

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name: Marysville Historic Commercial District

other name/site number: _____

2. Location

street & number: Parts of fourteen blocks bounded by First, Sixth, C, and E Streets

not for publication: N/A

city/town: Marysville vicinity: _____

state: California code: CA

county: Yuba code: 115 zip code: 95901

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

Signature of certifying official

Date

Acting, State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
See continuation sheet.
- determined eligible for the National Register
See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Edgar F. Beall 6-10-99

Signature of Keeper

Date of Action

for

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
 public-local
 public-state
 public-Federal

Category of Property (Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property:

Contributing	Noncontributing	
59	26	buildings
0	0	sites
0	1	structures
0	0	objects
59	27	Total

Number of contributing resources previously listed in the National Register: 1

Name of related multiple property listing: N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Category:	<u>COMMERCE/TRADE</u>	Sub:	<u>specialty store</u>
	<u>COMMERCE/TRADE</u>		<u>business</u>
	<u>DOMESTIC</u>		<u>hotel</u>

Current Functions (Enter categories from instructions)

Category:	<u>COMMERCE/TRADE</u>	Sub:	<u>specialty store</u>
	<u>COMMERCE/TRADE</u>		<u>business</u>
	<u>COMMERCE/TRADE</u>		<u>restaurant</u>

7. Description

Architectural Classification (Enter categories from instructions)

Mission/Spanish Colonial Revival

Italianate

Moderne

Materials (Enter categories from instructions)

foundation concrete

roof ceramic tile

walls brick

stucco

other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Commerce

Period of Significance 1854-1948

Significant Dates N/A

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A

Architect/Builder Evans, I. C.

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other

Name of Repository: Planning Department

10. Geographical Data

Acreage of Property: approximately 23 acres

UTM References:				UTM References:			
	Zone	Easting	Northing		Zone	Easting	Northing
1	10	621840	4332960	3	10	622340	4332940
2	10	621960	4333240	4	10	622105	4332540

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/Title: Donald S. Napoli

Organization: _____ Date: August 24, 1998

Street & Number: 1614 26th Street Telephone: (916) 455-4541

City or Town: Sacramento State: CA ZIP: 95816

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Marysville Historic Commercial District
name of property
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DESCRIPTION

The Marysville Historic Commercial District gives a strong sense of the city's downtown just after the end of World War II. The district contains 85 buildings and one structure. Most were designed for retail use, though many also contained residential or office units. The district includes 59 elements that contribute to its historic character and 27 that do not contribute. It also contains about twenty vacant parcels. A block-wide swath of new development cuts the district into two discontinuous sections. Even so, the integrity of the district remains high due to the concentration of resources and the size and importance of the contributors.

The district runs north six and a half blocks from the Yuba River levee to Sixth Street. Its two sections share historical associations and many visual characteristics. Each retains its architectural integrity and contains contributors from throughout the period of significance. For these reasons each section is separately eligible for listing in the National Register. The two sections of the district are of unequal size. The northern section contains about four times the area and more than twice the number of buildings as the southern section. The northern section centers on two blocks of D Street from Third to Fifth Street. Nearly half the buildings are arrayed along these two blocks. All the rest are on crossing or parallel streets. Parcel and building sizes vary substantially in the northern section. All the district's buildings that are over two stories are located there. The southern section extends along First Street from D Street to beyond C Street. Its contributing buildings face one of these three streets. Parcels are narrow. Most buildings have two stories. A few display Chinese ornamentation, a reflection of the days when Marysville's Chinatown comprised most of this section.

Despite some dissimilarities, the two sections share most characteristics and form a coherent district. The street grid extends across both sections. It has a regular pattern and includes north-south alleys on each block. Small trees line some of the streets. The terrain is uniformly flat. Nearly all the buildings in both sections extend to their lot lines on each side and front the sidewalk directly with no intervening setbacks. Each section

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is substantially different from the area between them, an area of recent development that contains new buildings, parking lots, and parcels emptied in anticipation of new construction.

Similarity in historic function, uniformity of scale, and consistency of construction material help to define the visual character of the district as a whole. Retailing provided the original ground-floor use of nearly 90 percent of the buildings in the district. Their designs, aiming to attract customers on foot, feature storefronts with recessed entrances and flanking display windows. Most of the buildings are small scale. Ninety percent have fewer than three stories, with those with two stories slightly outnumbering those with one. Only two buildings rise above three stories. The use of brick adds another unifying characteristic to the district. About half the buildings have unfinished brick walls, and another quarter show elements of brick construction, especially flat parapets and recessed openings, even when finished with other materials.

Within the overall uniformity of the district, the individual buildings vary in several respects. They differ in width, from less than 20 feet to as much as 160, and in the number of storefronts on the street elevations. Despite the predominance of brick, about two dozen building use stucco as the primary surfacing material. Detailing on contributing buildings varies from profuse to minimal. The most common motifs on nineteenth-century buildings have classical inspiration and include bracketed cornices, dentil and belt courses, and hooded windows. Twentieth-century buildings often feature elements of the Mediterranean Revival, including ceramic tile roofs or cornices and terra cotta ornament.

The district has examples of several architectural styles. Buildings of the 1850s and 1860s display a subdued classicism sometimes labeled Greek Revival. Later nineteenth-century buildings, notable for arched window and door openings, exemplify the Italianate style. The district also has a couple renditions of the Neo-Classical Revival and one of the Spanish Colonial Revival. As mentioned above, however, the most popular twentieth-century style is the Mediterranean Revival, often embellished with floral Art Deco ornament. The "PWA Moderne" and Streamline Moderne are also represented in the

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district. Many buildings, especially those with only a single story, have completely functional designs and defy stylistic categorization.

The district changed its appearance between 1854 and 1948. The earliest buildings were merely tents of canvas or other cloth. They were quickly replaced by brick buildings and had probably disappeared by the mid-1850s. The major construction trend was the northward expansion of the commercial area. Early brick buildings were not routinely demolished and replaced. Instead, new buildings usually were constructed on empty or residential lots to the north. By the 1880s the commercial area extended to Fourth Street. By 1930 only a handful of houses stood south of Sixth. The street pattern remained unchanged. The streets themselves were originally dirt and lined by wooden plank sidewalks interspersed with hitching posts. Road paving and concrete sidewalks arrived around 1910. The entire district was paved by 1917. The introduction of electricity around 1900 led to the installation of electric street lamps and a set of electrolier arches over some intersections. In the 1920s businesses added neon signs. The arches were removed by 1948. Another turn-of-the-century change was the installation of streetcar tracks along several blocks of D and Fifth Streets. The district had no landscaping.

The commercial area has changed dramatically in the past fifty years. The number of buildings in the area roughly bounded by First, Sixth, C, and E Streets has dropped by more than half. The main cause was a redevelopment project, begun in 1977, that removed all the buildings on three blocks and replaced them with three large buildings and parking lots. In addition, dozens of nearby buildings, primarily along Second and E Streets, were also demolished and sometimes replaced with smaller structures. In all, about 160 buildings that were adjacent to the present district in 1948 have disappeared in the past 50 years. New construction and facade remodeling on D Street north of Fifth have also reduced the size of the district. Other changes are less important. They include the removal of trolley tracks (ca. 1960), the addition of high light standards (ca. 1965), and the planting of some street trees (ca. 1990). Signage has become more subdued, and most neon signs have disappeared. A replica of an electrolier arch was installed in the 1980s.

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The overall ambience of the district has also changed. D Street, the town's bustling commercial strip in 1948, is now largely devoid of customers and foot traffic. E Street, meanwhile, has become a multi-lane funnel, shooting drivers back and forth from suburbs in the south to strip malls in Yuba City to the north. The district, once the home of national chain stores and longtime local merchants, now contains mostly small-scale businesses. Perhaps half the buildings are empty.

Many buildings have undergone alterations over the years. First-story porches, which once covered the sidewalks south of Fourth Street, began to disappear after 1910. Many original storefronts have been modernized. Often this change has involved the use of metal framed windows instead of the original wood, the installation of brick wall facing, and the covering or remodeling of clerestory bands. Also common is the removal of plaster wall surfacing, which may or may not reflect the building's original appearance. This trend began as early as the 1920s and has continued into recent years. As a result, the bricks are sometimes pocked and conspicuously repointed. In addition, the facades of several noncontributors have been completely resurfaced in new brick. By contrast, no building appears to have received its first stucco coat in the past 50 years. As in adjacent areas, the major change to buildings within the district has been their demolition. Thirty-four have gone down since 1948, of which 30 were not replaced by later structures. Most of the demolitions occurred along First and Third Streets.

