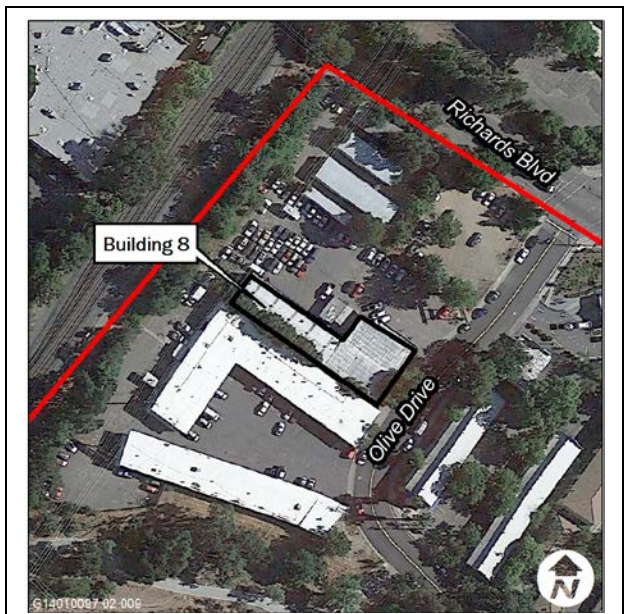
Lofland, John. 2004. *Davis Radical Changes, Deep Constants*. Charleston: Arcadia Publishing.

B13. Remarks:

**\*B14. Evaluator:** Alta Cunningham, Ascent Environmental

**\*Date of Evaluation:** March 23, 2015

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: BLDG-9

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Yolo

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Davis Date:

T 8N ; R 2E ; SW ¼ of NE ¼ of Sec 15 ; M.D. B.M.

c. Address: 965-A Olive Drive

City: Davis

Zip: 95616

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: 070-270-011

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This poured concrete building was constructed in 1965. It is an "L" shaped building, with the short extension measuring approximately 125 feet by 45 feet, and the long extension measuring approximately 200 feet by 45 feet. The building has a flat roof with wide-eave overhang over the southern façade.

The southern façade has a number of single- and double-wide roll-up garage doors. The eastern façade has a personnel door and three metal-framed picture windows. A portion of the northern façade has stone cladding.

\*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: View facing south west; 2/18/2015

\*P6. Date Constructed/Age and Sources: 1965/ Yolo Co. Assessor

Historic  
 Prehistoric  Both

\*P7. Owner and Address: unknown

\*P8. Recorded by:  
Alta Cunningham  
Ascent Environmental  
455 Capitol Mall, Suite 300  
Sacramento, CA 95814

\*P9. Date Recorded: 2/18/2015

\*P10. Survey Type: Intensive

\*P11. Report Citation: Ascent Environmental, Inc. 2015 (April). *Nishi Gateway Project Historic Resources Survey and Evaluation Report*.

\*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):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # BLDG-9

- B1. Historic Name:
- B2. Common Name: Speedy Glass
- B3. Original Use: commercial
- B4. Present Use: commercial

**\*B5. Architectural Style:**

**\*B6. Construction History:** Constructed 1965.

**\*B7. Moved?** No Yes Unknown **Date:** **Original Location:**

**\*B8. Related Features:** No

B9a. Architect: unknown b. Builder: unknown

**\*B10. Significance: Theme:** commercial development **Area:** Davis

**Period of Significance:** 1965 **Property Type:** commercial building **Applicable Criteria:** N/A

This building does not appear to meet the criteria for the national Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). This structure was also evaluated in accordance with the *Historic Resources Management Ordinance* and does not appear to be eligible for the local Davis Register, either as a Landmark or Merit Resource.