The district's contributors retain historic materials and design elements above the storefront. Usually these are original, though some represent alterations made before 1948. Contributors are larger and more conspicuous than non-contributors. Of the district's seven buildings that rise over two stories, all contribute to its historic character. Non-contributors are usually old buildings that have suffered severe alterations. Only nine structures in the district date from after World War II. By the same token, nearly all the buildings within the district in 1947 remain today. The major losses are a retail building on Main Street and two automobile facilities on Railroad Avenue.

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The district has major contributors distributed throughout. In the southern section, which is distinguished by construction from the 1850s and 1860s, the most conspicuous buildings are much newer. The Tower Theater (103 D Street), notable for its entrance and tower, is the district's most completely executed example of the Streamline Moderne. The Suey Sing Association (301 First Street) building, with its Chinese design elements, provides a more obvious link to Chinatown than the older structures nearby. On the south edge of the northern section, the Nakagawa building (306 C Street), with its plaster finish and elaborate cornice, shows a typical commercial structure as it had evolved to about 1930. Further north, the Water Company building (329-31 D Street), despite some changes, remains the district's premiere example of the Italianate style. The seven-story Hart Building (421-25 Fourth Street), the district's tallest, presents a large-scale example of the Mediterranean Revival that is already individually listed in the National Register. Another conspicuous product of the building boom of the 1920s is the Hotel Marysville (418-30 Fifth Street), which rises five stories and covers about 40 percent of a city block. Near the north edge of the district is another notable building of the period, the State Theater (515 E Street), an elaborately ornamented example of the Spanish Colonial Revival style.

The boundaries of the district are quite clear. To the south is the Yuba River levee. On the west and in the area separating the two sections of the district is new commercial construction that is set back from the street and fronted by parking lots. In the north newly constructed or remodeled commercial buildings line the 500-block of D Street. Beyond Sixth residences predominate. To the east is an area of mixed uses, including civic and industrial. The boundaries follow contiguous parcel lines. Three buildings, already listed in the National Register but without commercial associations, lie just outside the district. They are the Bok Kai Temple at the foot of D Street, the Packard Library at 301 4th Street, and the Post Office at 407 C Street.

Although Marysville's overall commercial area has lost around 200 buildings in the past 50 years, the district retains a high degree of integrity. Contributing to the feeling of a traditional downtown are the arrangement of the buildings, which are immediately

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contiguous and front the sidewalk, the predominance of retail uses, the uniformity of scale, and the retention of original design and fabric, especially above the storefronts. Despite substantial remodeling to several buildings and the demolition of others, the district has maintained its historic character.

Detailed descriptions of the elements in the district follow:

Northern Section

221 -27 Third Street (APN 010 244 021)

Contributing Building, ca. 1915

This wide brick building has two stories. On the front elevation slightly elevated triangular sections mark each end of an otherwise flat parapet. Beneath the parapet is a set of diamond-shaped decorations of lighter brick. Below are seventeen second-story windows, all now boarded. On the left third of the first story is a round-arched entry flanked by square windows. To its right are six large flat-topped openings, now mostly boarded. The building has had a number of uses, including an automobile garage. Some window and door glass may be missing. Otherwise, no alterations are apparent. The building contributes to the historic character of the district.

222 Third Street (APN 010 283 020)

Contributing Building, ca. 1880

This brick building has one story. A flat parapet caps the unornamented front elevation. A plain wall continues the parapet about half way down the facade. There a wide band tops groups of tall single-pane windows in wood architraves and a diagonally recessed entry. The alley (Elm Street) elevation has three multipaned industrial windows, perhaps installed ca. 1925 when the building lost its wood-framed, second-story hay loft. The building was originally a livery stable and later contained a saloon. Despite the new front door and window treatment, the building retains enough of its historic appearance to contribute to the historic character of the district.

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305 Third Street (APN 010 242 004)

Noncontributing Building, ca. 1965

This single-story brick building has a flat roof from which an awning projects. Three doors, each flanked by a pair single-pane display windows, line the front elevation. The building was constructed too recently to contribute to the historic character of the district.

313 -15 Third Street (APN 010 242 007)

Noncontributing Building, ca. 1905

This two-story building has a flat roof and stucco finish. Bay windows in a continuous band project from the second story on the front and west elevations. Nearly centered on the front elevation below is a curved, guyed canopy atop a double entrance door with porthole windows. On each side is a long narrow window surrounded by glass bricks set in a wall lined with ceramic tile. On the right is a plain door to the apartments above. The storefront treatment dates from ca. 1949 and may have coincided with the removal of the third story after a serious fire. The building, which has contained rental rooms atop a for at least ninety years, has not changed noticeably since it was modernized. It is too altered to contribute to the historic character of the district.

317 Third Street (APN 010 242 008)

Noncontributing Building, ca. 1960

This single-story building has a flat parapet and brick facing on the front elevation. Three fabric awnings cover five doorways and six interspersed windows. The building was constructed too recently to contribute to the historic character of the district.

411 -13 Third Street (APN 010 233 012)

Contributing Building, ca. 1892

This brick building has two stories and a flat roof. On the front elevation is a flat parapet with projecting cornice supported by curved brackets. Dentiled hoods top the tall second-story windows, which are now boarded. The first story has been modernized,

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probably ca. 1955, with a metal awning and a slanted inset storefront with central entry and flanking display windows. The building was part of the Spring Hotel in the 1890s. It retains enough of its historic appearance to contribute to the historic character of the district.

415 Third Street (APN 010 233 013)

Contributing Building, ca. 1856

This brick building, popularly known as Chiseler's Inn, has two stories and a flat roof. Capping the symmetrical front elevation is a cornice defined by a soldier course. Below are three windows. The one in the center contains a vent; the others are boarded. The storefront contains two adjacent doors flanked by display windows and topped by a clerestory band. Most of the windows are now boarded. The entire elevation appears to have received a facelift sometime in the 1940s. The building is much older, having been part of the Spring House hotel in its early years. The first floor contained a popular bar and restaurant and later a separate barber shop. Because it has not been substantially altered in the past fifty years, the building contributes to the historic character of the district.

409 Fourth Street (APN 010 176 007)

Noncontributing Building, ca. 1925

This narrow single-story building is sandwiched between two larger structures. A flat, guyed awning divides the building's front elevation horizontally. Above it is a plain parapet wall. Below is a storefront with central door and flanking display windows, all with aluminum architraves. The entire treatment appears to date from around 1960, so the building does not contribute to the historic character of the district.

410 -14 Fourth Street (APN 010 233 001)

Contributing Building, ca. 1925

This brick building has one story and a flat roof. The front elevation has three vertical divisions. Atop a raised cornice is a parapet with three oblong indentations. Below is a

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clerestory band. Each of its three sections contains four multipaned windows. The three storefronts have deeply recessed doors with transoms above and display windows on both sides. No substantial alterations are apparent. The building contributes to the historic character of the district.

413 -15 Fourth Street (APN 010 176 008)

Contributing Building, ca. 1941

This building, originally a bank, has one story and a flat roof. Just below the top of the parapet is a band of decorative panels. The front elevation has three tall, slightly recessed openings, the reveals of which are canted with vertical bands. All are capped with decorative panels and contain multipane windows with a large center pane. The central opening also contains a doorway. A glazed tile kickplate extends across the elevation and around the west side of the building. The Gladding McBean factory in nearby Lincoln supplied many of the decorative features. The front door is not original, but otherwise no alterations are apparent. A clear example of modernistic design, the building contributes to the historic character of the district.

419 Fourth Street (APN 010 176 009)

Contributing Building, ca. 1921

This building has two stories and a stucco finish. Brick trim lines the flat parapet, which is broken on the front elevation by a tiled awning supported by curved brackets. Beneath the awning are two narrow recessed balconies, each with a bracketed flower box in front. To the outside of each balcony is a pair of four-over-one windows topped by a vent. Brick forms the vent, window and balcony surrounds and is used as a belt course atop the first story. Below is a ca. 1960 storefront which has recessed doors and flanking display windows and is topped by a wood awning. The first story originally had a transom band and a porticoed entry on the west. The first floor housed a dry goods store from the early 1920s to 1970. The upper story has always contained apartments. Despite changes to the storefront, the building contributes to the historic character of the district.

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421 -25 Fourth Street (APN 010 176 010)

Contributing Building, ca. 1926

This tall concrete office building, the Hart Building, has seven stories and a hipped tile roof. A wide base contains an arched entry flanked on each side by a pair display windows topped by transoms. Ceramic tile forms a "wainscot" along the front wall. Directly above the entry is a wrought iron screen. The shaft above has six sets of multi-paned casement windows, which are separated by plain pilasters on the front elevation. Corner pilasters have banded capitals above the sixth story. Wrought iron railings top the capitals. The building, the district's tallest, has no conspicuous alterations, although the attic now serves as an additional story. It is individually listed in the National Register and contributes to the historic character of the district.

429 Fourth Street (APN 010 176 011)

Noncontributing Building, ca. 1980

This brick building has two stories and a flat roof. A narrow sign board extends from the top of the front elevation. Below are a set of four anodized second-story windows, a fabric awning, and a slightly recessed entry, also of anodized aluminum. The building was constructed too recently to contribute to the historic character of the district.

317 -31 Fifth Street (APN 010 182 006)

Contributing Building, ca. 1902

This apartment building has two stories and a stucco finish. Capping the building is a flat parapet atop projecting eaves supported by exposed purlins. The front elevation has two identical adjacent sections. Each has a wide central doorway topped by a flat, banded awning. The entry contains three doors with glass panels and is approached by a wide stairway. Above on the second story is a Palladian window. On each side of the entry is a bay window that uses glass bricks on the first story and one-over-one sash above. The building may originally have had a Colonial Revival look. The stucco finish, awning, and glass bricks appear to date from a ca. 1940 remodeling. Little has changed since. The building contributes to the historic character of the district.

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401 -07 Fifth Street (APN 010 175 006)

Contributing Building, ca. 1867

This building has two stories and a stucco finish. A short, slanted tile parapet caps the building. Below is a simple entablature with small, diamond-shaped decorations in the frieze. Semi-circular bas-relief hoods top the second-story one-over-one windows. First floor storefronts have different configurations. Two include brick wall facing and guyed metal awnings. The half of the building along D Street dates from the nineteenth century. It was remodeled ca. 1920 when the other half was added. Another remodeling ca. 1965 changed the storefronts. The building retains enough of its 1948 appearance to contribute to the historic character of the district.

409 -15 Fifth Street (APN 010 175 016)

Noncontributing Building, ca. 1960

This long, low brick building has a flat roof and four storefronts. Two retain original display windows with brushed aluminum architraves; two have newer brick facades. The building was constructed too recently to contribute to the historic character of the district.

417 -25 Fifth Street (APN 010 175 009)

Contributing Building, ca. 1923

This building, known as the Delta Building, has two stories and a stucco finish. Six pilasters with decorative capitals divide the front elevation into five bays. A curved parapet atop the central bay breaks a plain architrave. Each bay has second-story windows covered by long fabric awnings. A flat, guyed awning extends across the center bay on the first story and tops the entrance. The rest of the ground floor, which originally held storefronts, has been bricked in. Despite this change, the building contributes to the historic character of the district.

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418 -30 Fifth Street (APN 010 176 014)

Contributing Building, 1926

This five-story building, the Hotel Marysville, is constructed of reinforced concrete with a brick facing. It has an E-plan above the top story which produces three separated blocks on the front elevation. Each has a raised cornice, a string course near the bottom of the top story, and one-over-one windows, some of which are unglazed. A plain auxiliary cornice tops the first story of the front elevation. Below it is a former transom band, now mostly filled in. The narrow storefronts have different configurations. A flat, guyed awning tops the centered entrance. Despite first story alterations, the building contributes to the historic character of the district.

512 Fifth Street (APN 010 174 015)

Contributing Building, ca. 1930

This building has one story and a stucco finish. Four undecorated, chamfered pilasters divide the front elevation into three bays. Across the elevations is a set of plain, unequally spaced bands. Above the storefront is a series of clerestory windows with triangular panes. Below are display windows in the side bays and a transomed double door and smaller display windows in the central bay. The side (east) door may not be original, but other important alterations are not apparent. The building, which housed a grocery store in the 1930s, contributes to the historic character of the district.

227 C Street (APN 010 283 018)

Contributing Building, ca. 1880

This brick building has one story and a high, double-stepped parapet. Atop the storefront is a fabric awning. Beneath are a set of anodized aluminum windows. The building was first used for vehicle repair; in 1948 it contained a restaurant. The surface may have been stuccoed at some point. The building contributes to the historic character of the district.

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229 -31 C Street (APN 010 283 019)

Contributing Building, ca. 1912

This brick building has three stories and a flat roof. The attic story has a simple, slightly projecting cornice. Above the second story is a full entablature without decoration. A similar band tops the first story. Windows on the upper stories use one-over-one aluminum sash. The storefronts on the ground floor have a variety of configurations. A ca. 1948 sign announcing "Travelers Hotel" hangs from the second story at the northwest corner of the building. It may have been moved from the earlier location of the hotel. Despite window and storefront changes, the building contributes to the historic character of the district.

301 C Street (APN 010 244 014)

Noncontributing Building, ca. 1952

This cinder block building has one story topped by a flat parapet of vertical boards. On the front elevation are two doors and three pairs of single-pane windows covered by fabric awnings. All have plain, narrow architraves. The building was constructed too recently to contribute to the historic character of the district.

306 C Street (APN 010 242 003)

Contributing Building, ca. 1857

This brick building, longtime home of the Nakagawa Company, has two stories and a stucco finish. Centered above the cornice is a small pediment that does not extend the width of the building. Indented rectangles decorate the frieze below. On either side of the entablature is a corbel, also with rectangular ornament, that rises above the roof line. Rounded, linked hoods top the segmentally arched windows on the second story. On the ground floor is a display window topped by a transom band and a slightly recessed doorway with paneled door and transom. The doorway originally had a semi-circular arch. The display window may date from ca. 1910. Other alterations are not apparent. The building contributes to the historic character of the district.

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308 C Street (APN 010 242 003)

Contributing Building, ca. 1893

This brick building has one story and a flat roof. The symmetrical front elevation has a stucco finish and a slightly recessed entrance with a double door and transom. On each side is a display window. The building has no ornamentation. The present facade treatment appears to date from the 1920s. Some rounded door and window hoods may have been removed lately, but otherwise no recent alterations are apparent. The building contributes to the historic character of the district.

310 -14 D Street (APN 010 233 023)

Noncontributing Building, ca. 1880

This brick building has two stories and a flat roof. An unornamented entablature tops the front elevation. Beneath it is a set of ten small-paned second-story windows. On the ground floor are two differently designed storefronts and an off-center doorway. The entire facade represents a ca. 1975 reconstruction that has removed nearly all the historic fabric from an earlier remodeling in 1929. The building, which once provided offices for some of the city's most prominent lawyers and physicians, is too altered to contribute to the historic character of the district.

311 D Street (APN 010 242 011)

Noncontributing Building, ca. 1893

This brick building has two stories and a flat roof. A flat parapet tops the front elevation, which has recently been reconstructed in weathered brick. The second story has an ornamental brick design but no windows. A fabric awning caps the storefront. The building is too altered to contribute to the historic character of the district.

313 D Street (APN 010 242 012)

Noncontributing Building, ca. 1880

This two-story brick building has received a ca. 1975 facade reconstruction that has obliterated all historic fabric. The front elevation has two large indented squares on the

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second story and an awninged storefront on the first. The building, which housed department stores over the years, is too altered to contribute to the historic character of the district.

316 D Street (APN 010 233 024)

Noncontributing Building, ca. 1880

This brick building has one story and a stepped parapet, which is now covered by vines. The storefront has a slightly recessed doorway topped by a transom. On each side are two display windows, which, like the transom, have small panes and wood architraves. The current facade treatment dates from ca. 1975. The building is too altered to contribute to the historic character of the district.

317 D Street (APN 010 242 013)

Contributing Building, ca. 1880

This brick building has two stories and a flat parapet. A band of rounded hoods tops three segmentally arched windows on the second story. The windows are now boarded. Below is a fabric awning. The storefront, which may date from the 1950s, has a deeply recessed door and flanking display windows. Despite the alterations, the building contributes to the historic character of the district.

319 -21 D Street (APN 010 242 014)

Contributing Building, ca. 1886

This brick building has two stories and a plain parapet with a pedimented step in the center. The entablature below has a dentiled cornice and a frieze decorated with small alternating bricks. A band of rounded hoods tops five segmentally arched windows on the second story. The window sash is now covered with boards. Below is a fabric awning. The storefront, which appears to date from the 1970s, has one door on the left and nearly square-shaped display windows. Despite the changes, the building contributes to the historic character of the district.