Following the collapse of the American economy in 1929 and the ensuing world-wide economic depression, the city of Davis, along with the rest of the country, experienced a renewed growth after WWII. The end of WWII also brought a resumption of University classes; enrollment expanded from 500 in the 1930s to 1200 at the end of the war. Between 1940 and 1950 the population of the city doubled from 1,700 to 3,600, and reached 8,900 by 1960, driven largely by expansion of the University. By the 1970s the University had over 12,000 students and the population of Davis had grown to 23,500. In 1945 the City of Davis occupied less than one half square mile. By 1970, 50 areas were annexed into the City, and Davis grew to encompass over 6 square miles. The area of West Olive Drive was developed primarily in the 1960s, as the need for commercial businesses grew. The east side of Olive Drive had been developed similarly in the 1920s with highway commercial services, including motor courts, gas stations, and a grocery store to serve the Lincoln Highway (now Interstate 80) and State Route (SR) 6.

In 1915, the State of California proposed to build a new highway through Davis. SR 6 was part of the state system of highways associated with the Lincoln Highway which generally followed the route of modern Interstate 80. As SR 6 approached Davis from the east, the highway paralleled the railroad tracks on the south side down what is now Olive Drive, then swung west under the newly constructed underpass at Richards Boulevard—completed January 1918—and proceeded west along Front Street (now First Street) to Ash Street (now B Street). The state route continued north on B to 5th Street (Russell Boulevard), then turned west on Russell Boulevard to Cactus Corners (now Pedrick Road). Portions of SR 6 were also considered parts of the Lincoln Highway.

The building does not appear to meet the listing requirements of NRHP/CRHR Criterion A/1 as it is not associated with events that have made a significant contribution to the historic of the city. It was one of several commercial business operating during the early 1960s, a period of general growth in Davis. The building does not appear to be eligible for listing in the NRHP/CRHR Criterion B/2 because it has no known association with persons who made significant contributions to the broad patterns of our nation's, California's, or local history. The building does not appear to be eligible under Criterion C/3. The building lacks architectural distinction, does not have artistic qualities, and is not the work of a master. The building does not appear to be eligible Criterion D/4 because it is not likely to yield any additional important information about our history. Construction details about the existing building have been fully documented.

B11. Additional Resource Attributes: (List attributes and codes)

**\*B12. References:** City of Davis. 1996. *City of Davis Cultural Resources Inventory and Context Statement*. Prepared by Architectural Resource Group, San Francisco.

\_\_\_\_\_. 2005. *Central Davis Historic Conservation District Historical Resources Survey*. Prepared August 2003; reflects July 2005 revisions. Prepared by Roland-Nawi Associates: Preservation Consultants, Sacramento.

Historic Aerial Photographs, Map Collection Room, UC Davis Shields Library.

Lofland, John. 2004. *Davis Radical Changes, Deep Constants*. Charleston: Arcadia Publishing.

B13. Remarks:

**\*B14. Evaluator:** Alta Cunningham, Ascent Environmental

**\*Date of Evaluation:** March 23, 2015

(This space reserved for official comments.)



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: BLDG-10

**P1. Other Identifier:** Aggie Smog/AAMCO

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County:** Yolo

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad:** Davis **Date:**

T 8N ; R 2E ; SW ¼ of NE ¼ of Sec 12 ; M.D. **B.M.**

c. Address: 965 Olive Drive

City: Davis

Zip: 95616

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: 070-270-011

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This poured concrete building was constructed in 1965. It is a rectangular building, measuring approximately 240 feet by 38 feet. There are seven roll-up garage doors on the primary façade along with three personnel doors.

The building has a flat roof with wide-eave overhang over the primary façade. The west façade is clad in wood paneling and has one personnel door.