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320 D Street (APN 010 233 006)

Contributing Building, ca. 1884

This brick building has one story and a flat parapet. Below is a fabric awning. The storefront, which has a recessed entry and flanking display windows, appears to date from after World War II. The building contributes to the historic character of the district.

322 -24 D Street (APN 010 233 004 & 005)

Noncontributing Building, ca. 1893

This single-story brick building has two adjacent commercial spaces that now look like two buildings. Each has a flat parapet and a storefront without historic fabric. The one on the left has a slanted wall and display windows with plastic muntin-like strips. The other has a fabric awning and recessed entry. The building is too altered to contribute to the historic character of the district.

323 D Street (APN 010 242 014)

Noncontributing Building, ca. 1880

This brick building has one story and a flat parapet. A fabric awning tops the storefront, which has a recessed entry with two adjacent doors. Display windows flank each door. The building does not exhibit enough historic fabric to contribute to the historic character of the district.

325 D Street (APN 010 242 015)

Contributing Building, ca. 1893

This brick building has one story and a flat parapet with a wide pedimented central step. Below is a dentiled cornice. A fabric awning tops two storefronts, both with centered doors and flanking display windows. Pilasters define the openings on the storefront to the left. The other storefront has been remodeled, perhaps around 1970. Despite the changes, the building contributes to the historic character of the district.

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326 -30 D Street (APN 010 233 003)

Contributing Building, ca. 1888

This brick building has two stories, and L-plan, and a flat roof. A narrow band of terra cotta panels decorates the cornice on the front elevation. Larger panels top the three wide second-story window openings. Each opening has three narrow lights on top and three larger lights below. All are now boarded. A fabric awning tops storefront, both of which have recessed entries and flanking display windows. The facade treatment represents a ca. 1925 remodeling. The facade has remained substantially unaltered since. The building has another elevation facing Fourth Street. It has a stucco finish, a plain entablature with end blocks, and three segmentally arched second-story windows within wide molding. An awning tops the storefront. The building contributes to the historic character of the district.

327 -31 D Street (APN 010 242 016)

Contributing Building, 1888

This brick building, originally the home of the Marysville Water Company, has three stories and a flat parapet. Plain pilasters separate the third-story windows, which have semi-circular transoms topped by pronounced keystones. Below a string course are semi-circular arched windows in wide hoods that rest upon pilasters. On the north elevation first floor openings are also arched, and a bracketed canopy tops a centered doorway. A fabric awning tops the two storefronts on the west elevation. Both have been altered with new display windows and brick facing. The building appears to be missing a cornice but has actually lost its fourth story, which was very similar to the second. The fourth story (and earlier the third story) held the water company's three huge tanks. The story was added ca. 1910 and removed ca. 1955. Despite the alteration, the building contributes to the historic character of the district.

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332 D Street (APN 010 233 002)

Contributing Building, ca. 1880

This brick building has two stories. Tile coping lines the roof line on both street elevations. Below it are one-over-one windows, which are sided by wood shutters; most are topped by semi-circular hood molding. The first floor has been remodeled using new brick. Despite changes to the storefront, the building contributes to the historic character of the district.

400 -06 D Street (APN 010 176 006)

Noncontributing Building, ca. 1907

This brick building has two stories. A corrugated metal screen, perhaps installed ca. 1965, covers the second story and masks whatever architectural features may be behind it. Below it a band of diagonal boards hides or may have replaced a clerestory band. A flat, guyed awning tops the storefronts, which have different configurations. The building was modernized in the late 1920s, and historic fabric from this remodeling may remain behind the screen. Now, however, the building appears too altered to contribute to the historic character of the district.

401 -05 D Street (APN 010 241 007)

Contributing Building, ca. 1900

This brick building has one story and a flat roof. Tile coping and a thin band mark the roof line. Twin pilasters divide the street elevations into similar bays. All have transoms containing five multipaned windows. Most have display windows and ceramic tile kickplates. Two on Fourth Street have garage doors. One on D has a recessed entrance. The exception to all this is the left section of the front elevation, which is now a plain brick wall with a small doorway. This walled section probably dates from the 1980s. The building as a whole reflects a ca. 1925 renovation and contributes to the historic character of the district.

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407 -09 D Street (APN 010 241 008)

Noncontributing Building, ca. 1925

The brick building has one story and a flat parapet with tile coping. Beneath it on the front elevation is a plain wall. Below is a fabric awning. The storefront has a recessed door and a set of display windows, all with brushed aluminum architraves. The facade treatment dates from ca. 1960. The building is too altered to contribute to the historic character of the district.

408 -14 D Street (APN 010 176 005)

Noncontributing Building, ca. 1964

This building has one story and a flat parapet on the front elevation. Below is a plain plastered wall, which is used as a sign board. A thick, flat awning tops three storefronts, which have different configurations. The building, which replaced a two-story J. C. Penney store ca. 1964, is too new to contribute to the historic character of the district.

411 D Street (APN 010 241 009)

Noncontributing Building, ca. 1925

This brick building has one story and a flat parapet on the front elevation which drops into a plain concrete wall. Bricks line the storefront, which has an entrance on the left. The facade treatment dates from after 1960. The building is too altered to contribute to the historic character of the district.

413 D Street (APN 010 241 010)

Noncontributing Building, ca. 1925

This building has two stories and a flat roof. Below the roof line of the front elevation is a raised band. Brick faces the elevation below. The second story has a central window and openings on each side; the first has a recessed entry and flanking display windows. The entire treatment, including the raising of the roof to add the second story, dates from after 1948. Because of the alterations the building does not contributes to the historic character of the district.

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415 D Street (APN 010 241 011)

Noncontributing Building, ca. 1925

This brick building has one story and a flat parapet on the front elevation which drops into a plain wall. Below it is a flat, guyed awning atop a storefront with recessed entry and flanking display windows, all with brushed aluminum architraves. No historic fabric is visible, so the building does not contribute to the historic character of the district.

419 D Street (APN 010 241 016)

Contributing Building, ca. 1925

This building has one story and a flat, angled parapet capped with shingles. Below is a plain recessed panel originally used as a sign board. A fabric awning tops the storefront, which has a recessed entrance and wide flanking display windows. The door of brushed aluminum dates from ca. 1960, but otherwise no alterations are apparent. The building contributes to the historic character of the district.

420 D Street (APN 010 176 004)

Contributing Building, ca. 1937

This concrete building has two stories and a flat roof. On the front elevation, which has a stucco finish, are three sets of second-story windows topped by a continuous hood. Above the storefront is a metal signboard with bands at top and bottom and speed lines at each end. The storefront has two recessed entries with flanking display windows. Alterations are not apparent. The red sign, even without lettering, reveals that this building was the site of a Woolworth's store. The building contributes to the historic character of the district.

421 -23 D Street (APN 010 241 017)

Contributing Building, ca. 1925

This building has three stories. The front elevation is faced with brick on the upper stories and has a stucco finish below. A bracketed cornice caps the facade. Below on both the second and third story are two sets of multi-paned casement windows topped by

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awnings. Between the windows on the second story is a Venetian window with raised hood. Below on the second story is a small medallion. A plain entablature caps the first story, which has an entrance on the left and storefronts on the right. The doorway has arched opening and wrought iron door. Two small arched windows are above. The storefronts have transom bands, one now filled in, and doors and display windows that have been installed since 1948. Despite changes to the storefronts, the building contributes to the historic character of the district.

422 -24 D Street (APN 010 176 003)

Noncontributing Building, 1912

This brick building has three stories. A flat parapet with long, narrow indented panels caps the front elevation. Below is a plain brick wall that shows through a slight change in bricks the former location of upper story windows. The storefront has a fabric awning, wide entrance, and flanking display windows. Originally an example of classical design, the building is now too altered to contribute to the historic character of the district.

427 D Street (APN 010 241 013)

Noncontributing Building, ca. 1952

This single-story building has a flat roof and plain cornice band. The front elevation is divided into three differently configured storefronts. The building was constructed too recently to contribute to the historic character of the district.

430 D Street (APN 010 176 001 & 002)

Noncontributing Building, 1940

This building has two stories and a stucco finish. Its current appearance, with plain rectangular panels on the front elevation and a series of blind arches on the other street elevation, reflects a ca. 1965 remodeling. The building originally had large grouped windows on the second story and wide display windows on the first. It is too altered to contribute to the historic character of the district.

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5th and D Streets

Noncontributing Structure, ca. 1980

This metal electrolier arch spans the intersection of D and Fifth Streets. The arch has four poles, one on each corner, from which slender, curved trusses extend to the center of the intersection about 30 feet above the street. They meet in something like a newel post, which has a flag rising from the top and a light globe descending from the bottom. Small lights dot the undersides of the trusses. The district once had seven such arches. They were installed in 1911 and removed in 1926. One was reassembled in Rio Linda, a suburb of Sacramento. The arch there provided the model for this arch, which was put up as a part of the city's effort to revitalize the district. Although the reconstruction was accurate and no similar structures still exist, the arch does not contribute to the district because it was not reconstructed as part of an overall restoration plan.

503 D Street (APN 010 182 007)

Noncontributing Building, ca. 1919

This building has one story and a stucco finish. A parapet, flat except for one step facing D Street, masks the roof. The plan is trapezoidal, with the entry facing the street corner. A guyed awning tops the entire storefront, which consists mostly of display windows in brushed aluminum architraves. Above, a false cornice with brackets faces Fifth and D Streets, but is missing from the center, diagonal elevation. Indentations above the awning indicate the original vehicle openings, used when the building housed Newton Super Service in the 1920s. The present appearance appears to reflect a ca. 1960 remodeling. The building is too altered to contribute to the historic character of the district.

402 -10 E Street (APN 010 174 014)

Contributing Building, ca. 1929

This large single-story building has a flat roof and stucco finish. Small circular ornaments rise above the otherwise flat parapet on the street elevations. The entablature below has a notched cornice, plain frieze with circular decoration, and a narrow, finely indented architrave. Beneath each circle is a pilaster with an ornamented capital. The pilasters

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divide the front elevation into five bays and the south (Fourth Street) elevation into nine. The front elevation has three storefronts topped by fabric awnings and a large garage door. The storefronts are not uniformly configured, though none clearly dates from after 1948. The detailing of the building is identical to that of its neighbor on the north. The building appears largely unaltered and contributes to the historic character of the district.

412 -14 E Street (APN 010 174 004)

Contributing Building, ca. 1929

This two-story building has a flat roof and stucco finish. Small circular ornaments rise above the otherwise flat parapet on the front elevation. The entablature below has a notched cornice, plain frieze with circular decoration, and a narrow, finely indented architrave. A fabric awning below tops three three-part windows. A dentiled band tops the first story, where pilasters with ornamented capitals separate three bays. Each has a stucco panel, perhaps once the site of transom windows, a fabric awning, and a storefront. The storefronts are not uniformly configured. The one on the left with a glass paneled wood door may be original. The detailing is identical to that of its neighbor on the south. The building housed the Montgomery Ward store in the 1930s and 1940s. Despite changes to storefronts, the building remains essentially unaltered and contributes to the historic character of the district.

420 -22 E Street (APN 010 174 004)

Contributing Building, ca. 1929

This wide building has two stories and a stucco finish. The front elevation is symmetrical. Each half has a slightly protruding central section topped by a flat parapet that extends above the roof line. On the second story is an arched multipaned window with an embossed panel above the hood and a wrought iron balcony below. The first story has a vehicle entrance. The flanking sections have multipaned windows on the second story and segmentally arched vehicle entries on the first. A string course above the side course extends across the elevation. The parapets have lost espandanas with

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finials, but otherwise the building remains essentially unaltered. It contributes to the historic character of the district.

513 E Street (APN 010 175 015)

Contributing Building, ca. 1940

The front part of this single-story building has an L-plan, flat roof, and stucco finish. A raised band extends across the south and west elevations below the roof line. Below it on the west elevation is a set of three garage doors. A window and door are to the left; two more windows are adjacent to the sidewalk on E Street. All have brushed aluminum architraves. In the rear behind the garage doors is an auto garage with a rounded roof. The treatment of the northern wing appears to date from about 1960. Despite the alterations, the building contributes to the historic character of the district.

515 E Street (APN 010 175 012)

Contributing Building, 1927

This concrete building, the State Theater, has three stories and a Spanish Colonial Revival design. Pilasters topped by finials divide the symmetrical front elevation into three bays. A high paneled frieze extends across the facade. Rising above the roof line in the center bay is a curvilinear parapet. Raised medallions decorate both frieze and parapet. Nine narrow, empty, semi-circular arched niches line the third story. The center window has a wide architrave. Below the window a sign, the two faces of which face the street diagonally, projects from the second story. "State" tops the sign. On both sides are three pairs of one-over-one windows and single windows at the ends, where the elevation expands slightly. A flat, guyed awning tops the first floor, which has a side recessed entry in the center and storefronts on each side. Some of the treatment of the first story is not original. In addition, a tall vertical sign and an ornamented marquee have been removed. Otherwise, the building remains unaltered. It contributes to the historic character of the district.

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525 E Street (APN 010 175 013)

Contributing Building, ca. 1947

This building has one story. On the front elevation is a flat parapet atop a plain, stuccoed wall. A flat, guyed awning tops a storefront consisting mostly of display windows. A recessed entry is on the right. A ceramic tile kickplate extends across the elevation below the windows. No alterations are apparent. The building contributes to the historic character of the district.

527-29 E Street (APN 010 175 013)

Contributing Building, ca. 1947

This single-story building, originally a bus depot, has a flat roof and stucco finish. A wide band defines the roof line. Below it is a plain wall. Atop the storefront is a ribbed stringcourse that bulges in the center of the front elevation to form a small awning over the recessed entrance. Single-pane windows are on both sides. The windows may be replacements, but otherwise the building appears unaltered. It contributes to the historic character of the district.

530 E Street (APN 010 173 001)

Contributing Building, 1927

This brick building has two stories and a flat, inwardly slanting parapet capped with tiles. The entablature below features a frieze with small semi-circular arches. Closely spaced second-story windows have small panes with transoms above. Below them is a banded string course. Tall window openings on the first story have small paned transoms and slightly recessed surrounds. The main entrance, centered on the symmetrical front elevation, displays the building's only important alterations: removal of the transom and a guyed awning and replacement of the original door. The building originally served as the regional headquarters for the Pacific Gas and Electric Company. It contributes to the historic character of the district.

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223 First Street (APN 010 284 013)

Contributing Building, ca. 1888

This brick building has one story and a flat parapet. On the front elevation a stuccoed wall rises above the storefront, which has a slightly recessed entrance and flanking display windows with a ceramic tile wall below. Narrow courses of exposed bricks define the cornice and top the storefront, while a wider line of bricks lines each side of the storefront. On the extreme right of the front elevation is a single-story engaged Corinthian column, which gives a clue to the appearance of the building before the present (ca. 1948) renovation. The building began as a commercial structure in Chinatown, then served as a billiard parlor for Japanese-Americans after the turn of the century. The plain front door appears to be a recent replacement. Otherwise, no alterations are apparent. The building contributes to the historic character of the district.

226 First Street (APN 010 300 017)

Contributing Building, ca. 1888

This brick building has one story. A high, flat parapet with a tiled cornice tops the symmetrical front elevation. Centered in the parapet wall is a small vent. The storefront below has a glass paneled door flanked by display windows with four panes. The building, long a commercial structure in Chinatown, may have been extended to the rear at the turn of the century. The cornice tiles are probably not original. No other alterations are apparent. The building contributes to the historic character of the district.

228 First Street (APN 010 300 015)

Contributing Building, 1858

This brick building has two stories. An ornamented parapet with dentiled cornice and frieze of patterned brick tops the front elevation. Centered above the parapet is a step with brick lettering announcing "Kim Wing Building 1913." Pilasters side the step and continue down to divide the second story into three bays. Each has a segmentally arched

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opening with elevated hood. The center opening contains a door, the others have one-over-one windows. A metal balcony extends across the elevation beneath the openings. A transom band tops the storefront below, which has two double doors with stacked glass panes. A door on the right appears to be a replacement, but otherwise the building has remained unaltered since 1913. Before that it had only one story and a completely different facade. The building contributes to the historic character of the district.

230 First Street (APN 010 300 014)

Contributing Building, 1860

This brick building has two stories. Atop the front elevation is a dentiled cornice. Segmental arches cap three second-story openings—a central door and flanking windows. Beneath the door and the window on the right is a metal balcony. A transom band tops the storefront, which has a display window on the left and two sets of double doors. No alterations are apparent. The building is probably much older than it appears, having had one story and a different facade. It contributes to the historic character of the district.