**\*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: View facing south; 2/18/2015

**\*P6. Date Constructed/Age and Sources:** 1965/Yolo Co. Assessor

Historic  
 Prehistoric  Both

**\*P7. Owner and Address:** unknown

**\*P8. Recorded by:**  
 Alta Cunningham  
 Ascent Environmental  
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**\*P9. Date Recorded:** 2/18/2015

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** Ascent Environmental, Inc. 2015 (April). *Nishi Gateway Project Historic Resources Survey and Evaluation Report.*

**\*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):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # BLDG-10

B1. Historic Name:

B2. Common Name: AAMCO

B3. Original Use: commercial

B4. Present Use: commercial

**\*B5. Architectural Style:**

**\*B6. Construction History:** Constructed 1965.

**\*B7. Moved?** No Yes Unknown **Date:**

**Original Location:**

**\*B8. Related Features:** No

B9a. Architect: unknown

b. Builder: unknown

**\*B10. Significance: Theme:** commercial development

**Area:** Davis

**Period of Significance:** 1965

**Property Type:** commercial building

**Applicable Criteria:** N/A

This building does not appear to meet the criteria for the national Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). This structure was also evaluated in accordance with the *Historic Resources Management Ordinance* and does not appear to be eligible for the local Davis Register, either as a Landmark or Merit Resource.

Following the collapse of the American economy in 1929 and the ensuing world-wide economic depression, the city of Davis, along with the rest of the country, experienced a renewed growth after WWII. The end of WWII also brought a resumption of University classes; enrollment expanded from 500 in the 1930s to 1200 at the end of the war. Between 1940 and 1950 the population of the city doubled from 1,700 to 3,600, and reached 8,900 by 1960, driven largely by expansion of the University. By the 1970s the University had over 12,000 students and the population of Davis had grown to 23,500. In 1945 the City of Davis occupied less than one half square mile. By 1970, 50 areas were annexed into the City, and Davis grew to encompass over 6 square miles. The area of West Olive Drive was developed primarily in the 1960s, as the need for commercial businesses grew. The east side of Olive Drive had been developed similarly in the 1920s with highway commercial services, including motor courts, gas stations, and a grocery store to serve the Lincoln Highway (now Interstate 80) and State Route (SR) 6.

In 1915, the State of California proposed to build a new highway through Davis. SR 6 was part of the state system of highways associated with the Lincoln Highway which generally followed the route of modern Interstate 80. As SR 6 approached Davis from the east, the highway paralleled the railroad tracks on the south side down what is now Olive Drive, then swung west under the newly constructed underpass at Richards Boulevard—completed January 1918—and proceeded west along Front Street (now First Street) to Ash Street (now B Street). The state route continued north on B to 5th Street (Russell Boulevard), then turned west on Russell Boulevard to Cactus Comers (now Pedrick Road). Portions of SR 6 were also considered parts of the Lincoln Highway.

The building does not appear to meet the listing requirements of NRHP/CRHR Criterion A/1 as it is not associated with events that have made a significant contribution to the historic of the city. It was one of several commercial businesses operating during the early 1960s, a period of general growth in Davis. The building does not appear to be eligible for listing in the NRHP/CRHR Criterion B/2 because it has no known association with persons who made significant contributions to the broad patterns of our nation's, California's, or local history. The building does not appear to be eligible under Criterion C/3. The building lacks architectural distinction, does not have artistic qualities, and is not the work of a master. The building does not appear to be eligible Criterion D/4 because it is not likely to yield any additional important information about our history. Construction details about the existing building have been fully documented.

B11. Additional Resource Attributes: (List attributes and codes)

**\*B12. References:** City of Davis. 1996. *City of Davis Cultural Resources Inventory and Context Statement*. Prepared by Architectural Resource Group, San Francisco.

\_\_\_\_\_. 2005. *Central Davis Historic Conservation District Historical Resources Survey*. Prepared August 2003; reflects July 2005 revisions. Prepared by Roland-Nawi Associates: Preservation Consultants, Sacramento.

Historic Aerial Photographs, Map Collection Room, UC Davis Shields Library.

Lofland, John. 2004. *Davis Radical Changes, Deep Constants*. Charleston: Arcadia Publishing.

B13. Remarks:

**\*B14. Evaluator:** Alta Cunningham, Ascent Environmental

**\*Date of Evaluation:** March 23, 2015

(This space reserved for official comments.)