232 First Street (APN 010 300 013)

Contributing Building, 1858

This two-story brick building has a flat parapet and stucco finish. On the second story are two one-over-one windows with a metal balcony below. Exposed brick lines the storefront openings, which have double transoms. A double door on the right is the main entrance. The treatment probably dates to ca. 1925, when the second story was added. No later alterations are apparent. The building contributes to the historic character of the district.

301 First Street (APN 010 282 008)

Contributing Building, ca. 1862

This two-story brick building incorporates elements of traditional Chinese design. The second story has a stucco finish, while light colored bricks face the first story. A small curved parapet with "1937" caps the front elevation. Below is a second-story balcony

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topped by a hipped tile roof with highly flared eaves and a scalloped frieze. A metal railing fronts the balcony, which has delicate metal ornament below the frieze between the two central supporting poles. A row of doors look out on the balcony. Chinese characters are prominently displayed on the wall around a central double door. On the first story are an arched entrance with recessed door on the left and two storefronts with transom bands. The wide central storefront has a double door and flanking display windows. The narrower storefront on the right has similar features. The balcony extends along the other street elevation, which also has another entry and storefront. No alterations are apparent. The present appearance represents an extensive remodeling of an much earlier structure which occurred after a serious fire. The building, the home of Suey Sing, a longtime Chinese-American business and fraternal organization, contributes to the historic character of the district.

310 First Street (APN 010 300 055)

Contributing Building, ca. 1860

This brick building has two stories and a flat parapet. On the front elevation the frieze has slightly recessed panels. Protruding from the second story below is an oriel window with narrow glass panels. Centered on the first story is a window in a semi-circular arched opening. On each side is a door with boarded transom. The oriel window and probably arched window are recent additions. The building was one of many in Chinatown with mixed retail and residential uses. Despite changes, the building retains enough of its historic feeling to contribute to the character of the district.

312 First Street (APN 010 300 055)

Contributing Building, 1860e

This brick building has two stories and a flat parapet. On the front elevation the frieze has slightly recessed panels. Second-story windows are six-over-six metal sash in openings with bricked-in tops. On each side is a door with boarded transom. The second-story sash and probably the arched window are recent additions. The building was one of many

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in Chinatown with mixed retail and residential uses. Despite changes, the building retains enough of its historic feeling to contribute to the character of the district.

315 First Street (APN 010 282 027)
Noncontributing Building, ca. 1900

This is a two-story wood-frame house that received a substantial renovation or perhaps reconstruction ca. 1985. The building has two stories, horizontal board siding, and a hipped roof. An enclosed cupola rises from the roof ridge. A large gabled dormer with shingle siding projects from the roof in the center of the front elevation. Windows are small-paned metal sash. The second story overhangs the first and is supported by plain posts. The design of the building may date from the turn of the century, but the materials all appear to be new. The building does not contribute to the historic character of the district.

320 First Street (APN 010 300 005)
Contributing Building, ca. 1860

This brick building has two stories and a flat parapet. A dentiled cornice caps the front elevation. Below are five six-over-six metal sash windows topped by fabric awnings. A signboard tops the storefront, which has five narrow, slightly recessed openings—a central door and adjacent windows—with transoms above. The windows have small-paned metal sash. All the sash and probably the first story brick date from the past twenty-five years. The building originally housed one of Chinatown's retail and residential establishments. Later its second floor served as the city's most famous bordello. It had an earlier expansion and storefront remodeling ca. 1900. Despite changes, the building retains enough of its historic feeling to contribute to the character of the district.

322 First Street (APN 010 300 004)
Contributing Building, 1858

This brick building has two stories and a flat parapet. A dentiled cornice caps the front elevation. Below are two six-over-six metal sash windows topped by fabric awnings. A

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signboard tops a wood-framed storefront, which has a transom band atop a central display windows and flanking entries. The sash is recent, and the storefront may date from ca. 1940. Like many in Chinatown, the building originally had mixed retail and residential uses. Later it was part of the brothel next door. Aside from the window sash, alterations from the past fifty years are not apparent. The building contributes to the historic character of the district.

324 First Street (APN 010 300 054)

Noncontributing Building, 1858

This brick building has two stories. On the second story of the front elevation is a series of long, narrow semi-circular arched openings with short multi-paned casement windows. Below is an arcade with similar arches and tall pillars. The wall, recessed about two feet, contains a set of one-over-one windows. The existing facade owes something to the building's 1880 appearance. The pillars are original. The brickwork, though similar to the original, is new and covers original brick. The wood wall and first-story windows also appear to be recent, while the upper story windows may date to the 1940s. The building, though very old, has lost a clear connection to its appearance at any point in the past. The building is too altered to contribute to the historic character of the district.

330 First Street (APN 010 300 052)

Contributing Building, ca. 1854

This two-story brick building has a hipped roof and rough stucco finish. Six one-over-one windows, a bit shorter than the reveals, are closely spaced along the second story of the front elevation. The other street elevation has a similar set of more widely spaced windows. A banded belt course tops both sets. The storefront has a central entrance flanked by two windows. Another group of windows proceeds back along the west elevation to a small, single-story side addition. The entire treatment of the first story appears to be fairly recent, but the upper story has probably not been altered in at least fifty years. The building has had a number of commercial uses over the years, apparently

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none of which was related Chinatown. Despite changes, the building contributes to the historic character of the district.

25 C Street (APN 010 300 035)

Two Contributing Buildings, ca. 1860

This brick building has one story, a stucco finish, and a flat parapet. The front elevation has three openings: a filled-in doorway with a semi-circular arched transom, a small window with a similar transom, and a door with an awning. The original function of this small building is unknown, though it was in residential use by 1909. It has probably looked much like this for at least fifty years. To its right is an old garage with corrugated metal siding and double doors. Both buildings contribute to the historic character of the district.

East of 25 C Street (APN 010 300 034)

Contributing Building, ca. 1925

This brick building has one story and a side-facing gable roof of corrugated metal. On the front (south) elevation is a narrow central door and a boarded window on the right. For many years the building served as a hospital or rest home for members of the Chinese community. It replaced an earlier building on the parcel which had the same function. The building appears unaltered. It contributes to the historic character of the district.

101 C Street (APN 010 284 014)

Contributing Building, 1856

This brick building has two stories, a flat parapet, and a stucco finish. A dentiled cornice tops the street elevations. On the second story one-over-one windows have plastic coated sash and are set in deep reveals. The store entry below has a paneled metal door and aluminum-sided windows in wood architraves. A metal gate fronts the entry. To the left is a recessed doorway with transom and plain door. The building contained a Chinese restaurant and gambling house for many years. Despite the use of some new materials,

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the building retains most of its historic appearance and contributes to the historic character of the district.

103 C Street (APN 010 284 015)

Contributing Building, 1858

This brick building has two stories and a flat parapet. Atop the front elevation are a dentiled cornice and plain frieze. On the second story are three one-over-one windows with plastic coated sash. Below are a newly installed storefront with anodized aluminum windows and door and a recessed doorway, also with new materials. The building served Chinatown with a number of uses, including a grocery and a restaurant. Despite recent changes, the building contributes to the historic character of the district.

107 C Street (APN 010 284 017)

Contributing Building, ca. 1915

This brick building has two stories and a flat parapet. A wide, banded frieze tops the front elevation. Centered on the second story is a pair of one-over-one windows with a wood railing below. On each side is a wider one-over-one window. The main entrance on the first story is centered; it contains a double door with glass panels below two stacked transoms. A smaller door on the left has a similar set of transoms. On the right is a display window with a single transom. All openings have wood architraves. The building displays no conspicuous alterations and contributes to the historic character of the district.

112 C Street (APN 010 282 007)

Contributing Building, 1858

This brick building has two stories and a flat parapet. A dentiled cornice caps the front elevation. On the second story below three one-over-one windows in deep reveals are evenly spaced across the elevation. A soldier course tops the storefront, which has two windows and a door on the right. All have anodized aluminum frames. Originally in

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commercial use, the building was a mission school for many years. Despite some new materials, it contributes to the historic character of the district.

118 C Street (APN 010 282 024)

Contributing Building, ca. 1925

This brick building has two stories. A stepped parapet tops the front elevation, which is sided in grooved brick. On the second story are two pairs of one-over-one windows. The storefront, which extends across most of the first story, has a transom band, a paneled door, and flanking display windows with a low wall beneath. To the right is another doorway with a transom. One display window is boarded, and the door on the right appears to be a replacement. Otherwise, no alterations are apparent. The building contributes to the historic character of the district.

7 D Street (APN 010 300 053)

Contributing Building, ca. 1887

This brick building has two stories and a front-facing gable roof with overhanging eaves. On the front elevation the eave has an ornamental kingpost at the apex and curved brackets on each side. On the second story three segmentally arched one-over-one windows overlook a wood balcony with a low, elaborately designed wall. The porch below has plain posts. A leaded glass transom tops the front door, on the right. To the left are two windows like the ones above. A wrought iron fence fronts the property. The building has always been a dwelling. Its original function, as "female boarding," suggests commercial activity beyond use merely as rental units. The windows have metal sash, and the front porch does not appear to be original. Despite changes, the building contributes to the historic character of the district.

103 D Street (APN 010 282 013)

Contributing Building, ca. 1946

This L-shaped building has several sections. A one-story entrance takes up most of the front elevation. A flat parapet wall is used as background for a neon sign announcing

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"Tower" in a modern sans serif typeface. Atop a banded marquee is a double-faced signboard. The wide recessed entryway has a set of doors with fluted panels and poster display cases with fluted surrounds. To the right is a semi-circular ticket booth sided with ceramic tiles. Above the booth rises a tall tower with vertical bands on the shaft and a neon sign on top. The sign proclaims "Tower" in a weighted sans serif typeface. To the right of the tower facing south is a narrow single-story commercial space with a flat parapet and arched windows. An unornamented two-story section, housing the auditorium, forms the intersecting leg of the L in the rear. Some of this wing may contain remnants of an earlier theater on the site. The storefront on the right has some new materials, but no other alterations are apparent. The building contributes to the historic character of the district.

113 D Street (APN 010 282 014)

Contributing Building, ca. 1870

This brick building has one story and a flat parapet with a slightly raised cornice. A fabric awning tops the ca. 1940 storefront, which has a recessed entry and flanking display windows. The building housed a bag manufacturer for many years. It contributes to the historic character of the district.

115 D Street (APN 010 282 014)

Contributing Building, ca. 1870

This brick building has two stories, a flat parapet, and a stucco finish. A multibanded cornice with a dentil course caps the front elevation. Below are three two-over-two windows with raised lintels and sills. The storefront, recently installed and topped by a fabric awning, has a double door on the left and window on the right. The building, which had a variety of commercial uses over the years, contributes to the historic character of the district.

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113 -17 Oak Street (APN 010 282 023)

Noncontributing Building, ca. 1960

This cinder block building has one story and a flat roof. The front elevation, faced in brick, has two garage doors in the center, each flanked by a smaller door. The building was constructed too recently to contribute to the historic character of the district.

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SIGNIFICANCE

The Marysville Historic Commercial District represents the development of commerce in the city from the mid-nineteenth century to just after the end of the Second World War. The district provides the city's only sizable collection of commercial buildings constructed before 1948. It has strong links to early retail business as well as later commercial development. Although the district has changed its appearance since 1948, it retains a high degree of architectural integrity and maintains its associations to the historic period.

Commercial activity in the downtown area coincided with the beginning of the Gold Rush. As strikes were made in the northern foothills, miners sailed up the Feather and Yuba Rivers to reach the gold fields. Charles Covillaud owned a trading post and livestock ranch north of the confluence of the rivers. In 1849 he consolidated holdings, laid out a new town, and began selling lots. Other merchants moved quickly to exploit Marysville's advantageous location. By 1850 the town had become the main supply point for thousands of miners upriver in the foothills. Several dozen businesses operated from canvas tents and other impermanent structures along the Yuba River. The permanent population reached about 500.

Marysville and its commercial district grew rapidly in the 1850s. The town became the Yuba County seat in 1850 and incorporated in 1851. The population grew steadily, reaching around 4,000 by the end of the decade. Businesses grew in number and diversity. Many, from banks and blacksmiths to clothiers and saloons, appealed to miners. Capital investment increased too. Spurred by one flood and several major fires, businessmen replaced tents and other flimsy structures with larger buildings made of brick. Local kilns were kept busy, as nearly 140 brick commercial buildings went up between 1851 and 1855. The business district expanded north from the waterfront. Many local miners were immigrants from China, who sought goods and services from fellow countrymen. Part of the commercial district became their center for supplies and

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temporary housing. The permanent Chinese population in town rose to around 1,000 by the end of the decade. Marysville became *Sam Fou*, the third most important city for Chinese in California. Mixed use typified buildings throughout the district. Retail stores occupied the first story and residences the second.

The district did not grow much in the next four decades. The commercial zone stayed south of Fourth Street, even when floods and fires required buildings to be replaced. The last and most serious flood, in 1875, prompted the construction of a levee that closed off most of the district from the Yuba River. The Central Pacific Railroad arrived in the 1860s, establishing a link that slowly diverted traffic from the river. The district's clientele changed. Gold became less accessible to miners, forcing many of them to leave the area. Agriculture, on the other hand, enjoyed steady growth. More land opened to cultivation, prices rose, and the number of local farmers increased. Wheat became the most popular and profitable crop. The town grew in size and changed somewhat in character, with women and children replacing single men. Marysville's population reached 4,700 in 1870, making it the eighth largest city in the state. The number of residents then slowly declined through the end of the century. The commercial district diversified, offering a wide range of goods and services in more than 200 separate businesses. Chinese establishments, mostly in the southeast quadrant of the district, maintained their own clientele but shared in the prosperity. Three benevolent associations (tongs) helped to place workers and settle business disputes. When in the 1880s anti-Chinese sentiments led to violence elsewhere, Marysville became a refuge for displaced Chinese workers. In the 1890s the local economic situation worsened, as the international wheat market collapsed, the nation went into a depression, and many Chinese left the country in response to discriminatory state and federal laws.

More than other factors, changes in agriculture after the turn of the century generated new wealth in Marysville and surrounding areas. The district expanded dramatically. Irrigation was the key. Canals from local rivers made possible the cultivation of irrigated crops on small farms. Wheat ranchers subdivided their holdings into 20- to 40-acre

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parcels, which new settlers planted in a variety of crops, especially fruit orchards. Peaches led the way. By the 1920s Yuba and neighboring Sutter County were producing half the world's supply of clingstone peaches. Other important crops were rice, raisins, prunes, and beans. Farm income shot up. Marysville, main trading center for the revivified agricultural region, became the Hub City. Two new railroads, the Western Pacific and the Northern Electric, which had arrived around 1910, provided alternative shipping channels. The town became regional headquarters for major corporations, notably Pacific Gas and Electric Company and Standard Oil Corporation. Local industry expanded. One firm with an international market was the Yuba Construction Company, which began manufacture of gold dredges and tractors in 1905. The district's stores stocked everything for the local consumer, from cars and farm implements to clothes and groceries. The town's population, reversing its previous slide, jumped 65 percent between 1900 and 1930.

In the eyes of Marysville's business and civic leaders, business expansion faced only one serious obstacle. Most commercial buildings suffered from obsolescence. Dating from the 1850s, many were small and dilapidated. They hardly fit with the modern, up-to-date city that Marysville was becoming. Building owners, often living elsewhere, showed no interest in making changes. The result was a major construction boom, primarily on the blocks between Fourth and Sixth Streets. Some twenty buildings, valued at well over a million dollars, went up during the 1920s. Many others underwent substantial renovations. Two buildings in particular represent this era of expansion and optimism. The Hart Building, designed for offices, rose seven stories and became what was probably the tallest commercial structure between Sacramento and Portland. The five-story Hotel Marysville, financed by a group of local businessmen, offered travelers accommodations as elegant as those found in any small city in California.

The Great Depression of the 1930s brought an end to prosperous times. As in much of California, downtown businesses in Marysville limped along, providing service to their regular customers but not expanding their operations. Agricultural income plummeted,

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but gold dredging continued to keep Yuba County among the state's top gold producers and cushioned the worst effects of the depression. The town's population increased by about 15 percent during the 1930s, but it was not enough to generate new construction until the end of the decade. The Second World War, especially the opening of the huge Camp Beale just south of the river, revived the economy. Downtown continued a resurgence in the years directly after the war, as pent-up consumer demand kept business humming. A few new buildings went up, and several more were modernized.

Commercial activity in the district maintained its postwar level into the 1960s. But it did not attract new customers, many of whom lived miles from downtown and relied on automobiles for all their travel. Business shifted to stores with adjacent parking lots, especially those in strip malls just over the Feather River bridge in Yuba City. Just as old buildings seemed obsolete to civic leaders in the 1920s, downtown itself began to appear outdated by the 1970s. The area south of Third Street, which had seen little substantial investment in over a century, became the target of a redevelopment project. In 1977 three blocks were cleared for a department store, smaller shops, and library, all surrounded by parking. The project did little for business activity to the north, where commerce did not return to its 1948 level. Chinatown was spared redevelopment. Instead, it continued a slow deterioration, as the local Chinese American population dwindled and the old buildings failed to draw new tenants.

The district's period of significance includes the time during which the most important events occurred in Marysville's commercial development. The events include the expansion of trade in response to the Gold Rush, the establishment of an important business center for Chinese immigrants, the changing of the customer base to match the diversification of the local population, and the growth of building during the 1920s to capitalize on agricultural expansion in Sutter and Yuba Counties. Resources remain to illustrate all of these developments. The opening date of 1854, an approximation, represents the construction of the district's earliest remaining buildings. The closing date, 1948, indicates that the important historical events in the development of local

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commerce had happened by that time. The district reflects the period through a collection of contributing buildings that retain their architectural integrity and were constructed between 1854 and 1948.

The district retains historic and architectural cohesiveness in several ways. First, it contains a high proportion of contributing elements, with nearly more than 70 percent of the total falling in this category. Second, as a group, contributors are larger and more conspicuous than non-contributors. All seven of the district's buildings over two stories contribute, for example. Further, the contributors, although constructed during a 94-year period, usually share two important characteristics. They extend to the parcel lines in the front and on the sides, and they have storefronts with recessed entrances and flanking display windows. In addition, because many non-contributors share these attributes, the district retains an overall coherence that is greater than might be expected through an analysis of its components. Although district boundaries are much smaller than they were in 1948, the streets have maintained their original uses, grid pattern, and original widths. All alleys remain open and functioning. Some "alleyscapes" retain more of their historic appearances than the block faces in front. Both sections of the district retain architectural integrity. The characteristics that enhance the cohesiveness of the district as a whole also heighten the cohesiveness of its two sections.

Some aspects of the district intrude upon its historic character. The zone of new construction between the two sections weakens the depiction of continuity between commerce in the nineteenth and twentieth centuries. A number of buildings, although they still fit downtown, have lost so much of their original detailing that they no longer convey their historic associations. In addition, several contributors have undergone storefront modifications out of keeping with their original designs. These intrusions, however, do not undermine the district's architectural integrity.

The historical importance of the district is clear when compared with other commercial areas of Marysville. Commercial buildings west of E Street, near B Street, and along East

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Twelfth Street are less old, numerous, and diversified than those in the district. Outlying strip malls have even less historic character.

The Marysville Historic Commercial District is significant historically for the role it played in the commercial development of the city. It maintains its association with the city's commercial development from the 1850s to the 1940s. No other area of the city was nearly as important in commerce during the period. Although broader significance is not being claimed, the district may also have importance for its ability to illustrate the contribution of Chinese merchants to the economic development of urban California during the nineteenth century.

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VERBAL BOUNDARY DESCRIPTION

The boundary is shown as the broken line on the boundary map below.

BOUNDARY JUSTIFICATION

The boundary includes the historic resources and their immediate setting. It excludes new construction and empty lots just beyond the peripheries of the district and in the area separating the district's two sections.

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PHOTOGRAPHS

Views of the photographs are shown on the attached photo key map.

Photographer: Donald S. Napoli

Date of Photographs: June and July 1998

Location of original negatives, City Hall, 526 C Street, Marysville, CA 95901

Photo No. 1

530 E Street, from northeast

Photo No. 2

515 E Street, from northwest

Photo No. 3

418-30 Fifth Street, from northeast

Photo No. 4

D Street, west side, from north

Photo No. 5

D Street, east side, from north

Photo No. 6

401-07 Fifth Street, from south

Photo No. 7

408-14 D Street, from east

Photo No. 8

421-25 Fourth Street, from southwest

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Photo No. 9
410-14 Fourth Street, from northwest

Photo No. 10
Fourth Street, 400-block, north side, from east

Photo No. 11
332 D Street, from northeast

Photo No. 12
327-31 D Street, from northwest

Photo No. 13
322-24 D Street, from east

Photo No. 14
D Street, west side, from south

Photo No. 15
D Street, east side, from south

Photo No. 16
411-13 and 415 Third Street, from southeast

Photo No. 17
306 and 308 C Street, from northeast

Photo No. 18
229-31 Third Street, from northwest

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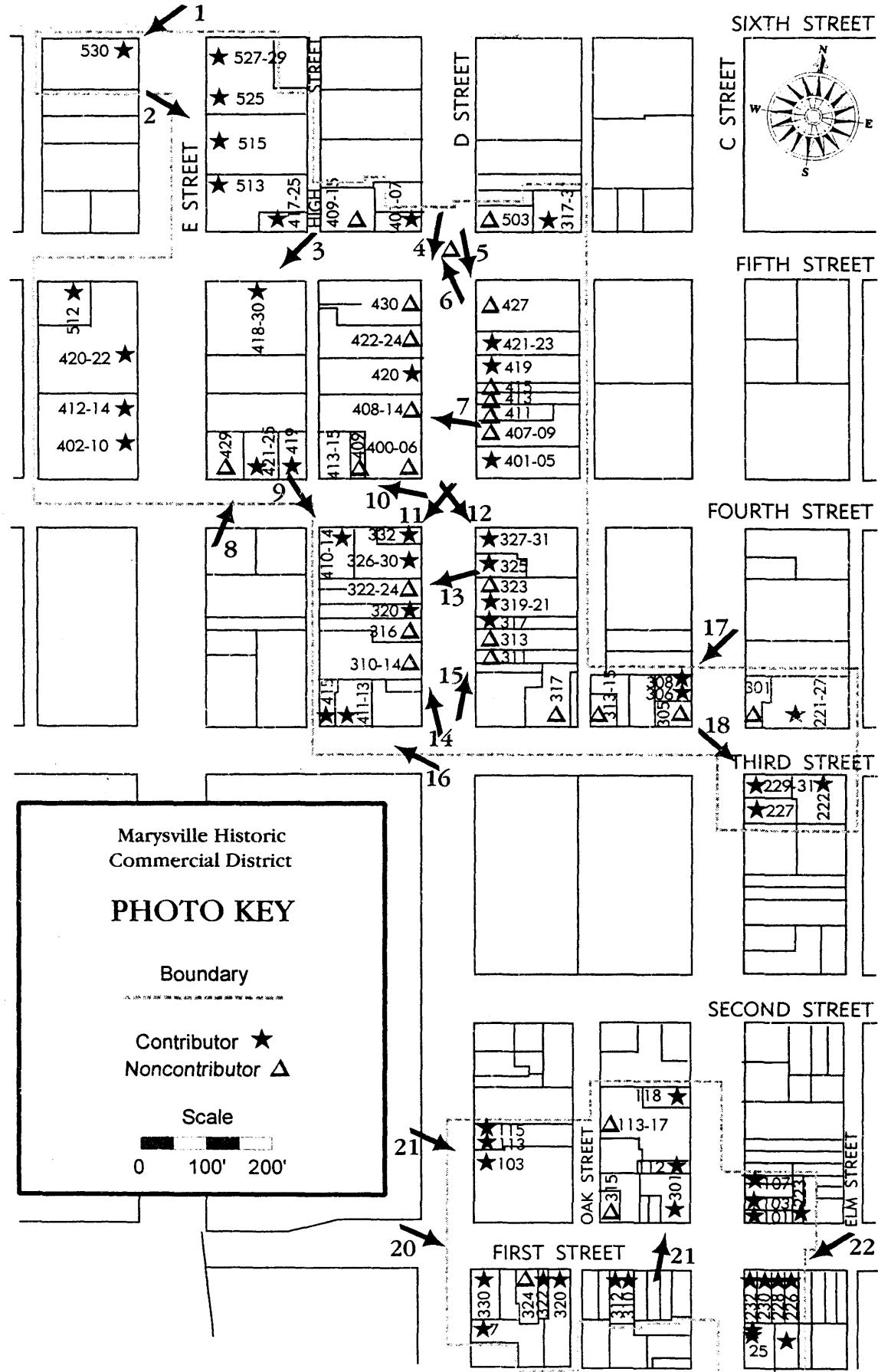
Photo No. 19
103 D Street, from northwest

Photo No. 20
First Street, 300-block, south side, from west

Photo No. 21
301 First Street, from south

Photo No. 22
First Street, 200-block, south side, from northeast

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